



# Minutes

## Lakewood City Council

Regular Meeting held  
May 14, 2019

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**MEETING WAS CALLED TO ORDER** at 7:38 p.m. by Mayor Rogers in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

**INVOCATION** was offered by Omid Dadgar, Bahá'í Faith Community

**PLEDGE OF ALLEGIANCE** was led by Boy Scout Troop 134

**ROLL CALL: PRESENT:** Mayor Todd Rogers  
Vice Mayor Jeff Wood  
Council Member Steve Croft  
Council Member Diane DuBois

**ABSENT:** Council Member Ron Piazza (excused)

### **ANNOUNCEMENTS AND PRESENTATIONS:**

Mayor Rogers announced that the annual Memorial Day commemoration would be held on Monday, May 27th, at the Veterans Memorial Plaza in Del Valle Park.

### **ROUTINE ITEMS:**

COUNCIL MEMBER DUBOIS MOVED AND VICE MAYOR WOOD SECONDED TO APPROVE ROUTINE ITEMS 1 THROUGH 7.

RI-1 Approval of Minutes of the Meetings held March 26, April 9, and April 23, 2019

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 Report of City Council Committees' Activities

RI-5 Approval of Monthly Report of Investment Transactions - April 2019

RI-6 RESOLUTION NO. 2019-9; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, APPROVING THE APPLICATION FOR STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS

RI-7 Approval of Purchase of a Toro Groundmaster 3280D Mower

**ROUTINE ITEMS:** - Continued

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, DuBois, Wood and Rogers

NAYS: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Piazza

**3.1 • UPDATE ON SENATE BILL 50 (WIENER) - PLANNING AND ZONING:  
HOUSING DEVELOPMENT: INCENTIVES**

Paolo Beltran, Assistant to the City Manager, made a presentation based on the report in the agenda and stated that Senate Bill 50, by Senator Scott Wiener, was recently amended in the Senate Governance and Finance Committee and that the City of Lakewood was already on record opposing an earlier version of the bill. SB 50, as amended, proposed to address the State's housing crisis by requiring density developments along high-quality transit corridors, around major bus stops and in job-rich areas. He explained that the bill would require California cities and counties to permit duplexes, triplexes and fourplexes on much of the residential land now zoned for single-family residential units, with parking requirements reduced to 0.5 parking spots per unit; developments located within a quarter mile from a major bus stop or in a "jobs rich" area would be eligible for density increases above what otherwise may be allowable by the City; and introduced a new two-tiered process based on population. He reported that for counties with populations over 600,000 and cities with over 50,000 in population, the bill would allow a development up to forty-five feet high, with no minimum parking requirements, if within a half mile from a rail stop; and if within a quarter mile from a rail stop, the development could be up to fifty-five feet high with no cap on density and no minimum parking requirements. Mr. Beltran noted that the latest version of the bill did not address major concerns with the legislation, which weakened, and, in some cases, removed local land use approval authority. Staff's preliminary examination of bus stops in Lakewood indicated that there were at least one or two bus lines that may meet the bill's major bus stop definition. Since the bill had a fiscal impact, it was placed in the Senate Appropriations suspense file. Due to the impact that this bill would have on the community, staff recommended that the City Council direct staff to send an updated letter and continue to oppose the May 1st version of Senate Bill 50.

Thaddeus McCormack, City Manager, explained that one of the troubling aspects of recent bills, such as SB 50, had been the emerging mentality and movement from Sacramento lawmakers that placed the blame on cities in terms of the lack of housing and their affordability. He stated that a community, like Lakewood, priding itself on being able to provide housing opportunities for multiple generations, took exception to mandates from Sacramento that take away local land use decision making. He noted the City's responsibility to its established community in providing residents with services and identified some of the unintended consequences of the legislation. He stated the importance of communicating to the public at large on the potential impacts the bill would have on the community.

**3.1 • UPDATE ON SENATE BILL 50 (WIENER) - PLANNING AND ZONING: HOUSING DEVELOPMENT: INCENTIVES - Continued**

Council Member Croft, noting the bill's "one size fits all" aspect, expressed concerns with its detrimental effect on neighborhood quality of life. He inquired whether transit schedules could be adjusted with regards to the definition of bus stop frequency. Mr. McCormack stated that the bill erred on the side of providing for the most onerous regulations on the community and that most, if not all, of the transit lines were outside of the City's decision making authority or influence.

Council Member DuBois suggested coordinating an effort among cities with governmental organizations to collectively voice opposition and to speak directly with legislators to communicate to Sacramento that pushing ideas of housing policies that may work in the Bay Area, where there were more well-defined job centers and more articulated rail lines, would not apply to areas in Southern California.

Mr. Beltran added that Senator Anthony Portantino, chair of the Senate Appropriations Committee, would be in attendance at the upcoming Contract Cities conference and would be hearing from cities who were opposed to the bill.

In response to Vice Mayor Wood's inquiry regarding informing residents of the legislation's potential impacts and providing contact information to reach out to legislators to express their concerns, Mr. McCormack stated that public information efforts included periodic updates through the City's eMagazine and the Lakewood Community News and noted that continuing communications could include specific names and telephone numbers for State officials.

Mayor Rogers opined that losing local control was equally as troubling as the State's asserting control over local municipalities. He cited the proposed legislation as an assault on single family homes and stated that the American Dream, for some, included home ownership with a backyard for barbecues and play areas. He emphasized the importance of conveying the message to State legislators on the importance of the quality of life and the negative impacts of such a bill for the community. He stated that State legislators mistakenly applied standards that were utilized in their local communities or regions to the rest of the State.

Mr. McCormack explained that in terms of zoning for housing and providing a diverse stock of housing, the City of Lakewood met its Regional Housing Needs Assessment obligations. He added that ironically, eight years earlier, the State had taken away redevelopment, and in so doing, took away the housing set aside which was used to build affordable housing.

Vice Mayor Wood cited the benefits of inviting Senator Wiener and other legislators to visit Lakewood and surrounding cities to gain a better understanding of the area and to hear directly from its residents of their concerns.

**3.1 • UPDATE ON SENATE BILL 50 (WIENER) - PLANNING AND ZONING: HOUSING DEVELOPMENT: INCENTIVES – Continued**

Mr. McCormack pointed out that Speaker/Assemblymember Anthony Rendon and Senator Bob Archuleta had been receptive and listened to concerns but that the overwhelming thinking in Sacramento was driven by Bay Area politicians, who were trying to thrust the ideas that worked there that would not necessarily work in Southern California.

Mr. Beltran clarified for Mayor Rogers that the proposed bill would not affect existing houses but would allow that such residences could be remodeled into a fourplex provided it did not increase the size of the structure by more than fifteen percent.

Mayor Rogers offered the suggestion of convening a working group of cities from throughout the State as well as representatives from the Senate and Assembly to discuss and reach consensus on housing solutions.

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER DUBOIS SECONDED TO APPROVE STAFF'S RECOMMENDATIONS THAT THE CITY COUNCIL SEND AN UPDATED LETTER TO CONTINUE TO OPPOSE THE MAY 1, 2019, VERSION OF SENATE BILL 50. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Croft, DuBois, Wood and Rogers

NAYS: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: Piazza

**ORAL COMMUNICATIONS:**

Dwain Tucker, Redondo Beach, addressed the City Council regarding Los Angeles County Sanitation District's negotiation of a tentative agreement and encouraged board members to vote in favor of the contract.

**CLOSED SESSION:**

At 8:10 p.m., Mayor Rogers announced that the City Council would recess to a closed session.

CONFERENCE WITH LABOR NEGOTIATORS – Pursuant to Government Code §54957.6  
Agency Designated Representative: City Manager, Office of the City Attorney and Liebert Cassidy Whitmore, Director of Administrative Services, Assistant to the City Manager, Human Resources Manager, Personnel Technician  
Employee Organization: Lakewood City Employees' Association

At 8:48 p.m., the City Council reconvened and Steve Skolnik, for the City Attorney, advised that there was no action to announce.

City Council Minutes

May 14, 2019

Page 5

**ADJOURNMENT**

There being no further business to be brought before the City Council, Mayor Rogers adjourned the meeting at 8:48 p.m. to Tuesday, May 28, 2019, at 6:30 p.m. in the Pan American Room.

Respectfully submitted,

Jo Mayberry, CMC  
City Clerk