



Minutes

Lakewood City Council

Adjourned Regular Meeting held
October 8, 2019

MEETING WAS CALLED TO ORDER at 6:00 p.m. by Mayor Rogers in the Executive Board Room at the Civic Center, 5000 Clark Avenue, Lakewood, California.

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

SB 2 GRANT APPLICATION

Abel Avalos, Director of Community Development, displayed slides and gave a presentation based on the report in the agenda. He detailed some background information regarding SB-2, the Building Homes and Jobs Act, which provided a permanent ongoing source of funds to address housing needs. He stated that the Bill authorized counties to collect a \$75 real estate recording fee with 5% of funds to be made available to the State's Department of Housing and Community Development (HCD) to provide technical assistance to jurisdictions in updating their planning documents. He explained that as a medium-sized jurisdiction, Lakewood would be eligible to receive a maximum grant amount of \$310,000 and that eligibility requirements included having a certified Housing Element; submitting General Plan Annual Progress Reports to HCD; that the application must demonstrate a nexus to accelerating housing production; and adopting a resolution authorizing application and receipt of SB-2 funds. He further stated that cities would receive funds on a reimbursement basis and that programs must result in an action leading to expansion of new housing construction or capacity. He provided data on the City's current and anticipated Regional Housing Needs Assessment (RHNA) with a current allocation of 403 and the expected adoption of the option of 4,566 units by the Southern California Association of Governments. He reported that the application package consisted of the Gateway Cities Council of Governments (COG) assessment; administrative costs; mixed use study/ordinance program; and zoning code amendment programs.

In response to Vice Mayor Wood's inquiry regarding whether a consultant had already been considered, Mr. Avalos stated that staff had been working with the State's consultant firm to walk the City through the application process and answer questions and that if a grant were to be awarded, a City consultant would be selected through a competitive process. He added that the consultant would assist with a study and that the State's intent was that if they were to provide reimbursement, the City would be expected to take action which would lead to adoption of an ordinance and that should the ordinance not move forward, the State would require a return of the funds.

Mr. Avalos responded to Mayor Rogers' question pertaining to the elements required of a proposed ordinance to avoid State reimbursement, by explaining that the ordinance would need to allow for the creation of mixed use housing as identified by the study.

SB 2 GRANT APPLICATION - Continued

City Manager Thaddeus McCormack explained that another checkpoint during the process would be the ability to enter into an agreement that would provide some specificity and would detail the requirements.

Assistant Director of Community Development Patrick McGuckian asserted that as part of the process, there would be an opportunity to create development standards that reflected the values of Lakewood and noted that the City would not be building the housing but would put it out to the development community to build them.

Mr. Avalos continued by stating that some of the zoning amendment programs would remove conditional use permit (CUP) requirements for certain projects, relax certain development standards for special needs housing allowing for greater flexibility; and update the City's accessory dwelling unit (ADU) ordinance to reflect current State law and create clearer language for developing ADUs in multi-family residential zones. He emphasized the importance of ensuring that by adopting the mixed use regulations, they did not negatively impact the City's ability to maintain or exceed current sales tax figures.

Responding to Mayor Rogers' concerns regarding the potential issues associated with moving forward with the application and the agreement then bowing out, Mr. Avalos replied that there were no known consequences; however, many cities had chosen not to take action and it remained to be seen how the State would respond.

Mr. McCormack added that in speaking with representatives of Assembly Speaker Anthony Rendon's office, they expressed understanding and appreciation for the City's position to retain local land use decision making.

Council Member Piazza opined that the removal of a CUP requirement would not necessarily be the difference in allowing a developer to come in and build four- and five-story apartment buildings noting that for many years, the City had been careful in drafting such restrictions. He maintained that future RHNA numbers would be difficult to achieve despite the removal of CUP requirements and he expressed concerns with less palatable options such as at the mall or the corner vacant lot, which might be considered achievable by a consultant.

Mr. Avalos confirmed for Vice Mayor Wood that the deadline for the application was November 30th of this year and that the deadline to implement the ordinance was June 30, 2022.

In response to Mayor Rogers' inquiry, Mr. Avalos stated that it was his understanding that the City would not be precluded from applying at a later time but cautioned that future funds might be targeted more towards implementation and less about planning.

Replying to Council Member DuBois' question regarding implementation, Mr. Avalos responded that the State had made it clear that once the monies had been awarded and invoices had been submitted, the expectation was to move forward. He stated that there was an auditing component to verify that appropriate actions were taken to move from the study to adopting an ordinance.

SB 2 GRANT APPLICATION - Continued

Paul Kuykendall, Assistant Planner, explained that after being involved in the previous two housing element update cycles as part of the certification process, he was aware of the concessions and compromises that were made during the progression towards certification and believed that by removing the CUP requirement, the HCD might be less likely to force other requirements.

Mr. McCormack explained that a key reason behind placing this item for Council consideration was the pressure from Senator Weiner and SB50 and that spirit behind the proposal was an attempt to demonstrate the City's willingness towards some type of action in that regard without giving up the local land use decision making ability in the process.

Council Member Croft stated his preference that until the terms of an agreement with HCD were available for review, it would be more beneficial to hold off on moving forward and avoid being locked into a situation.

Vice Mayor Wood acknowledged staff's endeavors at seeking funding opportunities, however, he trusted that such a study could be conducted by staff without the necessity of hiring a consultant.

Mayor Rogers expressed appreciation for staff's efforts and concurred with his colleagues' remarks noting the uncertainty of actions in Sacramento and the potential backlash from the community. He anticipated a potential onslaught of ADUs and remarked on the importance of retaining the CUP and zoning process.

Steve Skolnik, City Attorney's Office, advised that if the majority of Council Members were not ready to move forward, then the item could be pulled from consideration at the regular meeting.

SECOND FLOOR OCCUPANCY AT BURNS COMMUNITY CENTER

Valarie Frost, Director of Recreation and Community Services, introduced Caitlin Cariaso, Community Services Supervisor, and Assistant Director Kevin Bright. Mr. Bright displayed slides and made a presentation based on the report in the agenda. He explained that Nifty After 50 notified the City that they would not renew their lease for the Burns Community Center at the conclusion of the lease and had vacated the facility as of December 31, 2018. He reported that immediately upon the fitness entity's exit, staff began filling the upstairs open space with similar fitness opportunities in the interim while determining an ultimate course of action. He added that these classes were an extension of the Active+ Programming already existing at Burns, which tailored recreation and fitness opportunities for the active older adult and in addition to the vacant open floor space there were also eight vacant offices that Nifty had been leasing. Staff provided a report to the Park Development Committee in March 2019 with some options for filling all of the second story spaces and had received direction from the Committee to continue to develop Active+ contract classes and staff-run programs with a fitness slant to replace the vacated Nifty After 50 in the second story open

SECOND FLOOR OCCUPANCY AT BURNS COMMUNITY CENTER - Continued

space, while maintaining free and low cost opportunities to aging residents, and varying the times of these classes to meet the varying schedules of both retired and still employed older adults. Staff anticipated reaching full capacity by February 2020 with production of the next Recreation Catalog. He continued by stating that staff had been directed to investigate opportunities to fill the eight vacant offices with tenants to secure revenues via lease and met with a local real estate broker from the Coldwell Banker, who appraised the space at a cost of \$2.25 per square foot. He further explained that staff had been seeking agencies which may provide a human service in keeping with the mission of the facility and had followed some promising leads on possible tenants, one of which was the National Association on Mental Illness and another being Refresh Youth Center, youth outreach agency, who had demonstrated high interest and was providing what would best be described as life coaching for at-risk youth. He added that staff had been directed to research securing a United States Passport Application Intake Office to be coordinated by staff in one of the vacant offices and that staff had already been working to begin the process. He noted that a passport office could be offered on a schedule that works for programming at the facility and that application intake would come with a \$35 payment to the accepting agency, in addition to the costs for the passports which are paid to the State Department. There would be a cost for additional staffing, although the staffing costs would be offset by revenues for accepting the applications and could prove to net \$18,000 annually. He concluded by stating that staff requested direction from the City Council in filling the vacant offices on the second story of the Burns Community Center.

Council Member Croft inquired whether there would be any potential impacts to parking, an increase with loitering or issues with the homeless population. Mr. Bright stated that staff would be handling such matters on a case by case basis with regards to the types of services provided and to strategically plan for and vet the types of tenants considered.

Ms. Frost responded to Council Member Croft's question by stating that hours of operation for potential tenants would be similar to those of the City's and the other tenants' and could be adjusted as necessary. She assured that with regards to Refresh, the number of participants would be limited to small groups and that they were seeking office space as well as a meeting area. She reported that the types of tenancy being considered were for year-to-year rather than long term leases. She cited the example of a passport office as one of the types of services that would match the needs of the community.

Mr. Skolnik, responding to Vice Mayor Wood's concerns pertaining to compatibility of services and thirty day notices for non-compliance, stated that a standardized agreement could be drafted and brought back for Council consideration for each tenant.

In response to questions from Vice Mayor Wood regarding meeting spaces for community groups such as the Boy Scouts or non-profit organizations, Ms. Frost replied that there was a meeting space on the first floor of the building and the additional open space in the upstairs area could be made available if not already programmed and the facility was open. She added that there was also a conference room at Mae Boyar Park.

SECOND FLOOR OCCUPANCY AT BURNS COMMUNITY CENTER - Continued

Mayor Rogers suggested that potential tenants be vetted by the Park Development Committee and that Council direction to the Committee would be to look for compatible uses that would not adversely impact existing tenants and the surrounding community then make recommendations for any tenant agreements for City Council consideration.

ADJOURNMENT

There being no further business to be brought before the City Council, Mayor Rogers adjourned the meeting at 7:23 p.m.

Respectfully submitted,

Jo Mayberry, CMC
City Clerk