



Minutes

Lakewood City Council

Regular Meeting held
January 14, 2020

MEETING WAS CALLED TO ORDER at 7:30 p.m. by Mayor Rogers in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

INVOCATION was offered by Reverend Howard Post, Calvary Apostolic Tabernacle

PLEDGE OF ALLEGIANCE was led by Girl Scout Troop 2993

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

ANNOUNCEMENTS AND PRESENTATIONS:

Mayor Rogers stated that the meeting would be adjourned in memory of Precious Ibarra, wife of Park Maintenance Worker Marcos Ibarra.

The Mayor announced that the State of the City luncheon would be held at the Centre on Wednesday, January 22nd. He explained that information about the event could be obtained by calling Lakewood City Hall or visiting the City's website. He indicated that those unable to attend would be able to view a video stream subsequent to the event.

Mayor Rogers provided a brief summary regarding a recent visit with State legislators and other officials in Sacramento. He noted the importance of those legislators hearing from cities about how their proposals and policies affected communities and residents. He reported that the City delegation discussed the negative impacts that State's efforts to impose more dense housing on cities would have on the character of predominantly single family residential communities like Lakewood. He cited as an example a new State law, which forced cities to allow garages to be turned into living quarters and to allow mini-houses to be built in backyards while preventing cities from requiring any onsite parking for those new tenants. The Mayor described a proposed State law which would force cities to allow the building of fourplex apartments on single family lots while again preventing cities from requiring adequate onsite parking for the new apartment building. He stated that other topics of discussion included homelessness and crime, including the new effort to change at least part of the laws passed in recent years that reduced the accountability and penalties for criminals. He spoke positively about a recent discussion with one of the new State legislators, Senator Bob Archuleta, who indicated support for Lakewood's view on legislation that would force apartment buildings into single family neighborhoods.

ANNOUNCEMENTS AND PRESENTATIONS: - Continued

Vice Mayor Wood thanked the Mayor for leading the delegation and stated that it had been an honor to participate both as Vice Mayor and as the City's representative and member of the Executive Board of Contract Cities. He stated that having attended during the first week that the legislature was back had been ideal and provided the opportunity to inform the State legislators of the City's priorities. The Vice Mayor also reported on a recent meeting, along with Council Member Piazza, of the Board of Electors of Lakewood Youth Hall of Fame, where athletes had been selected to receive awards at the 39th Annual Banquet to be held on February 24th in the Centre. He stated that the Athlete of the Year for 2019 was Mayfair High School senior, basketball player Joshua Christopher.

Council Member DuBois expressed gratitude to the Mayor and Vice Mayor for taking the City's message to Sacramento noting concerns that SB50 would impact the quality of life in Lakewood.

Mayor Rogers acknowledged his City Council colleagues for their advocacy on the issues affecting Lakewood and for the solidarity with other cities noting that despite coming from different backgrounds, they spoke with the same voice on the issues.

ROUTINE ITEMS:

VICE MAYOR WOOD MOVED AND COUNCIL MEMBER DUBOIS SECONDED TO APPROVE ROUTINE ITEMS 1 THROUGH 8.

RI-1 Approval of Personnel Transactions

RI-2 Approval of Registers of Demands

RI-3 Approval of Monthly Report of Investment Transactions - November and December 2019

RI-4 Approval of Purchase of One 2020 Chevrolet Silverado 1500D Double Cab Work Truck

RI-5 Authorization for Easement Acquisition from Los Angeles County Flood Control District - Improvements at Intersection of Del Amo and Lakewood Boulevards

RI-6 RESOLUTION NO. 2020-1; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ESTABLISHING DISABLED PERSON DESIGNATED PARKING ON THE NORTH SIDE OF HARDWICK STREET WITHIN THE CITY OF LAKEWOOD

RI-7 California Contract Cities Association Annual Legislative Tour Summary

RI-8 Approval of Additional Consulting Services for Mayfair Park Water Capture Project by Tetra Tech, Incorporated and Willdan Engineering, Inc.

ROUTINE ITEMS: - Continued

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

3.1 • CITY INVESTMENT POLICY AND QUARTERLY SCHEDULE OF INVESTMENTS - AS OF DECEMBER 31, 2019

Director of Finance and Administrative Services, Jose Gomez, gave a presentation based on the memo in the agenda and stated that Lakewood's investment policy was reviewed and approved by the City Council annually, as required by law, the last time being in January 2019. He stated that the objectives of the policy continued to be safety, liquidity and yield in the investment of public funds. It was the recommendation of staff that the City Council approve the Investment Policy, continue the investment management services of PFM, and receive and file the Quarterly Schedule of Investments for December 31, 2019.

He introduced Richard Babbe, Senior Managing Consultant, and Sarah Meacham, Managing Director, of Public Financial Management (PFM), the City's investment advisor, who displayed slides and provided a market update and an overview of the economic conditions, U.S. Treasury yields and the specifics of the City's investment portfolio.

Council Member Croft explained that the information contained in the investment policy determined funds set aside for such things as capital improvements, actions taken to balance debt and to qualify for grants. He stated that the investments and reserves helped the City to weather the Great Recession without having to make drastic cuts as other cities had citing the policy as another example of the prudence and fiscal responsibility of the City Council. He noted that it was decided to move forward with Measure L on the ballot because of the long term issue of a structural budget deficit from the loss of redevelopment funding and other factors and was not a temporary matter due to a recession. He added that recent attempts at potential State legislation came with strings attached and were found to be unacceptable.

Council Member Piazza commented that while the reserves represented six months' worth of the City budget, he felt that a 12-month reserve would be more adequate but had found that the State takeaways had prevented the ability to set aside the additional funds. He remarked that as a 65-year old city, it had been determined that having to deal with the aging infrastructure would deplete such reserves. He noted that since Lakewood relied heavily on sales tax, it would be beneficial to bolster the reserves.

In response to Vice Mayor Wood's questions regarding the term of the PFM agreement, Mr. Gomez stated that the agreement term would be renewed for the next calendar year.

VICE MAYOR WOOD MOVED AND COUNCIL MEMBER PIAZZA SECONDED TO APPROVE THE INVESTMENT POLICY, CONTINUE THE INVESTMENT MANAGEMENT SERVICES OF PFM FOR THE NEXT CALENDAR YEAR, AND RECEIVE AND FILE THE QUARTERLY SCHEDULE OF INVESTMENTS FOR DECEMBER 31, 2019.

3.1 • CITY INVESTMENT POLICY AND QUARTERLY SCHEDULE OF INVESTMENTS - AS OF DECEMBER 31, 2019 - Continued

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

3.2 • VOTING SOLUTIONS FOR ALL PEOPLE AND VOTE BY MAIL

Paolo Beltran, Deputy City Manager, displayed slides and made a presentation based on the memo in the agenda and reported that beginning with the March 2020 election, Los Angeles County would be implementing a new voting model utilizing vote centers in compliance with the California Voter's Choice Act passed in 2016, aimed at making voting more convenient, increase turnout and the potential to reduce the cost of administering elections. He explained that vote centers would provide early voting with four- and eleven-day periods offering convenient and accessible locations within the County and allow voters to visit any site in the County to vote regardless of their residential address. In addition, Los Angeles County redesigned the Vote by Mail (VBM) materials to make it easier and more convenient to vote by mail. He concluded by stating that it was recommended that the City Council receive and file the report.

Council Member Croft clarified that the new voting experience involved the use of an electronic device to mark ballots but it was not electronic voting since a paper ballot would still record votes, be printed and then be placed in the ballot box.

Mr. Beltran confirmed that the ballot marking devices were not internet enabled so they would not be connected in any way to a network but were simply electronic devices on which votes were cast.

Vice Mayor Wood expressed concerns regarding the limited number of vote centers being operated by the County and inquired about the possibility of increasing the number of accessible locations and listing vote centers in neighboring cities that might be in closer proximity.

Mr. Beltran concurred that identifying additional locations would provide convenience and stated that the City's public information materials would include a link to the County website where a voter could search for nearby vote center locations and a map showing vote center locations throughout Lakewood and the vicinity could be included on the City's website.

In response to Vice Mayor Wood's questions about locating vote centers at City facilities, City Manager Thaddeus McCormack explained that the County's criteria for vote center locations, such as ADA accessibility, minimum room size, hours of operation and internet connectivity requirements, had limited the number of available spaces.

3.2 • VOTING SOLUTIONS FOR ALL PEOPLE AND VOTE BY MAIL - Continued

He added that some facilities with reservations for City events could be relocated or rescheduled but some of the rooms had been reserved for private events, such as for weddings or anniversary celebrations, which would be unfeasible to alter. He further stated that staff of the Community Development Department had assisted with identifying vacant commercial sites which could be utilized and were offered to the County for their consideration, which yielded some additional vote center locations. He noted that the education outreach would include information on the vote-by-mail option as an alternative to going to a vote center.

Council Member Diane DuBois, noting that after having voted at the same location for a number of years, emphasized the importance of educating residents, particularly seniors, of the vote center locations. She suggested providing a pick-up service or some other type of transportation be made available.

Mr. McCormack responded to Council Member Piazza's and Vice Mayor Wood's inquiries by stating that the availability of the facility and the County's scheduling needs dictated whether a site would be an 11-day vote center or a 4-day location. He indicated that staff had worked diligently to secure locations that met the County's needs and had been proactive in exploring options to acquire public as well as commercial facilities.

Responding to Vice Mayor Wood's question pertaining to hours of operation, Mr. Beltran stated that in the days leading up to March 3rd, the vote centers would be open for a minimum of eight hours and on election day would be open from 7:00 a.m. to 8:00 p.m.

Mr. McCormack confirmed for Council Member Piazza and Vice Mayor Wood that the four and eleven day periods were consecutive days.

Mayor Rogers stated that as with any new system, there would be hitches but recognized the value of allowing residents to vote outside of Lakewood, which provided flexibility and convenience.

Council Member Croft encouraged residents to vote and reminded Lakewood voters of the importance of taking responsibility and making the decision on the City's future. He stated that in addition to the two City Council seats, there was also the measure pertaining to a three quarter cent sales tax increase on the ballot.

Mr. McCormack reiterated that information could be found on the County's website at LAVote.net and that the City Clerk's Office could also respond to election-related inquiries on vote centers and obtaining vote by mail ballots.

Responding to questions from Mayor Rogers, City Clerk Jo Mayberry stated that the County had indicated that election results would be certified by March 31st. Steve Skolnik, City Attorney's Office, stated that due to additional factors associated with the municipal election having been consolidated with the Presidential Primary, it was unlikely that results would be available in time for consideration at the second City Council meeting in March.

3.2 • VOTING SOLUTIONS FOR ALL PEOPLE AND VOTE BY MAIL - Continued
MAYOR ROGERS STATED THAT THERE BEING NO OBJECTION, THE ITEM WAS ORDERED RECEIVED AND FILED.

3.3 • UPDATE ON SENATE BILL 50 (WIENER) - PLANNING AND ZONING: HOUSING DEVELOPMENT: STREAMLINED APPROVAL INCENTIVES

The Deputy City Manager gave a presentation based on the memo in the agenda and provided a brief overview of Senate Bill 50 by Senator Scott Wiener. He explained that the City had strongly opposed the bill since its introduction in December 2018 and while SB50 failed passage in the last legislative session, as a two-year bill, it had another opportunity for approval with the current session. He gave an update on the most recent amendments, which aimed to provide cities the time and flexibility to comply with the provisions of the bill. Cities would be required to adopt their own plans to achieve the bill's central goal, which was to greatly increase the amount of housing density in a way that decreased transportation emissions before a two year deadline. City plans would have to zone for as much housing as would be allowed under the original SB50 requirements, without increasing car travel or concentrating the new homes in low-income areas while leaving more affluent areas untouched. If cities did not come up with their own plans, the original provisions of SB50 would apply, forcing cities to allow duplexes, triplexes and fourplexes on land currently zoned for single family residences and to approve larger multi-unit buildings near high quality transit stops and jobs rich areas. The existing Housing Element process required significant city resources to develop, obtain public input, and receive approval and the process being proposed under SB50 was essentially the same requiring cities to dedicate additional resources without providing funding for local governments to sustain long term-density. He noted that under the Regional Housing Needs Assessment (RHNA) process, Lakewood and other cities already faced mandates to zone for significantly more housing within their boundaries. He stated that staff recommended the City Council continue its opposition to SB50 and to send an updated letter to the Senate Appropriations Committee and to legislators stating the City's opposition.

Council Member Piazza inquired about taking a more persuasive course of action and suggested involving a subcommittee as well as residents to brainstorm ideas.

Mr. McCormack responded by stating that options were being explored. He noted that while the City Council and staff acknowledged the existence of a housing shortage, they had not denied housing projects. He remarked that local land use decision making, the ability to determine where housing best fit and mitigating the effects of traffic, parking and such types of externalities were just a few of the issues with SB50. He added that formation of an ad hoc committee to provide direction from the City Council would be beneficial.

Mr. Beltran stated that with regards to resident engagement, when the previous version of the bill had been opposed by the City, public information staff had published articles which resulted in several residents contacting Sacramento legislators and expressing their opposition.

3.3 • UPDATE ON SB50 (WIENER) - PLANNING AND ZONING: HOUSING DEVELOPMENT: STREAMLINED APPROVAL INCENTIVES – Continued

Vice Mayor Wood concurred with Council Member Piazza's comments and discussed the value of having the entire City Council sign the opposition letter and also noted the importance of the white paper as requested by State Senator Bob Archuleta. He stated his support for the formation of an ad hoc committee and further suggested an outreach campaign to provide information on the latest version of SB50 and to encourage residents to contact their State legislators.

Council Member DuBois and Council Member Croft agreed with City Council remarks and proposed that in addition to contacting State legislators, that colleagues from other cities and other organizations, such as Contract Cities Association, the League of California Cities and Gateway Cities Council of Governments, be contacted for a unified opposition to the bill.

Mr. McCormack asserted that it was important to recognize that in expressing the City's opposition, Lakewood had a diverse housing stock and had never shied away from multi-family and affordable housing development. He stated that what it came down to was the ability to make all of that work and retain the quality of life in Lakewood. He explained that one of the major inconsistencies with the intentions of SB50 and the actual bill was its stated goal of building density around transit rich and job rich communities, the definitions of which did not necessarily mean where transit options and jobs were located. He noted that during Senator Wiener's tour of Lakewood, he had been informed that any additional housing involved people getting into their vehicles and driving to work but not using public transit to get there.

Mayor Rogers reiterated that the bill contained fallacies citing the inaccuracies when comparing costs to build per housing unit versus property values and that to build the 4,000 housing units mandated by the RHNA would necessitate tearing down existing structures, such as retail centers, since the City was mostly built out. He explained that the City could zone for housing but did not build the units themselves and calculating the cost to build with the RHNA numbers totaled \$160 million in housing needs. He stated that such examples for Lakewood and other cities throughout the State were shared with legislators during Contract Cities. He cautioned that with the way the bill had been written, there would be nothing to prevent investors from purchasing single family homes, becoming absentee landlords without a stake in the community and adding accessory dwelling units or converting garages then renting out the entire property. He proposed that rather than appointing an ad hoc committee that a committee of the whole be formed to allow for the entire Council to be fully engaged with State legislators. He further stated that if the need for in depth studies and technical analyses were to be required, then appointments could be made for a committee at that time.

Council Member Piazza commented on the negative impacts to sales tax revenues from the potential of retail areas being converted into multi-family housing and cited the importance of Measure L on the City budget.

3.3 • UPDATE ON SB50 (WIENER) - PLANNING AND ZONING: HOUSING DEVELOPMENT: STREAMLINED APPROVAL INCENTIVES – Continued

Mayor Rogers indicated that the State had a \$25 billion surplus, \$30 million of which had been taken from the City and he stated the belief that the reason that housing was so unaffordable was because of the restrictions imposed on new developments by the State. He described State officials' estimation that cities were recalcitrant in allowing for multi-family, affordable housing but he countered that Lakewood did allow for such development citing a project currently underway as well as several completed projects. He explained that if the State had their way, any available commercial land would be converted into parcels zoned for residential development, which would detract from the services that were available to residents and also from the revenue that would come to the City. He added that some of the message taken to Sacramento was that there were many reasons that housing was not affordable in California, that the State needed to look internally and not deem cities to be recalcitrant and the arbitrary nature of the RHNA goal of 4,000 units for Lakewood, when historically, they were in the 400 range, was not realistic.

Mr. McCormack pointed out that opposition to the bill was not about the unwillingness to build more affordable housing but rather the City's ability to exercise land use decision making, to determine the best fit and to retain the quality of life in Lakewood. He further stated that with regards to Measure L and the budget's structural deficit, adding more housing density would require more services for those residents, for which a typical city was estimated at an approximate cost of \$2,000 per year, and the mandates did not include revenue to provide those services.

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER DUBOIS SECONDED TO CONTINUE OPPOSITION TO SB50, SEND AN UPDATED LETTER TO THE SENATE APPROPRIATIONS COMMITTEE AND TO LEGISLATORS STATING THE CITY'S OPPOSITION AND TO ENGAGE OTHER CITIES AND ORGANIZATIONS TO OPPOSE SB50. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

ORAL COMMUNICATIONS:

Alan Gafford, Long Beach, addressed the City Council regarding issues associated with accessory dwelling units and commended the efforts of the Development Review Board.

ADJOURNMENT

There being no further business to be brought before the City Council, Mayor Rogers adjourned the meeting at 8:51 p.m. A moment of silence was observed in memory of Precious Ibarra.

Respectfully submitted,

Jo Mayberry, CMC
City Clerk