



# Minutes

## Lakewood City Council

Special Meeting held  
April 10, 2001

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**MEETING WAS CALLED TO ORDER** at 6:00 p.m. by Mayor Wagner in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

**ROLL CALL: PRESENT:** Mayor Robert Wagner  
Vice Mayor Larry Van Nostran  
Council Member Joseph Esquivel  
Council Member Wayne Piercy  
Council Member Todd Rogers

### **BOEING CORPORATION'S PACIFICENTER@LONG BEACH DEVELOPMENT**

Mr. George Medak of Affiliated Development Group, Inc. introduced the other members of the Boeing Corporation's Development Team for the PacificCenter@Long Beach Development.

Mike Russell, Project Manager, noted that they had been working with the City staff and City Attorneys for both Long Beach and Lakewood. He outlined the project concept which would encompass the 260 acre development with 2,500 residential units, 2 hotels, retail to service the project area, office and commercial space, and would be set up like a campus with a sports club and a wellness center/clinic. The project was geared to attract commercial entities with 25,000 square foot or larger space requirements.

City Manager Howard Chambers inquired if anyone had expressed opposition to the project. Mr. Russell responded by stating that although everything was being planned to mitigate any negative impacts, he was sure there would be people with questions about the impacts, especially on traffic in the surrounding residential areas. Responding to a further question about energy supplies, Mr. Russell stated that a vital part of the project would be to ensure energy supplies that were consistent in both cost and reliability.

Mayor Wagner inquired about the time line for the project. Mr. Russell responded by stating that while the demolition of the existing building was scheduled to begin next March, the residential building and final completion of the project was on a 7- to 10-year schedule.

Council Member Piercy inquired about the balance between retail and office space. Mr. Russell responded by stating that the planned retail uses would be to provide services to the on-site residential tenants, such as dry cleaners, child care or restaurants. He noted that the developers would go back to the cities of Lakewood and Long Beach if the market were to change and there was a need for additional or changed retail uses.

**BOEING CORPORATION'S PACIFICENTER@LONG BEACH DEVELOPMENT**

Vice Mayor Van Nostran asked if any of the existing structures would be used in the new development. Mr. Russell stated that they were hopeful that a portion of the existing visitor's center could be used, but all others would be demolished.

Responding to a question from Mayor Wagner, Mr. Russell stated that eight firms were currently exploring the property to assess the potential for any environmental problems.

Council Member Rogers inquired if the campus concept meant the site would be restricted to residents only. Mr. Russell stated that the intent was that the site be open and available to all surrounding residents. Mr. Russell also confirmed that the target residents would be young professionals.

In response to a question from Vice Mayor Van Nostran, Mr. Russell stated that they were still studying options for an entrance to the west and were considering the use of the railroad easement.

At 6:47 p.m., Mayor Wagner called for a recess. At 6:51 p.m. the meeting was reconvened with all members present.

**SB 514, MACHADO, REGARDING SCHOOL DISTRICT FORMATION**

Assistant City Manager Michael Stover presented an oral report based on the memorandum contained in the agenda packet and reported that State Senator Mike Machado had presented a bill, SB514, that would legislate how an election area was established for school district formation elections. He stated that according to Senator Machado's staff, the legislation was one of his top priorities for the year and that although it was crafted to address a problem in a specific district, it was intended to have broad public policy implications. The bill, as presented, would not be favorable to Lakewood's district formation effort.

Council Member Rogers noted that this bill would essentially un-do the recent changes as the result of the Hayden bill.

Mr. Stover concluded by stating that there was no known opposition at this time and that the key advisor on the bill had strong education ties. He stated that it might be possible for Lakewood to be amended out of the bill based on the unique, multiple district situation, but that it was crucial for the City to take a position on the bill very quickly.

Mayor Wagner stated that the bill would establish bad public policy and that many of the issues it attempted to remedy were already addressed in other areas of State law.

**SB 514, MACHADO, REGARDING SCHOOL DISTRICT FORMATION** - Continued

Anthony Gonsalves, legislative advocate, (participating via speaker phone), stated that the bill was intended to address a problem in the Folsom/Rancho Cordova area and the Senator's staff was sympathetic and seemed willing to take care of Lakewood's unique problem.

City Attorney John S. Todd inquired if the Senator might be open to an amendment that would exclude areas involving multiple district. Mr. Gonsalves replied that although there was no definite answer, it was possible.

Mayor Wagner expressed concern that this legislation would make it almost impossible to break away from the existing districts and that even if Lakewood were amended out this year, legislation could be slipped through during the next legislative session that would put it right back in.

Council Member Rogers asked that if a position of all out opposition were to be taken, would there be any chance that the City could prevail. Mr. Gonsalves stated that without knowing if there were any other groups that would also be opposed, it was a very difficult call to make.

COUNCIL MEMBER ROGERS MOVED AND COUNCIL MEMBER PIERCY SECONDED TO OPPOSE THE LEGISLATION, AS LAID OUT IN STAFF'S RECOMMENDATION, UNLESS AMENDED AS DISCUSSED WITH AN EXEMPTION FOR MULTIPLE DISTRICTS AND TO INCORPORATE GRANDFATHERING LANGUAGE AS A MATTER OF POLICY. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Esquivel, Piercy, Van Nostran, Rogers and Wagner

NAYS: COUNCIL MEMBERS: None

**ADJOURNMENT**

There being no further business to be brought before the City Council, Mayor Wagner adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Denise R. Hayward, CMC  
City Clerk