



Minutes

Lakewood City Council

Regular Meeting held
January 24, 2012

MEETING WAS CALLED TO ORDER at 7:34 p.m. by Mayor Van Nostran in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

INVOCATION was offered by Reverend Dr. John C. Bonner, Chaplain Emeritus to the City Council

PLEDGE OF ALLEGIANCE was led by Council Member Steve Croft

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

ANNOUNCEMENTS AND PRESENTATIONS:

Mayor Van Nostran announced that the meeting would be adjourned in memory of Phyllis Baker, the widow of former mayor and one of the first members of the City Council, Robert W. Baker.

Council Member Rogers stated that he had met the Baker family at the time he was first running for City Council and had found that Lakewood was a big part of their lives. He stated we all must mourn the loss of our City's founders and long-time residents.

Council Member Croft stated that he had the opportunity to participate in the celebrations for the 90th birthday of Bill Wallace and the 103rd birthday of Marie Larabee, two long-time Lakewood residents still with us and doing well.

ROUTINE ITEMS:

COUNCIL MEMBER WOOD MOVED AND VICE MAYOR DUBOIS SECONDED TO APPROVE ROUTINE ITEMS 1 THROUGH 10.

- RI-1 Approval of Minutes of the Meetings held December 5, December 13, 2011, and January 10, 2012
- RI-2 Approval of Personnel Transactions
- RI-3 Approval of Registers of Demands
- RI-4 Approval of Amendment to Communications Site Ground Lease Agreement with AB Cellular

ROUTINE ITEMS: Continued

- RI-5 Renewal of Agreement for Emergency Drinking Water with DS Waters of America, Inc.
- RI-6 Approval of Report of Monthly Investment Transactions
- RI-7 Approval of Quarterly Schedule of Investments
- RI-8 Authorization for Sole Source Purchase of Handheld Water Meter Reader System Upgrade
- RI-9 Authorization to Purchase Fleet Fuel Management System Replacement
- RI-10 Approval of Amendment No. 1 to the MOU with Gateway Cities COG for the L.A. River Metals TMDL Implementation Plan

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

1.1 • GENERAL PLAN AMENDMENT NO. 2012-1, HOUSING ELEMENT PROGRAM IMPLEMENTATION

Community Development Director Sonia Southwell displayed slides and made a presentation based on the memo in the agenda. She stated that as a condition for the State Department of Housing and Community Development to approve the City's Housing Element of the General Plan, certain amendments to the Lakewood Municipal Code were required. She reviewed the areas of amendment, including an increase in density from 27 to 30 units per acre for project which are greater than 25,000 square feet in area; identify a zone for Second Unit Housing; identify a zone for Emergency Shelters; and identify a zone for Single Room Occupancy facilities. She stated that the proposed ordinance also included development standards for Guest Quarters, to provide a distinction from Second Units. It was the recommendation of the Planning and Environment Commission that the City Council adopt the proposed resolution to amend the General Plan and introduce the proposed ordinance to amend the Lakewood Municipal Code.

RESOLUTION NO. 2012-1; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN BY INCREASING THE MAXIMUM ALLOWABLE DENSITY ON SPECIFIED PARCELS DESIGNATED FOR MEDIUM/HIGH DENSITY RESIDENTIAL LAND USES AND DESIGNATED AS GENERAL PLAN AMENDMENT NO. 2012-1

ORDINANCE NO. 2012-1; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING THE LAKEWOOD MUNICIPAL CODE PERTAINING TO THE IMPLEMENTATION OF SPECIFIED PROGRAMS CONTAINED IN THE HOUSING ELEMENT AND CLARIFYING GUEST QUARTERS

1.1 • GENERAL PLAN AMENDMENT NO. 2012-1, HOUSING ELEMENT PROGRAM IMPLEMENTATION - Continued

Council Member Rogers stated that he appreciated this well thought out effort by the staff to deal with another attempt by the State to increase the density in single family residential neighborhoods, without regard for the quality of life for existing residents.

Council Member Croft inquired about the guest quarters development standards. Ms. Southwell confirmed that guest quarters were allowed by State law and that the staff and Planning and Environment Commission felt the need to differentiate between Guest Quarters and a Second Unit by setting specific development standards. Council Member Croft noted that setting development standards would keep Guest Quarters and Second Units in character with the existing neighborhoods.

Mayor Van Nostran opened the public hearing at 7:53 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

The City Attorney stated for the record that the City Council had received printed copies of an email regarding this item from Lakewood resident Diane Farrell.

VICE MAYOR DUBOIS MOVED AND COUNCIL MEMBER CROFT SECONDED TO ADOPT RESOLUTION NO. 2012-1 AND INTRODUCE ORDINANCE NO. 2012-1. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Rogers, Croft, Wood, DuBois and Van Nostran
NAYS: COUNCIL MEMBERS: None

1.2 • AUTHORIZATION FOR THE PURCHASE OF TWO 2012 NGV HONDA CIVICS

Administrative Services Director Diane Perkin made a presentation based on the report in the agenda and stated there were Air Quality Management District grant funds available for the acquisition of alternate fuel vehicles and that since two of the City's Honda Civic Natural Gas Vehicles had been recently retired, replacement vehicles were needed. The Purchasing Officer had received three quotes for the two vehicles, with a low bid of \$28,931.97 per vehicle. It was the recommendation of staff that the City Council authorize the purchase of two 2012 NGV Honda Civics from the low bidder, Socal Penske – RP Automotive, complete with all necessary lighting and hardware, for the total price of \$57,863.94.

Mayor Van Nostran opened the public hearing at 7:57 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

COUNCIL MEMBER ROGERS MOVED AND VICE MAYOR DUBOIS SECONDED TO APPROVE THE PURCHASE OF TWO NGV HONDA CIVICS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Rogers, Croft, Wood, DuBois and Van Nostran
NAYS: COUNCIL MEMBERS: None

2.1 • APPOINTMENT TO THE COMMUNITY SAFETY COMMISSION

Mayor Van Nostran announced that Community Safety Commissioner Jim Choura had resigned his position since he was relocating outside of Lakewood. He further announced that he would be appointing Jason Hagensick to fill the Commission vacancy. He noted that Mr. Hagensick had been involved in the community for a number of years through the YMCA, the Chamber of Commerce and as a member and past president of the Rotary Club of Lakewood.

RESOLUTION NO. 2012-2; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD APPOINTING JASON HAGENSICK TO THE COMMUNITY SAFETY COMMISSION REPLACING JAMES CHOURA

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER WOOD SECONDED TO ADOPT RESOLUTION NO. 2012-2, APPOINTING JASON HAGENSICK TO THE COMMUNITY SAFETY COMMISSION. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

2.2 • ELECTION TO RETAIN THE HOUSING ASSETS AND FUNCTIONS PREVIOUSLY HELD BY THE LAKEWOOD REDEVELOPMENT AGENCY

City Attorney Steve Skolnik advised that the proposed resolution before the City Council was to implement two elections to make in order to take on the functions of the Lakewood Redevelopment Agency before its termination date of February 1st and to take on the affordable housing functions previously held by the Agency. He presented a brief history on the actions of the State that led to the end of redevelopment agencies and noted that since the State legislation that dissolved the agencies had provided little guidance on how to shut them down, this was an evolving process, which was likely to require further action by the City Council.

RESOLUTION NO. 2012-3; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD DECLARING THE CITY'S ELECTION TO RETAIN THE HOUSING ASSETS AND FUNCTIONS PREVIOUSLY HELD AND PERFORMED BY THE LAKEWOOD REDEVELOPMENT AGENCY AND TO BE THE SUCCESSOR AGENCY TO THE LRA FOR ALL PURPOSES AND TO ACT AS SUCCESSOR AGENCY FOR ALL PURPOSES

Council Member Croft stated that many were unhappy with what the State had done and the fact that this was "an evolving process" spoke for how poorly thought out the legislation had been. He noted that many of the legislators who had voted in favor of the bill had said they didn't really intend to eliminate redevelopment. He stated that it was important for the City to take on the role as successor agency in order to maintain whatever local control possible.

2.2 • ELECTION TO RETAIN THE HOUSING ASSETS AND FUNCTIONS PREVIOUSLY HELD BY THE REDEVELOPMENT AGENCY - Continued

Council Member Rogers characterized the action as a basic money grab by a State legislature that can't manage to balance it's own budget. As justification, the State had pointed to a few redevelopment abuses, which Council Member Rogers acknowledged did exist, although the vast majority of redevelopment agencies had been operating as intended. He noted that the increased tax increment, which was the subject of the grab, would not even exist were it not for redevelopment. He expressed the hope that the State legislators would listen to the needs of cities and find an alternative method for cities to promote economic development.

Mayor Van Nostran stated it was a sad state of affairs when our representatives in Sacramento could just ignore the job losses that the end of redevelopment would cause.

Council Member Wood noted that if the State were run as well as the City of Lakewood, they wouldn't have such a mess of budget problems. He stated that legislators need to be reminded of the people they were elected to represent.

Vice Mayor DuBois stated the City would be working hard to see that the end of redevelopment did not have a major, negative impact on services.

COUNCIL MEMBER ROGERS MOVED AND VICE MAYOR DUBOIS SECONDED TO ADOPT RESOLUTION NO. 2012-3. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

2.3 • DECLARING NO REDEVELOPMENT AGENCY LOANS FORGIVEN BY CITY

The Director of Administrative Services made a brief presentation based on the memo in the agenda and stated the proposed resolution was one of the legal requirements in order to wind down the Redevelopment Agency. It was the recommendation of staff that the City Council adopted the proposed resolution finding that the City had not forgiven the repayment, wholly or partially, of a loan, advance or indebtedness owed to the City by the Agency.

RESOLUTION NO. 2012-4; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD DECLARING THAT DURING THE PERIOD FROM JANUARY 1, 2010, THROUGH DECEMBER 31, 2011, THE CITY HAS NOT FORGIVEN THE REPAYMENT, WHOLLY OR PARTIALLY, OF A LOAN, ADVANCE OR INDEBTEDNESS OWED TO THE CITY BY THE LAKEWOOD REDEVELOPMENT AGENCY

COUNCIL MEMBER WOOD MOVED AND VICE MAYOR DUBOIS SECONDED TO ADOPT RESOLUTION NO. 2012-3.

2.3 • DECLARING NO REDEVELOPMENT AGENCY LOANS FORGIVEN – Cont.
UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

3.1 • TEEN PROGRAMS UPDATE

Recreation and Community Services Director Lisa Litzinger displayed slides and made a presentation based on the memo in the agenda. She reported on the opportunities available for Lakewood teens through both the Lakewood Youth Center at Del Valle Park, and the Teen Resource Center located at Bloomfield Park. She covered programs like the College Fair, Youth Job Fair, Book Club, and Volunteer Day.

Community Services Coordinator Chuck Martucci introduced three members of the Lakewood Teen Board. Carina Hernandez, Alana Bell, and Aria Hadnot addressed the City Council about how service on the Teen Board provided middle- and high-school students like them with opportunities to get involved helping others and to meet other teens and make friends.

Council Member Croft stated that it was very inspiring to see the youth come out and be active within the community.

Council Member Wood complimented the Recreation and Community Services staff, noting that the annual College Fair was an amazing event. He observed that the Teen Resource Center had turned out to be everything that was hoped for the facility.

3.2 • ANNUAL REVIEW OF CITY INVESTMENT POLICY

The Director of Administrative Services gave a presentation based on the memo in the agenda and stated the City had an investment policy in place since 1980, which was brought to the City Council annually for review. She stated that the foundation of the policy was still safety, liquidity and yield. She advised that the only change to the policy was the re-introduction of medium-term corporate notes as an authorized and suitable investment option. The notes had been temporarily removed from the policy in 2008, due to the recession. It was the recommendation of staff that the City Council approve the Investment Policy as amended.

VICE MAYOR DUBOIS MOVED AND COUNCIL MEMBER ROGERS SECONDED TO APPROVE STAFF'S RECOMMENDATION. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

3.3 • DISPOSITION AND DEVELOPMENT AGREEMENT WITH COLONY DEVELOPERS, LLC

Community Development Director Sonia Southwell made a presentation based on the memo in the agenda and stated the City had applied for and been awarded funding from the California Department of Housing and Community Development to purchase a blighted, foreclosed, and abandoned residential property for the development of affordable housing. The property located at 11640 E. 208th Street had been acquired and abandoned structures demolished. Three proposals had been received for development of housing on the property that would remain affordable units for a period of 20 years. It was the recommendation of staff that the City Council adopt the proposed resolution approving a Disposition and Development Agreement with Colony Developers, LLC.

RESOLUTION NO. 2012-5; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAKEWOOD AND COLONY DEVELOPERS, LLC PURSUANT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT

Jeff Leeper, Managing Member of Colony Development, LLC, stated the Members had been working together for six years and had completed a number of infill projects for the City of Anaheim. He stated they were attracted to Lakewood's strong sense of community.

Responding to a question from Council Member Rogers, Mr. Leeper stated that it was the intent of the company to retain ownership of the property.

Council Member Croft inquired if this project would be impacted by the new housing element ordinance. Ms. Southwell responded by stating that it would not be impacted, as the lot size was under the minimum in the ordinance.

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER WOOD SECONDED TO ADOPT RESOLUTION NO. 2012-5 AND APPROVE A DISPOSITION AND DEVELOPMENT AGREEMENT WITH COLONY DEVELOPMENT, LLC FOR THE PROPERTY LOCATED AT 11640 E. 208TH STREET. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Rogers, Croft, Wood, DuBois and Van Nostran
NAYS: COUNCIL MEMBERS: None

At 8:42 p.m., the Regular Meeting of the City Council was recessed for the Meeting of the Lakewood Redevelopment Agency. At 8:45 p.m., the City Council Meeting was reconvened.

ORAL COMMUNICATIONS: None

CLOSED SESSION:

PUBLIC EMPLOYMENT: Pursuant to Government Code §54957

Mayor Van Nostran announced that the City Council would recess to a closed session pursuant to Government Code §54957 regarding the position of City Manager.

At 8:52 p.m., the City Council reconvened with all members present. The City Attorney announced that the City Council had unanimously approved the appointment of Howard L. Chambers to a 3-year term as City Manager beginning March 1st and had directed the City Attorney to prepare the appropriate contract.

ADJOURNMENT

There being no further business to be brought before the City Council, Mayor Van Nostran adjourned the meeting at 9:01 p.m.

Respectfully submitted,

Denise R. Hayward, CMC
City Clerk