



Minutes

Lakewood City Council

Regular Meeting held
January 8, 2008

MEETING WAS CALLED TO ORDER at 7:31 p.m. by Mayor DuBois in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

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

PLEDGE OF ALLEGIANCE was led by Vice Mayor Steve Croft

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

ANNOUNCEMENTS AND PRESENTATIONS:

Mayor DuBois announced that the meeting would be adjourned in memory of Charles Haynes, who served on two City commissions for a total of 27 years; Christine Zeltner Grupp, the daughter of former Mayor and Council Member Paul Zeltner; and Jack Gonsalves, the uncle of Community Development Director Jack Gonsalves.

Lt. Terry Benjesdorf, of the Lakewood Sheriff's Station, made a brief presentation regarding changes to the California Vehicle Code for 2008. He also extended an invitation to attend the Lakewood Sheriff's Station Open House scheduled for February 23, 2008.

Council Member Esquivel noted that Project Shepherd had been able to provide assistance to more than 400 needy families during the 2007 holiday season.

ROUTINE ITEMS:

COUNCIL MEMBER ESQUIVEL MOVED AND VICE MAYOR CROFT SECONDED TO APPROVE ROUTINE ITEMS 1 THROUGH 7.

RI-1 Approval of Minutes of the Meeting held December 11, 2007

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 Approval of Meeting Reports and Authorizations Pursuant to AB1234

RI-5 Approval of Final Map for Tract 61378, 11736 216th Street

ROUTINE ITEMS: Continued

RI-6 Approval of Consultant for Design of Water Conservation Campaign

RI-7 Approval of Amended Agreement for Gateway Cities Council of Governments

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

**1.1 • SECOND READING AND ADOPTION OF ORDINANCE NO. 2007-10;
ADOPTING BY REFERENCE THE LOS ANGELES COUNTY 2008 FIRE CODE**

The Director of Community Development referenced the memo in the agenda, stating that the City Council had introduced the proposed ordinance at its meeting held November 27, 2007. The ordinance would adopt, by reference, the Los Angeles County 2008 Fire Code. He advised that there were representatives from the L.A. County Fire Department present to provide details on the new code.

Brian Batiste, Los Angeles County Fire Department, stated the new code had been adopted by the County Board of Supervisors in November of 2007. He stated that the County Code incorporated the International Fire Code by reference and that there were relatively few changes from the 2002 edition, most of which would not impact the City of Lakewood, such as Fire Hazard Severity Zone updates and Fuel Modification Requirements and Fees. He noted that the Code contained new fees for filming permits which would apply to the administrative costs of the Fire Department to review filming schedules to ensure adequate protection to the public during movie and television filming on location.

Mayor DuBois 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.

ORDINANCE NO. 2007-10; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADOPTING BY REFERENCE THE 2008 FIRE CODE OF THE COUNTY OF LOS ANGELES, WHICH IN TURN ADOPTS BY REFERENCE THE 2007 EDITION OF THE CALIFORNIA FIRE CODE WITH CERTAIN AMENDMENTS, AS SET FORTH IN TITLE 32 OF THE LOS ANGELES COUNTY CODE, AND AMENDING SECTION 3101 OF THE LAKEWOOD MUNICIPAL CODE was read by title by the City Clerk.

COUNCIL MEMBER VAN NOSTRAN MOVED AND COUNCIL MEMBER ESQUIVEL SECONDED TO WAIVE FURTHER READING OF ORDINANCE NO. 2007-10. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

1.1 • ADOPTING THE LOS ANGELES COUNTY 2008 FIRE CODE - Continued
COUNCIL MEMBER ROGERS MOVED AND COUNCIL MEMBER VAN NOSTRAN
SECONDED TO ADOPT ORDINANCE NO. 2007-10. UPON ROLL CALL VOTE, THE
MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

Mayor DuBois announced that there was a name listed on the sign-up sheet to be heard on one of the matters that had been considered under Routine Items.

COUNCIL MEMBER VAN NOSTRAN MOVED AND COUNCIL MEMBER ESQUIVEL
SECONDED TO RE-CONSIDER ROUTINE ITEM 5. THERE BEING NO OBJECTION,
IT WAS SO ORDERED.

Mayor DuBois called the name on the sign-up sheet and requested that he come forward and be heard. There was no response.

COUNCIL MEMBER VAN NOSTRAN MOVED AND COUNCIL MEMBER ESQUIVEL
SECONDED TO APPROVE ROUTINE ITEM 5 AS PRESENTED. UPON ROLL CALL
VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

**2.1 • SECOND READING AND ADOPTION OF ORDINANCE NO. 2007-11;
APPROVING A SPECIFIC PLAN FOR 20823-25 ROSETON AVENUE**

City Attorney Steve Skolnik advised that the proposed ordinance had been introduced at the last regular meeting.

ORDINANCE NO. 2007-11; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF LAKEWOOD ADOPTING THE ROSETON AVENUE SPECIFIC PLAN was read by
title by the City Clerk.

COUNCIL MEMBER ROGERS MOVED AND VICE MAYOR CROFT SECONDED TO
WAIVE FURTHER READING AND ADOPT ORDINANCE NO. 2007-11. UPON ROLL
CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

3.1 • STATUS REPORT ON FORMER VONS AT BELLFLOWER BOULEVARD AND SOUTH STREET

The Director of Community Development displayed slides and made a presentation based on the memo in the agenda. He reported that the former Vons market located at 5819 Bellflower Boulevard had been in need of rehabilitation for some time and the commercial center where it was located had also experienced other problems such as graffiti, dumping, deteriorated parking lot and landscaping maintenance. The former market building had a badly discolored roof and the soffit was in poor condition, with sections missing. In March, 2006, the Planning and Environment Commission had adopted a Minute Finding and Order requiring repairs to be made, with work approved by the Development Review Board. Staff had since been working with the property owner to improve conditions within the commercial center such as repaving the parking lot, landscaping improvements and fencing at the rear of the property. The greatest impediment was the long-term lease agreement for the former market building which was under the control of Vons, a subsidiary of Safeway, even though they had vacated the building. He reported that under threat of further actions by the City, permits had been issued and work on the site begun. Additionally, negotiations had been ongoing between the property owner and Safeway to rehabilitate the storefront and terminate the lease, so the property owner could seek another tenant to occupy the building. He concluded by stating that staff would continue to monitor to ensure timely progress was made on the repairs.

Mr. Gonsalves confirmed for Mayor DuBois that one of the conditions of the lease termination would be to prohibit use of the building as a grocery store, for at least the near future.

Responding to questions from Council Member Van Nostran, Mr. Gonsalves stated the commercial center signage would be improved and maintained as part of the landscaping improvements and that any problems with the interior of the building would be addressed during the inspections process prior to occupation by a new tenant.

Vice Mayor Croft inquired about the timetable for the rehabilitation and repairs. Mr. Gonsalves stated the project should be completed by the end of March of this year. He confirmed that the option to take legal action would remain in force and be utilized if necessary to ensure completion of the project.

Council Member Rogers stated that the vacant building had been a blight on the neighborhood for a long time and he was encouraged to see Safeway finally step up and begin repairs. He determined from Mr. Gonsalves that the property owner had asserted that there may already be several potential tenants interested in the property.

3.2 • APPROVAL OF ENGINEERING SERVICES AGREEMENT FOR WATER MAIN REPLACEMENT PROGRAM

Water Resources Director Jim Glancy made a presentation based on the memo in the agenda and stated that the water main replacement program, begun in 1995, was projected in five-year increments to avoid scheduling conflicts with other capital projects. He advised that a proposal had been received from Tetra Tech, Inc. for design of the next five annual water main improvement projects. It was the recommendation of staff that the City Council appropriate \$265,000 from the Water Revenue Fund for water main design and approve an agreement with Tetra Tech, Inc. for water main project design in an amount not to exceed \$265,000.

COUNCIL MEMBER ROGERS MOVED AND COUNCIL MEMBER VAN NOSTRAN SECONDED TO APPROVE STAFF'S RECOMMENDATIONS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

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At 8:15 p.m., the Regular Meeting of the City Council was recessed for the Meeting of the Lakewood Redevelopment Agency. At 8:25 p.m., the City Council Meeting was reconvened.

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ORAL COMMUNICATIONS: None

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ADJOURNMENT

There being no further business to be brought before the City Council, Mayor DuBois adjourned the meeting at 8:25 p.m. A moment of silence was observed in memory of Charles Haynes, Christine Zeltner Grupp and Jack Gonsalves.

Respectfully submitted,

Denise R. Hayward, CMC
City Clerk