



# Minutes

## Lakewood City Council

Adjourned Regular Meeting held  
May 28, 2024

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**MEETING WAS CALLED TO ORDER** at 5:32 p.m. by Mayor Rogers in the Executive Board Room, 5000 Clark Avenue, Lakewood, California.

**ROLL CALL: PRESENT:** Mayor Todd Rogers  
Vice Mayor Cassandra Chase  
Council Member David Arellano  
Council Member Steve Croft  
Council Member Jeff Wood

### **MIXED USE DEVELOPMENT ORDINANCE**

In attendance were Andy Greenwood and Deena Henry of Macerich; Ken Hira and Joseph Dieguez of Kosmont Companies; and Jim Woods of Greystar Development.

Paul Kuykendall, Senior Planner, displayed slides and made a presentation on the mixed use ordinance highlighting the Regional Housing Needs Allocation (RHNA); Lakewood's RHNA Strategy; initial mixed use assumptions; drafting the mixed use ordinance; mixed use application contents; land uses; building height; building setbacks; minimum floor area; open space; on-site circulation; pedestrian standards; bicycle standards; vehicular circulation and driveways; parking standards; delivery and loading zones; fences and walls, trash and waste; operational standards; objective design standards; and signs.

Staff responded to questions and comments from Council Members regarding the lack of requirement for a traffic circulation study, restrictions on hours of construction, the application of existing building codes, SB9 conditions, resident input and community involvement.

### **ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD)**

Joseph Dieguez, Senior Vice President, Kosmont Companies, displayed slides and provided an introduction and background on the Enhanced Infrastructure Financing District as a financing strategy to capture the future value from new development. He reported that while a city-only special district could achieve favorable "return on investment" for the city, the County of Los Angeles had also indicated a willingness to be a financial partner further improving financial feasibility. He explained the next steps including preparation of an Infrastructure Financing Plan which required public notices and meetings/hearings.

Staff responded to questions and comments from Council Members pertaining to tangible benefits, capturing areas of potential growth and eligible uses of funding.

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**ADJOURNMENT**

There being no further business to be brought before the City Council, Mayor Rogers adjourned the meeting at 7:15 p.m.

Respectfully submitted,

Jo Mayberry, CMC

City Clerk