



# Minutes

## Lakewood City Council

Regular Meeting held  
May 28, 2024

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**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 Father John Woolway, Saint Pancratius Catholic Church

**PLEDGE OF ALLEGIANCE** was led by Scout Troop 134

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

### **ANNOUNCEMENTS AND PRESENTATIONS:**

Mayor Rogers introduced United States Congressman Robert Garcia, who made a presentation regarding funds he had secured for the community building renovation at Palms Park.

Mayor Rogers expressed gratitude to staff, veterans and other community members who took part in the Memorial Day ceremony at Veterans Memorial Plaza in Del Valle Park. He also announced his appointment of Vice Mayor Chase and Council Member Arellano to serve on an Ad Hoc Committee for the Legends of Lakewood.

Council Member Wood reported his attendance at the California Contract Cities Association Annual Municipal Seminar and noted the completion of his term as Immediate Past President.

Council Member Arellano, on behalf of Cindy Conboy, who could not be in attendance, made a brief presentation regarding the American Cancer Society's Greater Long Beach Relay for Life event to be held on June 1st.

### **ROUTINE ITEMS:**

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER WOOD SECONDED TO APPROVE ROUTINE ITEMS 1, 2, 5 THROUGH 9 AND 11 THROUGH 13.

RI-1 Approval of Minutes of the Meetings held May 14, 2024

RI-2 Approval of Personnel Transactions

**ROUTINE ITEMS:** - Continued

RI-5 Approval of Meeting Reports and Authorizations Pursuant to AB1234

RI-6 RESOLUTION NO. 2024-16; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ESTABLISHING A HARDSHIP WAIVER FROM ONE OF THE REQUIREMENTS FOR AN ADMINISTRATIVE HEARING REGARDING AN ADMINISTRATIVE OR PARKING CITATION

RI-7 RESOLUTION NO. 2024-17; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD DIRECTING THE PREPARATION OF A REPORT OF DELINQUENT FEES FOR GARBAGE, WASTE AND REFUSE COLLECTION AND DISPOSAL WITHIN THE CITY OF LAKEWOOD, AND SETTING A PUBLIC HEARING THEREON FOR JULY 09, 2024

RI-8 RESOLUTION NO. 2024-18; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD DECLARING ITS INTENTION TO ESTABLISH THE LAKEWOOD ENHANCED INFRASTRUCTURE FINANCING DISTRICT TO FINANCE THE CONSTRUCTION, REPAIR, ACQUISITION, AND/OR MAINTENANCE OF CAPITAL IMPROVEMENTS AND FACILITIES, INCLUDING THE ACQUISITION AND/OR REMEDIATION OF LAND FOR SUCH IMPROVEMENTS AND FACILITIES; ESTABLISHING A PUBLIC FINANCING AUTHORITY; AND AUTHORIZING CERTAIN OTHER ACTIONS RELATED THERETO

RI-9 Approval of 2024 Fireworks Stand Permit Applications

RI-11 Approval of Neighborhood Traffic Calming Study with Ardurra

RI-12 Approval of Construction Management Services for Tot Lot Playground Improvements to Biscailuz Park and Playground Improvements to Boyar Park with Ardurra

RI-13 Approval of Agreement with SoundThinking, Inc. for Shotspotter Pilot Project

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Chase and Rogers

NAYS: COUNCIL MEMBERS: None

Philip Norris, Lakewood, addressed the City Council regarding Routine Items 3, 4 and 10.

RI-3 Approval of Registers of Demands

RI-4 Report of City Council Committees' Activities

RI-10 Approval of Agreement with Precision Concrete Cutting for Trip Hazard Removal Services

**ROUTINE ITEMS:** - Continued

COUNCIL MEMBER WOOD MOVED AND COUNCIL MEMBER CROFT SECONDED TO APPROVE ROUTINE ITEMS 3, 4 AND 10. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Chase and Rogers

NAYS: COUNCIL MEMBERS: None

**1.1 • INTRODUCTION OF ORDINANCE TO AUTHORIZE BACKYARD BEEKEEPING OF HONEYBEES**

City Manager Thaddeus McCormack stated that staff was requesting continuation of the item to a future meeting.

COUNCIL MEMBER CROFT MOVED AND VICE MAYOR CHASE SECONDED TO CONTINUE THE PUBLIC HEARING TO TUESDAY, JUNE 11, 2024. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Chase and Rogers

NAYS: COUNCIL MEMBERS: None

**1.2a • INTRODUCTION OF ORDINANCE NO. 2024-3; PERTAINING TO DEVELOPMENT STANDARDS FOR MIXED USE DEVELOPMENT IN THE C1, C-3, C-4 AND M-1 ZONES**

Paul Kuykendall, Senior Planner, displayed slides and made a presentation based on the report in the agenda regarding the mixed use ordinance, the purpose of which was to accommodate additional capacity for residential units by establishing standards for mixed use development.

**1.2b • RESOLUTION NO. 2024-18; DECLARING INTENTION TO FORM AN ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD); ESTABLISH THE LAKEWOOD EIFD PUBLIC FINANCE AUTHORITY; AND APPOINTMENT OF MEMBERS TO THE EIFD PUBLIC FINANCE AUTHORITY**

Thaddeus McCormack introduced Joseph Dieguez, Senior Vice President, Kosmont Companies, who made a presentation pertaining to a tax increment financing tool called the Enhanced Infrastructure Financing District, which aided cities in funding public facilities and other public investments to foster future development and increase property values.

**1.2a • O2024-3; DEVELOPMENT STANDARDS FOR MIXED USE DEVELOPMENT**

**1.2b • R2024-18; ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

It was staff's recommendation that the City Council introduce the proposed ordinance pertaining to mixed-use development and approve the associated Categorical Exemption; adopt the proposed resolution, declaring its intention to establish the Lakewood Enhanced Infrastructure Financing District (EIFD) and establishing the Lakewood EIFD Public Financing Authority (PFA); and appoint two members of the City Council to the Public Financing Authority Board, and appoint one member of the City Council as alternate Board member.

Mayor Rogers opened the public hearing at 8:16 p.m. and called for anyone in the audience wishing to address the City Council on this matter.

Philip Norris, Lakewood, spoke about businesses on Carson Street near the 605 Freeway.

Staff responded to questions and comments from Council Members regarding identified areas, maximizing potential growth and partnership with L.A. County.

RESOLUTION NO. 2024-18; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD DECLARING ITS INTENTION TO ESTABLISH THE LAKEWOOD ENHANCED INFRASTRUCTURE FINANCING DISTRICT TO FINANCE THE CONSTRUCTION, REPAIR, ACQUISITION, AND/OR MAINTENANCE OF CAPITAL IMPROVEMENTS AND FACILITIES, INCLUDING THE ACQUISITION AND/OR REMEDIATION OF LAND FOR SUCH IMPROVEMENTS AND FACILITIES; ESTABLISHING A PUBLIC FINANCING AUTHORITY; AND AUTHORIZING CERTAIN OTHER ACTIONS RELATED THERETO

ORDINANCE NO. 2024-3; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING ARTICLE IX OF THE LAKEWOOD MUNICIPAL CODE ESTABLISHING A MIXED-USE OVERLAY ZONE AND RELATED DEVELOPMENT STANDARDS AND PROCEDURES was read by title by the City Clerk.

MAYOR ROGERS MOVED AND COUNCIL MEMBER CROFT SECONDED TO WAIVE FURTHER READING OF ORDINANCE NO. 2024-3; APPROVE THE ASSOCIATED CATEGORICAL EXEMPTION; ADOPT RESOLUTION NO. 2024-18; AND APPOINT COUNCIL MEMBER CROFT, COUNCIL MEMBER WOOD AND RON PIAZZA, WITH MAYOR ROGERS AS ALTERNATE, TO THE PUBLIC FINANCING AUTHORITY BOARD OF THE ENHANCED INFRASTRUCTURE FINANCING DISTRICT. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Chase and Rogers

NAYS: COUNCIL MEMBERS: None

**SUCCESSOR HOUSING ACTIONS**

1. Approval of Register of Demands

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER WOOD SECONDED TO APPROVE THE REGISTER OF DEMANDS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Chase and Rogers

NAYS: COUNCIL MEMBERS: None

**ORAL COMMUNICATIONS:**

Bert Johnson, Jr., Lakewood, addressed the City Council regarding the Neighborhood Watch program.

Philip Norris, Lakewood, spoke about the homeless, employee negotiations, street barriers, trash dumpsters, tree trimming, street vendors and park spaces.

At 8:30 p.m., Mayor Rogers announced that the City Council would recess to a Closed Session.

**CLOSED SESSION:**

CONFERENCE WITH LABOR NEGOTIATORS: Pursuant to Government Code §54957.6  
Agency Designated Representative: City Manager, Office of the City Attorney and Liebert Cassidy Whitmore, Director of Finance and Administrative Services, Deputy City Manager, Human Resources Manager, Administrative Assistant II  
Employee Organization: Lakewood City Employees' Association

No action was taken.

**ADJOURNMENT**

There being no further business to be brought before the City Council, Mayor Rogers adjourned the meeting at 9:02 p.m. to Monday, June 3, 2024, at 5:30 p.m. in the Executive Board Room.

Respectfully submitted,

Jo Mayberry, CMC  
City Clerk