



# Minutes

## Lakewood City Council

Adjourned Regular Meeting held  
March 13, 2007

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**MEETING WAS CALLED TO ORDER** at 6:03 p.m. by Mayor Van Nostran in the Executive Board Room at the Civic Center, 5000 Clark Avenue, Lakewood, California.

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

Mayor Van Nostran announced that in deference to those present to make the presentation, Item 3.2 regarding the RV/Self-Storage Proposal would be considered first.

### **3.2 • SOUTHERN CALIFORNIA EDISON COMPANY PRESENTATION REGARDING RV/SELF-STORAGE PROPOSAL**

Community Development Director Jack Gonsalves introduced Todd Wright of Woodley, Wright & Lynn to make a presentation regarding the use of Southern California Edison Company rights-of-way located in the City. Mr. Wright reviewed the concepts under consideration which included a combination of self-storage units and spaces for recreational vehicle parking. He discussed some of the restraints and conditions for the use of the property, including vertical clearances required from transmission lines, ground clearances required around towers and poles, and landscaping limitations. He stated that the proposed areas would run from Allington Street south, crossing South Street and curving east to cross Woodruff Avenue, ending at the Community Gardens site on Candlewood Street. He also advised that site development would take measures to retain as much of the sites water re-charge capabilities as possible, while utilizing other flood control mitigations. He noted that all of the storage facility sites were monitored on a 24-hour basis with closed circuit television.

Responding to a question from Mayor Van Nostran, Mr. Wright stated that they were investigating the possibility of remote sensors to monitor activity around parked recreational vehicles.

Vice Mayor DuBois determined from Mr. Wright that it was not economically feasible to establish a facility for recreational vehicle storage only. Site development would require a vehicle storage/self-storage mix.

In response to a question from Council Member Rogers, Mr. Wright stated that there was a market and demand for additional self-storage facilities in the area. He agreed that it was possible to include a preference for Lakewood residents as part of the development.

**3.2 • SO. CAL. EDISON CO. PRESENTATION REGARDING RV/SELF-STORAGE - Continued**

Mr. Wright noted that the desired timetable for this development was quite short and that one possibility would be a temporary permit which could allow for clearing, grading and fencing the site so that parking could begin on July 1st within a secure facility, even if initially on gravel.

Responding to a question from Mayor Van Nostran, Mr. Wright stated that the primary areas to be developed for RV storage would be north and south of South Street, behind the school and the commercial areas on Woodruff Avenue. He stated that they would have a lease from So. Cal. Edison of at least 30 years.

Council Member Rogers determined from Mr. Wright that the development process was a closed process with Woodley, Wright & Lynn having exclusive development rights for Edison properties.

Council Member Croft expressed concern that the property be developed in such a manner that RV storage opportunities are maximized while possible negative impacts such as noise, light and traffic be mitigated for adjacent residential properties. Mr. Wright noted that the Los Angeles Department of Water and Power right-of-way, which runs adjacent to the So. Cal. Edison right-of-way along much of the proposed development area, would help to mitigate impacts and that the storage units could be placed along the perimeter with the RV storage area in the middle.

At a question from Vice Mayor DuBois, Mr. Wright stated that it was not known at this time whether approval from the Public Utilities Commission would be required for this development.

Council Member Croft inquired about storage options in adjacent areas. Mr. Wright responded by stating that many of the available sites were too small to support that type of use and that the closest site was located in the city of Paramount.

Ben Harvey, representing Southern California Edison, stated that while they were concerned about and sensitive to the City's needs, the key consideration for the proposed development was that the primary purpose of the right-of-way was for power transmission, and the public safety concerns that accompany that use. He concluded by stating that Edison would do everything possible to expedite the development process.

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At 6:54 p.m., Mayor Van Nostran called for a brief recess. At 7:04 p.m., the City Council Meeting was reconvened with all members present.

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### **3.1 • REVIEW OF PROPOSED ENHANCED PARKING ENFORCEMENT PROGRAM**

Finance Director Larry Schroeder displayed slides and gave a brief presentation based on the memo in the agenda. He stated that in November of 2006, the voters of Lakewood had approved two ballot measures to restrict the parking of recreational vehicles and trailers on City streets as of July 1, 2007. He noted that this action would result in an as yet unknown demand for parking enforcement after the July 1st deadline. He reported that a working group had been formed to address education and implementation issues. He stated that while one objective was to ensure that there were adequate resources to enforce the new laws, the main objective was to inform vehicles owners and gain voluntary compliance.

Public Information Officer Don Waldie reviewed the community outreach component of the plan, noting that the focus would be on reaching recreational vehicle and trailer owners to elicit voluntary compliance through education. He detailed the vehicle hanger and mailing campaign.

Mr. Schroeder stated that staff had identified 80 storage facilities within a 25 mile radius of the City and that there was a new proposed facility awaiting approval from the Planning and Environment Commission.

City Attorney Steve Skolnik responded to a question from Mayor Van Nostran by stating that the proposed facility would provide about 70 or 80 recreational vehicle storage spaces.

Mr. Schroeder advised that staff was recommending the addition of two full-time and two part-time Parking Control Officers positions, with one full-time position as a Senior Parking Control Officer.

Assistant to the City Manager Lisa Novotny outlined the plans for handling parking control related complaints and requests for service, including staff training and chain of command for escalated cases.

Assistant City Manager Michael Stover advised that the Service Request staff would be well equipped to handle questions and complaints from either vehicle owners or residents in order to minimize the impacts on the parking control supervisor.

Administrative Assistant Paolo Beltran demonstrated the portion of the Lakewood website that residents would use to apply for temporary, on-street parking permits for their recreational vehicles and trailers. Responding to questions from the City Council Members, Mr. Beltran stated that a resident could choose to request an entire year of permits at one time, and could apply for a "same day" permit. He noted that since the list of permits was only printed once a day, a citation could still be received.

Mr. Schroeder advised that since the system could provide detailed information about when the permit was requested, it would be easy to appeal a citation that was issued after a permit had been received.

Mr. Beltran also advised that the system provides an email confirmation that a permit has been issued, which could be printed and shown to a Parking Control Officer, if necessary.

**3.1 • PROPOSED ENHANCED PARKING ENFORCEMENT PROGRAM** - Continued

He noted that residents can also apply in person at either City Hall or the Safety Center in the Lakewood Mall and can make a request by telephone.

Mr. Schroeder responded to a question from Mayor Van Nostran by stating that out-of-town recreational vehicle owners could request up to two 14-day permits each year, but that this permit process would not be available through the website.

The Finance Director advised that there would be no citations, only warnings, issued during the first two weeks the new laws went into effect. He noted that while the process provided an exception for the loading and unloading of recreational vehicles and trailers, it was a four-hour window and that parking control officers would return to complaint sites to follow up.

Mr. Schroeder stated that it was necessary to set a bail amount to be charged for each violation of the new sections of the Municipal Code, and that the not registered in Lakewood bail amount required adjustment. He also briefly reviewed the Towing Policy for unpaid citations, the Appeal Process, and the need for a Contract Hearing Officer for appeals. He concluded by reviewing the proposed budget for the program. It was the recommendation of the Public Safety Committee to: 1) approve the Enhanced Parking Enforcement Program as presented; 2) direct staff to implement an education/public information outreach plan; 3) direct staff to share storage facility survey results and update survey quarterly; 4) authorize the addition of 1 full-time Senior Parking Control Officer, 1 full-time Parking Control Officer, and 2 part-time Parking Enforcement Technicians; 5) approve field deployment plan as presented in the Operations Plan with Sunday enforcement by Sheriff's deputies; 6) direct staff to modify field deployment plan, as necessary, to meet demands; 7) direct staff to enforce new recreational vehicle and trailer parking laws on a complaint basis; 8) when responding to service requests, direct enforcement efforts towards the vehicle being reported; 9) approve Protocol for Requests to Contact Council Members, as set forth in the Operations Plan; 10) direct staff to issue warning for violations between July 2 and July 15, 2007; 11) direct staff to issue daily citations to vehicles that continue to violate the new laws; 12) establish the definition of loading and unloading as the continual movement of items into or out of a recreational vehicle or trailer within a four-hour period of time, 13) approve a bail amount of \$40 for each violation of Section 3251.L and 3251.R of the Lakewood Municipal Code and \$75 for each violation of Section 3251.Q; 14) authorize retention of a contract Administrative Hearing Officer; and 15) approve Program budget as set forth in the Operations Plan and appropriate \$161,561 from the General Fund.

COUNCIL MEMBER ROGERS MOVED AND COUNCIL MEMBER ESQUIVEL SECONDED TO APPROVE STAFF RECOMMENDATIONS 1 THROUGH 15. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

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

NAYS: COUNCIL MEMBERS: None

**3.3 • INSTALLATION OF PAD MOUNT TRANSFORMER AT DEL VALLE PARK**

Southern California Edison representative Ben Harvey displayed slides and gave a brief presentation regarding the need for a substation to be located in the City. He stated that with heat storms predicted this coming summer and homeowners remodeling, installing central air conditioning and adding electronic equipment, there would be more demand for power. The installation of a substation would off-lay load from the power grid, preventing rolling black outs in the City. The location identified was in the northeast corner of Del Valle Park, at Arbor Road and Gondar Avenue, and although initially proposed to be located on the ground, it had been determined that too much land space would be required and the new proposal was for a pole-top substation.

Responding to questions from Mayor Van Nostran, Mr. Harvey stated that only one substation was needed, but that action must be taken quickly as the target date for installation was July 1st in order to be in place in time for increased summer demand.

Council Member Croft inquired if screening technology, like that used for cellular telephone towers, was available for the proposed substation. Mr. Harvey responded that the need for access and air circulation meant that screening was not possible. He noted, however, that the trees around the area would only be trimmed back as minimally necessary, thereby providing some screening.

Director of Recreation and Community Services Lisa Litzinger noted that on the residential property directly adjacent to the park, the side of the residence and not the front would face the proposed substation location.

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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 Van Nostran adjourned the meeting at 8:07 p.m.

Respectfully submitted,

Denise R. Hayward, CMC  
City Clerk