



Minutes

Lakewood City Council

Special Meeting held
September 8, 2009

MEETING WAS CALLED TO ORDER at 6:00 p.m. by Mayor Rogers in the Executive Board Room at the Civic Center, 5000 Clark Avenue, Lakewood, California.

ROLL CALL: PRESENT: Mayor Todd Rogers
Vice Mayor Joseph Esquivel (arrived 6:02 p.m.)
Council Member Steve Croft
Council Member Larry Van Nostran
ABSENT: Council Member Diane DuBois (excused)

REVIEW OF DRAFT 2008-2014 HOUSING ELEMENT

Jack Gonsalves, Director of Community Development, reported that staff had been working with GRC Associates in the preparation of the update to the 2008-2014 Housing Element of the General Plan. The process had included public workshops, presentations to the Planning and Environment Commission and submittal of the Draft Housing Element to the State Housing and Community Development Department (HCD) for review and comment followed by substantial communications with HCD in response to their request for clarification and modifications to the document. He stated that the Housing Element was at near acceptance by HCD with only a couple of issues remaining which staff believed would be resolved through some proposed modifications to the document. The remaining issues and proposed modifications had been reviewed by the Commission at their meeting of September 3rd and they concurred with staff's recommendation of modifications to the document.

John Oshimo, Senior Principal, GRC Associates, displayed slides and made a presentation noting that the existing Housing Element had last been adopted in 2002 and that State law required cities to update the Housing Element approximately every five years with review and certification by the State, which resulted in access to grants and funds as well as reduced the potential for legal challenges on housing issues. Mr. Oshimo enumerated the purposes of the Housing Element which included identifying the City's existing and future housing needs; housing trends; vacant land as well as recyclable and underutilized sites in the MFR zone.

Responding to Council Member Van Nostran's inquiry regarding the origin of the numbers listed under housing needs, Mr. Oshimo stated that the information was based on the Southern California Association of Governments' Regional Housing Needs Assessment (RHNA).

Mr. Oshimo responded to Mayor Rogers' question by stating that overcrowding was defined as the number of people exceeding the number of bedrooms.

REVIEW OF DRAFT 2008-2014 HOUSING ELEMENT - Continued

Mr. Gonsalves verified for Council Member Van Nostran that there were plans intended for the identified property at the Mormon Church site. He added that the document merely identified the sites that were available in the community with the proper zoning not that they would be forced into a housing development.

Mr. Oshimo added that the 351 total of potential affordable units exceeded the RHNA allocation of 280 units, therefore, based on current zoning and availability, that number had been surpassed. He reported that much of this would be implemented by the Redevelopment Agency's Scattered Lot Acquisition Program. He highlighted some key issues and programs that the State wanted the Element to address including amending the MFR zone to increase maximum density; identifying the zone allowing emergency shelters by right; amending the zoning ordinance to permit single room occupancy with conditional use permit in M-2 zones; amending R-1, R-A and A zones to permit second units by right only on lots greater than 9,000 square feet; removing constraints by amending the zoning ordinance to allow housing for elderly and disabled by right, subject to existing special standards; and deleting the minimum lot size for care facilities and multi-family housing for the elderly and disabled.

Responding to Council Member Van Nostran's inquiry regarding the requirements for an emergency shelter, Mr. Oshimo stated that any such shelter had to accommodate the number of identified homeless which, according to a few agencies and the Sheriff's Department were estimated at about 75 within the city, although a specific number was difficult to identify.

City Attorney Steve Skolnik added that it was also hard to identify any specific property in the M-2 zone where a shelter was likely to be located, but he clarified this change would mean that such a use would be allowed without having to go through a conditional use permit process.

Mr. Oshimo concluded by stating that the proposed modifications would be discussed with HCD on Monday of next week with the hope of getting verbal approval from them prior to bringing the document to the City Council for adoption on September 22nd.

ORAL COMMUNICATIONS: None

ADJOURNMENT

There being no further business to be brought before the City Council, Mayor Rogers adjourned the meeting at 6:48 p.m.

Respectfully submitted,

Josefina Semense-Mayberry
Deputy City Clerk