

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
THURSDAY, OCTOBER 27, 2022
HELD VIRTUALLY VIA ZOOM & IN-PERSON AT SBCCOG OFFICES
2355 CRENSHAW BLVD. SUITE 125, TORRANCE, CA 90501
(RECORDING AVAILABLE ONLINE: <https://youtu.be/muoW9Zdikpg>)

I. CALL TO ORDER

Chair John Cruikshank began information items at 6:02pm due to a lack of quorum. Chair Cruikshank called the SBCCOG Board of Directors meeting to order at 6:14 pm when a quorum was established.

II. VERIFY QUORUM

In attendance were the following voting elected officials:

Cedric Hicks, Carson	Zein Obagi, Jr., Redondo Beach (6:57 departure)
Drew Boyles, El Segundo	Christian Horvath, Redondo Beach (Voting rep upon arrival at 7:30 following Obagi departure)
Olivia Valentine, Hawthorne	Bea Dieringer, Rolling Hills
Dionne Faulk, Inglewood	Britt Huff, Rolling Hills Estates (7:41 departure)
Barry Waite, Lomita	George Chen, Torrance
Hildy Stern, Manhattan Beach	Alfonso Ruiz-Delgado, LA County D-
John Cruikshank, Rancho Palos Verdes	

Also, in attendance were the following persons:

Ali Steward, Beach Cities Health District	Colleen Farrell, SBCCOG
Jacqueline Sun, Beach Cities Health District	Samantha Meza, SBCCOG
Jeff Kiernan, CalCities	Ronson Chu, SBCCOG
Ara An, LA County D-2	Jonathan Pacheco Bell, SBCCOG
Erik Vargas, LAHSA	Natalie Champion, SBCCOG
Lindsey Lastra, LA County Dept of Public Health	Shawn Fujioka, SBCCOG
Mark Dierking, Metro	Talia Perluss, SBCCOG
Kim Fuentes, SBCCOG	Bill Stracker, JM Diaz
Steve Lantz, SBCCOG	Stephen Sawyer, Charter
David Leger, SBCCOG	Holly Osborne, Public

III. CONFIRM POSTING OF THE AGENDA BY THE CITY OF TORRANCE

Mr. Leger confirmed that the agenda was properly posted in the City of Torrance.

IV. BROWN ACT DECLARATION

Pursuant to AB 361, the Board of Directors finds that a statewide state of emergency remains in force and State and local officials continue to recommend measures to promote social distancing. Therefore, this meeting is being held virtually as meeting in person would present imminent risks to the health or safety of attendees. *(attachment)* – **Approved**

MOTION by Board Member Huff, seconded by Board Member Valentine, to **APPROVE** the Brown Act Declaration. No objection. Motion passes.

V. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA

None.

VI. PUBLIC COMMENT

None.

VII. CONSENT CALENDAR

- A. **September 22, 2022 Board Meeting Minutes** *(attachment)* – **Approved**
- B. **Contract Extension with LA County for Homeless Services** *(attachment)* – **Approved**
- C. **Modifications to the Budget with the County for Homeless Services** *(attachment)* – **Approved**
- D. **Client Aid Service Reimbursements** *(attachment)* – **Received and filed**
- E. **Legislative Matrix** *(attachment)* – **Received and filed**

F. Monthly Reports – Received and filed

1. Transportation Report (*attachment*)
2. City Attendance at SBCCOG meetings (*attachment*)
3. Media Report (*attachment*)
4. Reports from Outside Agencies (*attachments for each at end of the agenda*)
 - a. League of California Cities & LA Division Legislative Committee (Britt Huff & Jeff Kiernan)
 - b. SCAG Energy & Environment Committee (Britt Huff)
 - c. SCAG Regional Council (Mark Henderson)
 - d. California Association of Councils of Governments – CALCOG (Britt Huff)
 - e. South Bay Association of Chambers of Commerce
 - f. SPA 8 Dept. of Health Report
 - g. South Bay Workforce Investment Board

MOTION by Board Member Valentine, seconded by Board Member Hicks, to **APPROVE** Consent Calendar. No objection. Motion passes.

VIII. PRESENTATIONS

A. Energy Efficiency Recognition Program Roll-Out

Ms. Fujioka provided a brief overview of the South Bay Energy and Climate Recognition (SBECR) Program, a new program being developed to recognize South Bay cities for pursuing energy efficiency initiatives and completing sustainability related tasks. The SBECR Program is being developed through a partnership with the SoCalREN and will be conducted on an annual basis, considering actions completed each year. Cities can complete activities in three different categories: climate action, adaptation, and sustainability; education, networking, and engagement; and technical assistance to score points that will earn them a bronze, silver, or gold ranking. More detail is available in her presentation available online here: https://southbaycities.org/wp-content/uploads/2021/11/PRESENTATION_SBECR-PROGRAM-.pdf

B. City Sharing – What’s Keeping Your City Busy

Board Members took turns sharing key issues in their cities.

Cruikshank (Rancho Palos Verdes): The city is setting up its city goals and will be tracking 6 categories including public safety, infrastructure, city land/facilities, citizen engagement, quality of life, and government transparency. Projects will be developed for each category. The city continues to work on its Civic Center masterplan. The city is also considering projects to address the ongoing landslide through the Portuguese Bend area of PV Drive West which is the largest active landslide in the country and costs the city upwards of \$1M/year in road maintenance expenses.

Valentine (Hawthorne): The city celebrated its 100th anniversary this year. A city masterplan is being developed as well. The Council will also be hearing the first reading of a cannabis ordinance that would allow for retail and possible manufacturing operations. Residents already approved a tax measure a couple years ago.

Waite (Lomita): After receiving grant funding from WRD and the federal government, the city is close to reopening its water well which had been previously shuttered due to benzene contamination. A filtration system has been installed and will allow the city to reopen the well and increase its local water resources. A 2nd well is being considered and would help the city become even more resilient by reducing the need for imported water. The city’s downtown area recently rented out its last open restaurant space and is becoming a destination area. There will be a small-scale Target opening up at the site of the old grocery store on PCH/Narbonne.

Chen (Torrance): The city celebrated the grand opening of a popular dim sum restaurant over the weekend. The Del Amo mall is attracting new businesses and is doing better than before the pandemic. The city is also beginning to consider upgrades to the Civic Center area that could include the addition of retail space. The Torrance Transit Center is nearing completion and should be opening around the end of the year. The City will be adding a new international friendship city this year with Korea. The city’s housing element was recently approved by HCD.

Dieringer (Rolling Hills): The city's housing element was also approved. The city is working to prevent wildfires with home hardening videos and efforts to remove wildfire fuel in the canyons. An emergency siren system is being explored. The city is also undergrounding some utility wires with grant funding received.

Stern (Manhattan Beach): The city recently approved construction of a new senior center and scout house. Construction is nearing completion on a 2nd firehouse as well. The city will be considering a reservoir replacement as well as new park improvements and a community pool. The city is also facing troubles with public safety including a high-profile jewelry store robbery in the downtown area as well as significant number of hate incidents at schools and public properties. Board Member Stern is organizing the South Bay Community Coalition Against Hate which brings together city staff and elected officials, school district board members and staff, faith groups, police representatives, and LA vs. Hate. They will be launching an awareness campaign on November 13th and hope to motivate the community to not only report hate incidents but also speak out against them.

Huff (Rolling Hills Estates): The nature center at the east entrance of the city is being renovated. The annual holiday parade will be taking place Saturday December 3rd. Retiring Councilmember Steve Zuckerman will be the Grand Marshal.

Hicks (Carson): The city recently adopted its general plan as well as a park development plan that calls for Wi-Fi in all parks. The city's housing element has not yet been approved by HCD. There is a lot of development going on in the city including the South Bay Pavilion that will be getting a Sprouts Market, Aldi, and other restaurants. Tesla will be putting in a 12-station charger at the Civic Center. The city is also moving forward with a robust deferred maintenance plan that will repair roads throughout the city as well as trim trees city-wide. This will allow the city to move to a district-based maintenance routine going forward. Carson is planning a 55th Anniversary celebration including a gala ball in February, a "Tour de Carson" bike ride, and a 5K.

Faulk (Inglewood): The Inglewood Transit Connector project is moving forward and has received federal investments. The K Line (Crenshaw LAX) recently opened. Progress on the entertainment district continues with the Intuit Dome project underway. Like many other cities, homelessness continues to be a top issue for Inglewood.

Ruiz-Delgado (LA County D-2): the Supervisor is organizing bystander trainings and gang/violence prevention events in parks throughout the district.

Obagi Jr. (Redondo Beach): The city approved a waterfront amenities plan that includes renovations to Seaside Lagoon. The city's housing element was recently approved, but the developer of the powerplant continues to use the Builder's Law to implement his proposed development on the site. The city received funding from the state, but is also looking to philanthropic benefactors to help restore the powerplant site to the wetlands it used to be. The city is advocating that the C Line (Green Line) should go down Hawthorne Blvd. and not the rail right of way due to its impact on the freight line and need to move it closer to homes to facilitate the C Line project.

IX. SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATES

A. SCAG REAP

1. ADU Study

Mr. Pacheco Bell announced that there have been 41 survey responses so far, which is about a 5% response rate. The response rate is the same as a Berkeley statewide survey conducted. The deadline to respond is November 23rd and responses have been received from all 8 participating cities. The consultant is also finishing up GIS layers and policy comparisons. An analysis of the impacts to infrastructure is starting as well.

2. Commercial Redevelopment to Housing study

Mr. Pacheco Bell reported that all 6 participating cities have met with the consultant team and progress continues.

3. Housing Education Forums (*attachment*)

Mr. Pacheco Bell asked the Board to mark their calendars for the Housing Education Forums that will be starting on January 12th as a brown bag lunch series. The series will include 10 units of housing education focused on the South Bay and is targeted for elected officials, city staff, and commissioners.

4. REAP 2.0

Mr. Pacheco Bell explained that REAP 2 is focused on implementation through the 2023-2026 timeframe. Approximately \$585,000 has been earmarked for the South Bay. The SBCCOG has already filed a notice of intent to apply for funding and is currently engaging with cities to develop projects. 2 projects have already been identified: the South Bay Regional Housing Trust development; and a continuation of the commercial redevelopment project that would look at what it actually takes to convert the sites to housing.

B. Legislative Issues

1. Next Steps for developing the South Bay Regional Housing Trust (*attachment*) – **Approved**

Mr. Leger reported that after consulting with City Managers, SBCCOG staff recommended use of REAP 2 funding to bring on a consultant to help in the development of the SBRHT. The Steering Committee agreed and recommended Board approval. Mr. Leger explained the SBCCOG does not have the in-house expertise to conduct a housing needs assessment or other housing/developer-specific aspects of the SBRHT. Gateway Cities COG has a consultant to help them develop their housing trust and they have made their RFP available to the SBCCOG.

MOTION by Board Member Dieringer, seconded by Board Member Huff, to **APPROVE** the Steering Committee recommendation to use REAP 2 funding to retain a consultant to develop the specifics of the Trust; and create a subcommittee with volunteers from the Board to start in January. No objection. So ordered.

2. Letter re: LA County Land Bank Pilot Program (*attachment*) – **Approved**

Mr. Leger explained that this issue was brought to the Board's attention at the September meeting by Board Member Dieringer. The County is exploring a land bank pilot program that would allow the county or private entities to hold land for future development. Board Member Dieringer shared that the letter should be submitted but should also include references to the following: the land bank would deprive cities of property tax income because it can be held tax-free; it duplicates and may compete for funding with SB 679's LA County Affordable Housing Solutions Agency; and undermines state certified housing elements.

MOTION by Board Member Dieringer, seconded by Board Member Huff, to **APPROVE** the Land Bank Pilot letter as amended by Board Member Dieringer.

Board Member Horvath shared that his reading of the report indicated that it would only be taking place in areas near the LA River and that he would respectfully request the SBCCOG gather more information before opposing. Mr. Kiernan explained that the county has not yet voted to expand the pilot program, but that it did include language that would allow it to be expanded. Board Member Dieringer noted that this would be a pre-emptive notification to the County as they consider expanding the pilot program down the road.

Board Member Ruiz-Delgado noted that this would help build more affordable housing.

Vote on the motion on the floor to Approve the letter as amended:

Abstention by Horvath. No by Ruiz-Delgado. All other representatives present voted in the affirmative. Motion passed. So ordered.

C. Finance Committee

Mr. Leger reported that the Steering Committee formed a Finance Committee that will be evaluating the SBCCOG's current dues structure among key issues. The first meeting is scheduled for November 9th at 5:00pm via Zoom. If Board Members are interested in participating, they should let Mr. Leger and Ms. Bacharach know. Board Members Dieringer and Valentine expressed their interest.

D. Homeless Services

Mr. Chu reported that the County held a regional convening on October 20 to meet with subregions. Staff is also working to develop information on “service resistant” individuals who may refuse services based on a variety of reasons. This will be a topic of discussion at the upcoming November 2nd Homeless Services Task Force meeting.

Board Member Stern asked Mr. Chu if he was aware of anti-camping ordinances that included restrictions on allowing individuals to stand in private doorways between certain hours in particular areas such as business districts. Santa Monica is amending their anti-camping ordinance to include such a provision. Mr. Chu noted that he will look into it, but cautioned that enforcement can be a double-edged sword because if a person experiencing homelessness is arrested, it will be on their record and show up during a background check when trying to get placed into housing.

E. Transportation Reports

1. Metro Report

Mr. Lantz shared that Metro is currently seeing approximately 2,000 riders per day on the newly opened K Line (Crenshaw LAX). Metro is looking for permanent funding sources to continue its Fareless System Initiative and Low-Income Fare is Easy (LIFE) programs which were successful. In response to a request by Long Beach, Metro staff is developing a policy to address riders, particularly those experiencing homelessness, who are remaining on trains at the end of the line. Lastly, Metro adopted a Tree Policy that protects trees through the planning, design, and construction phases and replaces trees removed for a project at a 2:1 or 4:1 ratio.

Mr. Lantz’s slides are available here: https://southbaycities.org/wp-content/uploads/2021/11/PRESENTATION_Steve-Lantz-10.22-Metro-Updates.pdf

2. Transportation Committee Report

Mr. Lantz reported that SBCCOG staff shared updates on the Local Travel Network. SBCCOG staff is currently meeting with public works staff from each city to review current Measure R and Measure M projects and needs for additional funding, as well as new project requests.

F. SBESC Projects and Programs

1. South Bay Environmental Services Center Report (attachment)

Ms. Fuentes shared that the SBCCOG helped Manhattan Beach and El Segundo host community presentations that brought together water and energy savings initiatives to educate their community. This is a service that could be provided to other cities in the South Bay over the next year, too. The CPUC is looking to fund projects in 2024 but there was some pushback by CalEPA on some of the efforts proposed by the SBCCOG such as expansion of the Green Business Network. The SBCCOG will be working with the County to argue against that pushback.

Ms. Fuentes added that SBCCOG staff continues to help West Basin with their rain barrel program with two more events planned for November 5th and 19th. Over 1000 rain barrels will be given out this year.

G. South Bay Fiber Network

Mr. Leger reported that there are over 40 sites currently connected to the SBFN and additional sites are still being evaluated for a final work order. The wireless project is still being considered in the cities of Torrance and Carson that would provide wireless broadband service to underserved businesses of the cities. The SBCCOG is still awaiting word on the LATA grant application that was submitted in August for a total of \$499,000. If successful, the SBCCOG would use this funding to support a needs assessment and network expansion/design opportunities to help bridge the digital divide in areas of the South Bay.

H. Local Travel Network

Mr. Leger reported that the Board will be asked to decide on a final wayfinding/branding logo at the November 17th meeting. So far, two cities have expressed interest in moving forward as part of this upcoming Measure M call for projects cycle. SBCCOG staff continues to work with stakeholders on route refinement as well as the larger effort to change the culture of mobility in the South Bay. There will be a Golf Cart Crew Halloween Parade in Manhattan Beach/Hermosa Beach on Sunday 10/30 where 40+ neighborhood electric vehicle owners will decorate their NEVs and drive through the cities.

I. Senior Services

Mr. Chu reported that there will be a presentation on the Local Travel Network to the working group at their next meeting.

J. General Assembly

Mr. Leger announced that the title of the 2023 GA is “The South Bay: Leading the Way in Resilience & Adaptability”. The program is still under development. SBCCOG staff is currently seeking sponsors for the event.

K. Other

1. SBCCOG Open House Invitation (*attachment*)

Mr. Leger reminded the Board that there will be an open house at 4:30pm on November 17th to officially welcome everybody to the SBCCOG’s new offices. There is a link to RSVP in the digital agenda packet. https://campaignlp.constantcontact.com/forms/response?id=tiLIM7NobJkRMmUJq7ae08BKfS0W3LiWB_MP aX0uG44cl7JA74ck-XA1p4nrdPrEwvOfFZYzuBnBR5mTp5Jth2Qp3a-BXORHAnhcx2s5xK6 - 472TjqpcSglFR3GIXQLHdqsSWq_LWnOTVOTV_IJ5yb_smEbgfMU7Xt7x3q0RMbilMNLYLP - 4Ew6z1QPcEGYuzWk_BooTyXFYMefTsr-aw&encVer=1&c=&ch=

X. AGENCY REPORTS

NOTE: Oral reports are only made to clarify or amplify written attachments. All reports that were submitted or handed out are available online here: <https://southbaycities.org/event/board-of-directors-meeting-80/>

Mr. Kiernan announced that the LA County Division Board invited the Executive Director to speak about the recent Annual Conference and votes that were taken during the gathering and how those actions were in keeping with CalCities’ By-Laws. CalCities is also looking to bring more info to cities on the “Builders’ Remedy” and how it impacts cities that don’t have adopted housing elements. Approximately 1/3 of cities that do not have approved housing elements are in the South Bay.

XI. UPCOMING EVENTS & ANNOUNCEMENTS

Mr. Leger reported that the SBWIB’s Annual Awards Dinner will be taking place November 3rd, not November 27th as noted in their written report. Elected officials can register for free and bring a guest at no cost.

XII. ADJOURNMENT

Chair John Cruikshank adjourned the meeting at 8:23 pm to Thursday, November 17, 2022, at 6:00 pm.

David Leger, SBCCOG Staff