

South Bay Cities Council of Governments

Steering Committee Monday, March 9, 2026 MEETING MINUTES

Attendees: Bernadette Suarez, Chair (Lawndale); Alex Monteiro, 2nd Vice Chair (Hawthorne); Rodney Tanaka (Gardena); Rob Saemann -virtual/AB 2449 – left at 12:50pm (Hermosa Beach); Jim Butts (Inglewood); Barry Waite (Lomita); Nina Tarnay (Manhattan Beach); Craig Quinn (Palos Verdes Estates); Zein Obagi (Redondo Beach); John Kaji (Torrance); Michael Grossman (DR Consultants & Designers); Holly Osborne, Christina Santos (Public); Jacki Bacharach, Kim Fuentes, Wally Siembab, Natalie Champion, David Leger, Lara Gerges, Jake Romoff, Anne Tsai, Christina Martinez, Kevin Umana (SBCCOG)

REVISED AGENDA

- I. **CONFIRM THE QUORUM – 12:00 noon**
 - **ACTION:** Approved AB 2449 for Boardmember Saemann **TANAKA/TARNAY**
- II. **REPORT OF POSTING OF THE AGENDA**
 - **ACTION:** Received and filed
- III. **ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA - ADD H.1 MODIFICATIONS TO INGLEWOOD'S MEASURE A MOU WITH THE SBCCOG**
- IV. **PUBLIC COMMENT – 12:05 pm**
- V. **CONSENT CALENDAR – action items noted, remainder are receive & file – 12:10 pm TANAKA/BUTTS.**

Yes: Tanaka, Monteiro, Saemann, Butts, Suarez, Waite, Tarnay, Quinn, Obagi, Kaji
No: *None*

 - A. February 9, 2026 Steering Committee meeting minutes – attached
 - **ACTION:** Approved
 - B. Employee Manual 2026 Revision
 - Memo and Revised Manual attached
 - **ACTION:** Approved
 - C. Pending Grants
 - Biodiversity Grant – expecting to hear any day now
 - Caltrans Sustainable Grant - application submitted in November
 - D. Monthly Reports – Receive and File
 - City Attendance at SBCCOG Meetings – attached
 - Client Aid Recap Report – attached
 - Time Limited Subsidy Recap Report – attached
- I. **ACTION ITEMS**
 - F. Board Meeting Agenda Development – **12:15 pm**

- March – **GENERAL ASSEMBLY**
- April
 - LA Air Force Base update – tentative confirmation **PRIVATIZATION PLAN FOR FORT MC ARTHUR – CONTRACTING OTHER FACILITIES**
 - South Bay Fiber Network Transfer of Ownership - unconfirmed
 - Classification and Compensation Study Results
 - Metro Board Composition Ad Hoc Committee Update
 - EE Recognition Status report for Q1
 - Steering Committee time critical actions
 - Local Solutions Fund Budget for 26-27
 - Members of the Board of Directors of the Housing Trust
 - **POSSIBLE LOBBYIST FOR SB 799**
- **ACTION:** Provide direction and approve delegation of critical actions to the April Steering Committee to be reported out at the April Board meeting – **SUAREZ/MONTEIRO**
Yes: Tanaka, Monteiro, Saemann, Butts, Suarez, Waite, Tarnay, Quinn, Obagi, Kaji
No: None

G. Possible Tour to West Harbor Entertainment complex - – **12:25 pm**

- **ACTION:** Provide direction – **HOLD UNTIL AFTER THE GENERAL ASSEMBLY**

H. Legislation – **12:30 pm**

- Legislative Briefing – April 3 – questions to ask? - **MODERATE INCOME FOR TRUST? HOW DO THEY FEEL ABOUT THE SALES TAX CAP LIMIT THAT LA COUNTY IS ASKING FOR? RHNA REPLACEMENT?**
- Legislative Matrix – attached
- Hiring a lobbyist for SB 799 - **CONTACT BEN ALLEN’S OFFICE AND SEE IF HOUSING FOR TEACHERS AND LAW ENFORCEMENT/1ST RESPONDER MIGHT MAKE A DIFFERENCE**
- **ACTION:** Recommend ED Board positions on: **MONTEIRO/TANAY**
 - Support: AB 1421, AB 1942, AB 2002, SB 1087
 - Oppose: SB 677**Yes: Tanaka, Monteiro, Saemann, Butts, Suarez, Waite, Tarnay, Quinn, Obagi, Kaji**
No: None

I. RHNA Renewal??? – **12:30 pm**

- Wally Siembab lead a discussion on the future of the Regional Housing Needs Assessment
- RHNA Perspective article attached
- **DISCUSSION AND DIRECTION:**
 - **SUAREZ – VERY DENSE IN LAWDALE ALREADY AND THEY ARE HIGHLY DEFICIENT IN OPEN SPACE**
 - **MONTEIRO – COURTS RECENTLY SIDED WITH THE STATE ON OVERLAYS – SO REACTION? - SIEMBAB – NOT LEGAL ISSUE, IT’S POLITICAL**
 - **WAITE – BUSINESS COMMUNITY AGAINST THIS. 2012 HE WORKED FOR REDEV AND DIFFICULTY FINDING EMPLOYEES BECAUSE OF THE COST OF HOUSING AND DEMOGRAPHICS. ALSO FROM YOUNGER GENERATION GETTING INTO THE WORKFORCE - THEY CAN’T BUY HOMES AND THEREFORE THEY ARE NOT ON CITY’S SIDE ON THIS. THEIR GENERATION THINKS THE CURRENT HOUSING SYSTEM IS A DISASTER AND THEY ARE NOT ALONE, UNIONS AGAINST IT TOO.**

- **WS – NEW CONSTRUCTION DOESN'T LOWER THE PRICE OF HOUSING – IT'S A DIFFERENTIATED GOOD. LAND IS THE COST DRIVER AND SHRINKING A DWELLING UNIT IS WHAT'S HAPPENING.**
- **QUINN – LOOK AT PROPERTY TAXES. FLORIDA TALKING ABOUT GETTING RID OF PROPERTY TAXES. - CAN'T SELL HOMES BECAUSE IT'S SO HIGH.**
- **WAITE SHARING RHNA ALLOCATIONS WOULD REDUCE THE PRICE**
- **MONTEIRO – CAN DO HOUSING REGIONALLY. THEY WON'T PUNISH IF YOU ARE PROGRESSING. WE CAN'T DO THIS BATTLE NOW.**
- **KAJI – TORRANCE HAS DISCUSSED INFRASTRUCTURE AND HOW TO ADVANCE A CONCEPT FOR CALPERS TO SET ASIDE 10% OF THEIR FUNDS FOR LOCAL INFRASTRUCTURE. AT THE MOMENT THEY INVEST LESS THAN 1% IN LOCAL GOVERNMENT. TORRANCE HAS ALSO PASSED A FACILITIES DISTRICT AND HAS LOOKED AT ALL OF THEIR FACILITIES AND LOOKED AT THEIR MAJOR EMPLOYERS – EX. HONDA LAND IS MOSTLY PARKING AND MAYBE THEY SHOULD BE RE-ZONED.**
- **SUAREZ – MEET WITH LA COUNTY COGS – ADD THIS.**

H.1 MODIFICATIONS TO INGLEWOOD'S MEASURE A MOU WITH THE SBCCOG- DID WE NEED TO ADD THIS – MY UNDERSTANDING IS IT WENT BEFORE THE ING CITY COUNCIL SO I THOUGHT IT SHOULD COME TO YOU BUT IT IS A RELATIVELY SMALL SCOPE CHANGE. PLEASE PROVIDE DIRECTION.

BUTTS MINISTERIAL – OBAGI/MONTEIRO - APPROVE INGLEWOOD CHANGES AND DELEGATE TO STAFF MINOR NO COST CHANGES TO THE MOU. PVE ABSTAIN

Yes: Tanaka, Monteiro, Saemann, Butts, Suarez, Waite, Tarnay, Obagi, Kaji

No: *None*

Abstain: Quinn

J. Approval of Invoices – 12:50 pm

- **ACTION: ApproveD invoices for payment QUINN/TANAKA**

II. INFORMATION ITEMS

J. Homeless Services – 12:55 pm

- **Update on program implementation - LOCAL SOLUTIONS FUND 26-27 – ACTIVE PROGRAMMING**

- **MONTEIRO – OPIOID FUNDING MIGHT NOT BE FOREVER SO DON'T PUT ANY EMPHASIS ON THAT**
- **BACHARACH EXPLAINED OPIOID FUNDING AND ASKED THEM TO CHECK WITH THEIR CITIES**

- **MIRISCH REPLACEMENT – SEND SOMETHING OUT – POSSIBLE ENDORSE IN APRIL**

K. Housing Trust status – 1:10 pm

- **City managers appointing 2 housing experts in March**
- **As of March 9, 9 cities have approved joining the trust; 2 cities are still pending, and 4 cities are not planning to join at this time**
- **Formation documents for the first meeting are being prepared for first meeting April 23**
- **Legislation seeking non-elected alternates and moderate/workforce housing inclusion**
- **FEDERAL REQUEST FOR FUNDS - \$10 MILLION**

- LETTER OF SUPPORT FOR OUR REQUEST FROM HAWTHORNE, LAWDALE, LOMITA, HERMOSA BEACH, MANHATTAN BEACH, RANCHO PALOS VERDES
- (ALSO LETTERS OF SUPPORT FOR [PROJECTS FOR WBMWD, BCHD, TORRANCE – 4 PROJECTS, INGLEWOOD)

L. Land Use and Transportation and Digital Update – 1:20 pm - JAKE

- REAP 2.0
 - Commercial Redevelopment – COMING TO COMPLETION – GIS SITE TOOL. MEETING WITH DEVELOPERS – MARKET RATE AND AFFORDABLE TO LEARN THEIR CHALLENGES. KEVIN TO PARTICIPATE FROM HOUSING GROUP
 - Mobility Hubs – BLOCK GROUP LEVEL NOW – GARDENA TANAKA AND HAWTHORNE MONTEIRO HELPED A LOT. LOOKING AT AMENITIES FOR THE SITES
- Update on the Local Travel Network & E-Bike Safety Issues - CONCEPTUAL DESIGN TO COUNCIL IN LOMITA THIS MONTH. NORTH REDONDO BIKE WAY PROJECT – SUAREZ MADE REMARKS. CARSON TO THE SEA – DESIGN AND TOOL KIT AND OUTREACH IN APRIL. WE WON AN EUREKA AWARD FROM CALCOG FOR LTN.
- SBFN - NO UPDATE

M. South Bay Environmental Services Center Activities – attached – 1:30 pm

- Accreditation Pilot: LEED GA and AP for your city staff – APRIL. FUNDING RECEIVED FOR THIS – NO COST TO THE CITY - \$30,000 RECEIVED TO COVER THE COST
- MONDAY, MARCH 16 – SB1383 MEETING WITH CITIES – LOTS OF STAFF ATTENDING. PRESENTATION FROM SGVCOG ON THEIR FOOD RECOVERY PROGRAM. AND WHAT'S WORKING, BEST PRACTICES AND ROLE FOR THE COG.
 - MONTEIRO – EDUCATION TO THE PUBLIC. HE WANTS SPECIFIC SIGNS FOR EACH OF THE BARRELS. ON THE BARREL – PICTURE INSIDE THE CONTAINER OR ON THE WALL OF WHAT'S ALLOWED.
- PVLD JOINED THE SOCIAL REN

N. Update on Senior Services – 1:40 pm

SBWIB IS COMING TO TALK ABOUT SENIOR EMPLOYMENT

O. General Assembly Update – 1:45 pm

- A full program – plan to attend

P. Opportunities to Serve – 1:55 pm

- Deadline for nominations for SCAG Regional Council, Metro Service Council, SCAG Energy and Environment Policy Committee, and League LA Division Regional Director is March 20

III. STRATEGIC POSITIONING ITEMS/ANNOUNCEMENTS AND UPDATES – 1:58 pm

IV. NEXT STEERING COMMITTEE – Monday, April 13, 2026 @ 12:00 noon – SBCCOG office

V. ADJOURNMENT