

South Bay Cities Council of Governments

**SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
BOARD OF DIRECTORS' MEETING MINUTES
THURSDAY, APRIL 23, 2026
HELD VIRTUALLY VIA ZOOM & IN-PERSON AT THE SBCCOG OFFICE
357 Van Ness Way, #90, Torrance, California 90501
RECORDING AVAILABLE ONLINE:
https://youtu.be/RCllyne_AD5k?si=Tjj1WOO3F40eO14K**

I. CALL TO ORDER

The meeting presentations began at 6:06 pm due to lack of quorum. Chair Suarez of Lawndale called the meeting to order at 6:31 pm.

II. & III. CONFIRM POSTING OF THE AGENDA

SBCCOG Executive Director Jacki Bacharach confirmed the posting of the agenda.

In attendance were the following voting elected officials:

Cedric Hicks, Carson	Nina Tarnay Manhattan Beach
Alex Monteiro, Hawthorne	Craig Quinn, Palos Verdes Estates
Jim Butts, Inglewood	Brad Waller, Redondo Beach
Bernadette Suarez, Lawndale	Debby Stegura, Rolling Hills Estates
Aksel Palacios, LA City	
Irma Galicia, LA County D2	

Also, in attendance were the following persons:

Andy Sywak, Metro	David Leger, SBCCOG
Karen Swift, Metro	Anne Tsai, SBCCOG
Derek Mims, CSUDH	Shannon Fujioka, SBCCOG
E. W., Inglewood	Christina Martinez, SBCCOG
Col. Andrew Dermanoski, LAAFB	Ronson Chu, SBCCOG
Erik Rodriguez, SCAG	Jacki Bacharach, SBCCOG
McKenzie Neely-Wright, AT&T, Inc.	Jake Romoff, SBCCOG
Holly Osborne, South Bay resident	Kevin Umaña, SBCCOG
Marolly Vasquez, SBCCOG	Kim Fuentes, SBCCOG
Wally Siembab, SBCCOG	Moana Franco, SBCCOG
Colleen Farrell, SBCCOG	Natalie Champion, SBCCOG
Addie Aubley, SBCCOG	Addy Ajijolaiya, SBCCOG
Karen Kanda, SBCCOG volunteer	

IV. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA

There were no changes to the agenda.

V. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no public comments.

VI. CONSENT CALENDAR

- A. February 26, 2026 minutes (attachment) – Approved**
- B. Appointments to Outside Agencies (attachment) – Approved**
- C. Legislative Matrix (attachment) – Approved**

1. Support – AB 2741, SB 417, AB 1708, AB 2279, AB 1569, AB 2346
2. Oppose – AB 1621, SB 1014, SB 1117, AB 1953, AB 1198, AB 1976, SB 866, AB 2508
(Note: AB 2508 was not considered by the Steering Committee)

D. Revised Classification Specifications for SBCCOG positions (attachment) – Approved
Job Descriptions are available here: <https://cdn.southbaycities.org/wp-content/uploads/2026/04/16082507/2026-Job-Descriptions.pdf>

E. Amendment to the Eide Bailly Contract for Additional as needed Accounting Services (attachment) – Approved

F. Actions Taken by the Steering Committee (attachment) – Received and filed

G. SBCCOG Monthly Reports – Received and Filed

1. City Attendance at SBCCOG Meetings (attachment)
2. Client Aid Report (attachment)
3. TLS (Time Limited Subsidy) Report (attachment)
4. Media Report (attachment)
5. Transportation Report (attachment)

Ms. Bacharach provided updates regarding recent legislative actions related to AB 2741 and AB 569. She reported that AB 2741, authored by Assemblymember Al Muratsuchi, had an expedited hearing schedule and that SBCCOG submitted a letter of support on April 16 based on recommendations from the Steering Committee. Ms. Bacharach also discussed AB 569, noting that the bill's scope had significantly changed. She explained that the revised legislation removed the requirement that school districts implement an e-bike safety program as a condition for allowing e-bike parking on campuses and instead requires the California Department of Education to develop a standardized e-bike safety and training program for students in grades 7 through 12 in consultation with the California Highway Patrol. She stated that the bill also authorizes collaboration with local law enforcement agencies and local governments that have already implemented safety programs to ensure incorporation of proven best practices. Ms. Bacharach stated that staff continued to recommend support for the legislation despite the revised scope. Board Member Waller reported that he attended the AB 2741 hearing in Sacramento and stated that the bill passed out of committee on a 9-0 vote. He noted that substantial discussion occurred regarding proposed amendments that Assemblymember Muratsuchi declined to accept, particularly amendments related to retroactivity provisions impacting Redondo Beach. Board Member Waller stated that committee members expressed interest in rewarding cities actively working to build housing rather than creating barriers that would make housing production more difficult. Ms. Bacharach added that Marc Wiener, Redondo Beach Community Development Director, had previously presented information regarding the legislation to the City Managers Committee and Community Development Directors Committee.

MOTION by Board Member Butts, seconded by Board Member Monteiro, to **APPROVE** the Consent Calendar. No Abstentions, No Objections. **MOTION Passes.**

VII. PRESENTATIONS

A. Update on Issues and Happenings at LA Air Force Base

Colonel Andrew Dermanoski, Commander of Space Base Delta 3 at Los Angeles Air Force Base, presented an overview of Space Systems Command (SSC), including its mission, organizational structure, workforce growth, and regional economic impact. Colonel Dermanoski explained that SSC oversees space acquisition, satellite communications, launch systems, intelligence, and combat support operations and noted that Space Force currently includes nearly 10,000 personnel nationally, with approximately 1,000 uniformed personnel and 1,500 civilian employees located locally in the South Bay region. He shared that the proposed federal budget for Space Force operations continues to increase significantly due to the growing importance of space capabilities in

military operations and national defense. Colonel Dermanoski stated that SSC anticipates approximately 100 new hires per month in the near future, including 40 to 50 hires locally, ranging from engineers and program managers to support staff and security personnel. He also discussed continued facility expansion, infrastructure improvements, and housing challenges associated with projected workforce growth. SBCCOG staff Ronson Chu asked about heightened security concerns related to international conflict and potential threats to California assets. Colonel Dermanoski explained that federal, regional, and local agencies coordinated closely regarding threat assessments and stated that the greater concern would be strategic regional infrastructure, including the ports and defense industry, rather than the Air Force Base itself. SBCCOG staff Colleen Farrell asked about the role of Space Force in recent international conflicts, and Colonel Dermanoski stated that Space Force and cyber operations help establish communications, intelligence, and operational conditions before military operations occur. Board Member Tarnay asked whether SSC's growth would rely on local hiring or recruitment from outside the region. Colonel Dermanoski stated that SSC recruits talent nationally and offers relocation incentives, tuition repayment assistance, and other incentives to attract workers to California. Board Member Tarnay also asked how SSC plans to address housing demand, and Colonel Dermanoski explained that he has encouraged exploration of workforce housing partnerships involving multiple employers and local jurisdictions rather than relying solely on traditional military housing. Board Member Monteiro asked Colonel Dermanoski to discuss SSC's educational outreach initiatives. Colonel Dermanoski reviewed ongoing STEM education programs involving elementary schools, middle schools, high schools, and universities, including a recent event where approximately 140 high school students participated in project management and engineering competitions before visiting Griffith Observatory. He stated that SSC prioritizes long-term educational partnerships to encourage student interest in science, technology, engineering, and mathematics careers and discussed outreach efforts involving USC, UCLA, and LMU. Colonel Dermanoski also announced that he will transition to a new assignment at Vandenberg Space Force Base later in the year and discussed ongoing efforts to establish a California State Space Commission to coordinate aerospace, education, workforce, and industry initiatives statewide, noting that Assemblymember Al Muratsuchi has expressed support for the effort.

B. South Bay Energy and Climate Recognition Program – Q1 Report

Addie Aubley, SBCCOG CivicSpark fellow, presented the Quarter 1 update for the Fourth Annual South Bay Energy and Climate Recognition Program. Ms. Aubley explained that the program is a partnership between the SBCCOG and the SoCalREN program and is intended to recognize South Bay cities for sustainability, climate action, and energy efficiency initiatives. She stated that activities are organized into three primary categories: climate action and adaptation, education and engagement, and implementation and technical assistance. Ms. Aubley explained that cities must earn at least one point in each category to qualify for recognition and noted that the point thresholds for each award level increased this year, including an increase from three points to five points for Bronze recognition and from 30 points to 35 points for Platinum recognition. Ms. Aubley reviewed each city's progress and recognition status to date. She reported that Manhattan Beach currently leads the program with 23 points and Silver status, followed by Gardena with 16 points and Silver status. Hawthorne, El Segundo, and Rolling Hills Estates had earned Bronze status, while Rolling Hills was one point away from qualifying for Bronze recognition. She stated that SBCCOG staff had contacted participating cities regarding their current status and recommended additional activities that could help cities earn more points, including energy efficiency upgrades, implementation of Climate Action Plan strategies, promotion of residential and commercial energy programs, sustainability-related community events, and enrollment in the Institute for Local Government's Beacon Program. Ms. Aubley also reviewed the newly established 2026 Partner Award, which is being coordinated in partnership with the Water Replenishment District and West Basin Municipal Water District. She explained that the award is separate from the Energy and Climate Recognition

Program and requires cities to earn points through outreach and programming activities conducted with both partner agencies, including public education efforts, event coordination, promotion of available rebates, landscaping classes, and facility tours. Ms. Aubley noted that Rolling Hills and El Segundo were the only cities currently making progress toward earning the Partner Award.

C. Metro Board Composition Listening Session

Karen Swift, Metro Deputy Executive Officer for Local Government Relations, and Andy Sywak, Metro South Bay Area Manager for Local Government Relations, presented an overview of Metro Board composition, governance structure, and ongoing outreach efforts related to potential future Board composition changes. Ms. Swift reviewed the history of Metro's governance structure, including the creation of Metro through AB 152 and the merger of predecessor transit agencies, and explained that Metro currently serves as the third-largest transit agency in the nation with approximately 13,000 employees serving Los Angeles County. She discussed the current 13-member Metro Board structure, the duties and responsibilities of the Board, including oversight of agency policy, budgets, major capital projects, labor agreements, and regional transportation planning, and reviewed peer governance models from transit agencies across the country. Ms. Swift explained that Measure G, approved by Los Angeles County voters in 2024, triggered the current review process because it expands the Los Angeles County Board of Supervisors from five to nine members beginning in 2032. She stated that Metro Board Chair Fernando Dutra established the Metro Ad Hoc Board Composition Committee earlier in 2026 to review potential implications of Measure G and evaluate whether future governance changes should be recommended to the State Legislature. Ms. Swift clarified that AB 152 does not require automatic expansion of the Metro Board but instead requires Metro to reconsider Board composition when the County Board of Supervisors expands. Board Member Stegura asked what specifically triggered the current process and whether Metro's governing documents required the Metro Board to expand. Ms. Swift responded that the trigger was the planned expansion of the County Board of Supervisors under Measure G and clarified that the law only requires Metro to review and reconsider Board composition rather than automatically increase the size of the Board. Mr. Sywak reviewed Metro's public outreach and listening efforts, including surveys, service council meetings, virtual listening sessions, and stakeholder engagement opportunities occurring throughout Los Angeles County. Mr. Sywak explained that Metro had been soliciting feedback regarding priorities for future Board composition, including representation of transit riders, regional equity, diversity, accountability, and technical expertise. He stated that Metro staff planned to compile feedback received from councils of governments, service councils, and public listening sessions and present the findings to the Metro Board in June.

VIII. SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATE

A. Transportation Reports

1. Metro Board composition position (*attachment*) – Approved

Ms. Bacharach reviewed the recommendation and background information related to Metro Board composition and Measure G and explained that several councils of governments had taken similar positions regarding the issue. She stated that the expansion of the Los Angeles County Board of Supervisors does not increase the County's overall population and therefore does not justify expanding or modifying the current Metro Board structure. Staff requested authorization from the Board to transmit a letter communicating the South Bay Cities Council of Governments' position supporting retention of the current Metro Board composition structure.

MOTION by Board Member Butts, seconded by Board Member Hicks, to **APPROVE** submission of the Opposition to Changes to the Metro Board Governance Letter. Abstention by Board Member Galicia. No Objection. **MOTION Passes.**

2.Metro Report – Board member James Butts/Mike Bohlke

Board Member Butts reported that Metro is preparing to launch a full-time ambassador program as part of the agency's reestablished public safety department. He stated that Metro is currently negotiating salaries for the program and informed the Board that Metro recently experienced a data breach involving approximately 600 gigabytes of compromised data. Board Member Butts noted that no critical operational systems were affected by the breach. He further reported that former San Francisco Police Chief Bill Scott had officially begun serving in his new role as Metro's Chief of Public Safety. Andy Sywak provided an update regarding the Metro Purple Line Extension project and announced that Section 1 of the extension would open for revenue service on May 8. He stated that the first phase extends service approximately 3.9 miles from the current Wilshire/Western terminus to the new Wilshire/La Brea, Wilshire/Fairfax, and Wilshire/La Cienega stations. Mr. Sywak noted that travel time from Wilshire/La Cienega to Union Station would be approximately 21 minutes and approximately 15 minutes to the 7th Street/Metro Center Station. He also reviewed the projected timelines for future sections of the project, stating that Section 2, extending service to Beverly Hills and Century City, is anticipated to open in Spring 2027, while the final extension to Westwood/UCLA and the Westwood/VA station is expected to open in early 2028 in advance of the Olympic Games.

3. Transportation Committee recommendations

a. FY 26-27 Measure R Transit Annual Program (*attachments*) – Approved

b. FY 26-27 Measure M Multi-Year Subregional Plan Annual Program (*attachments*) – Approved

c. Measure R & M MSP Potential Policy Changes (*attachment*) – Approved

SBCCOG staff Anne Tsai presented the funding recommendations previously reviewed by the Transportation Committee. Ms. Tsai explained that the South Bay subregional programs are funded through voter-approved Measure R and Measure M sales taxes dedicated to transportation, mobility, transit, and highway improvement projects throughout Los Angeles County. She reviewed proposed annual funding allocations, program updates, and policy recommendations associated with projects throughout the South Bay region. Ms. Tsai reported that staff received one additional funding request from the City of Carson for the Victoria Transit Center project, which would be developed in coordination with the CSU Dominguez Hills Mobility Hub, requesting approximately \$4 million in funding. She also reviewed proposed changes involving the Los Angeles Alameda Corridor project and the City of Rolling Hills Estates, along with eight requests associated with existing projects. Ms. Tsai explained that many of the requests reflected increased construction costs, revised project scopes, updated project descriptions, and additional funding needs resulting from advancing project design and engineering work. She noted that the annual program update also included revised project funding schedules, future phase allocations, and adjustments intended to address escalating construction and implementation costs affecting transportation infrastructure projects regionwide.

Ms. Tsai further reviewed several policy recommendations connected to the funding program, including requirements that funded projects install additional conduit and/or fiber infrastructure in coordination with the South Bay Fiber Network (SBFN) communications system where feasible and provide right-of-access accommodations to support future communications infrastructure needs for the SBFN. She also discussed proposed policy recommendations regarding revenue-sharing opportunities to be discussed and possibly developed by the Infrastructure Working Group (IWG) and development of a formal cost overrun policy intended to establish caps on funding allocations per project phase. Mr. Leger discussed projected obligations associated with the remaining Measure M balances and explained that future allocations would need to account for financial commitments extending into subsequent fiscal years and future project phases. Board Member Monteiro asked whether the City of Hawthorne's project design elements were included within the recommended funding allocations, and staff confirmed that they were.

MOTION by Board Member Monteiro, seconded by Board Member Palacios, to **APPROVE** the FY 2026-27 Measure R and Measure M MSP funding recommendations and Measure R & M MSP Potential Policy Changes. No Abstentions, No Objections. **MOTION Passes**.

B.SBESC Projects and Programs (*attachment*)

1. Biodiversity Grant

SBCCOG Deputy Executive Director Kim Fuentes reported that SBCCOG had been recommended for full funding – approximately \$1.6 million over 3 years - for the regional biodiversity grant through the Rivers and Mountains Conservancy. Ms. Fuentes explained that the grant includes three demonstration projects located in the cities of Inglewood, Carson, and Lomita, including median improvement work in Inglewood, tree planting efforts in Carson, and bikeway enhancement improvements in Lomita that will serve as a corridor model for the broader South Bay region. She stated that SBCCOG was able to package the individual city projects into a larger regional application, allowing smaller jurisdictions to remain competitive by partnering with projects located in disadvantaged communities. Ms. Fuentes also noted that the grant will support development of a regional biodiversity plan intended to provide recommendations and guidance to all member cities regarding future turf replacement requirements and biodiversity-related policies. Ms. Fuentes further reported that SBCCOG is partnering with Los Angeles County on the California Energy Commission’s Equitable Building Decarbonization Residential Direct Install Program serving residents in Carson, Hawthorne, Lawndale, and Wilmington. She explained that the program will provide no-cost residential electrification upgrades for income- and location-qualified residents, including replacement of gas appliances with electric appliances and related electrical panel upgrades where necessary. Ms. Fuentes stated that SBCCOG staff are currently meeting with participating cities to discuss permitting requirements, implementation logistics, and outreach strategies before formally launching the program within the participating communities.

2. Accreditation Pilot: LEED certification for city staff (*attachments*) – Approve

SBCCOG staff Jake Romoff presented a proposed LEED certification and accreditation pilot program funded through a \$30,000 grant from SoCalREN to support training and exam fees for up to 30 South Bay city staff members (ca. 2/city) seeking LEED Green Associate and Accredited Professional credentials. Mr. Romoff explained that the program would provide participants with four live two-hour training sessions, one year of unlimited access to an online training portal, and reimbursement for certification exam fees. He noted that the training would cover sustainable building design, construction, operations, maintenance, and neighborhood development topics, with rollout anticipated in Summer 2026. He recommended utilizing Green Building Education Services (GBES) Option 3 as the preferred training provider due to its combination of live instruction and flexible online access for multiple accreditation specializations.

MOTION by Board Member Monteiro, seconded by Board Member Butts, to **APPROVE** the LEED certification accreditation pilot program. No Abstentions, No Objections. **MOTION Passes**.

C. Homeless Services and Housing Issues

1. LACAHSa Update

a. Support for Paige Kaluderovic to fill upcoming vacant seat on LACAHSa Board - Approved

Ms. Bacharach stated that, prior to consideration of the Housing Trust membership item, staff was requesting Board endorsement of a candidate for the LACAHSa representative seat shared between the South Bay and Westside cities. Ms. Bacharach explained that current representative Beverly Hills Councilmember John Mirisch, had been advised by his City Attorney that he would be unable to seek reelection due to local term limit restrictions and would be leaving office at the end of June. Ms. Bacharach noted that Redondo Beach Councilmember Paige Kaluderovic, who has represented the South Bay region on ECHRA which deals with homelessness services, had expressed interest

in serving in the role. Ms. Bacharach stated that the SBCCOG Steering Committee reviewed the matter and recommended endorsement of Councilmember Kaluderovic due to her experience and familiarity with the issues and the regional governance structure. She further noted that the endorsement would be forwarded to the Westside Cities Council of Governments for consideration in the joint appointment process.

MOTION by Board Member Tarnay, seconded by Board Member Hicks, to **APPROVE** endorsement of Paige Kaluderovic for the LACAHS representative seat. No Abstentions, No Objections. **MOTION Passes.**

2. South Bay Regional Housing Trust (SBRHT) Update

a. Membership is 11 cities – ratify Trust Board of Directors’ members (attachment) – Approved

Ms. Bacharach explained that, pursuant to the Joint Powers Agreement (JPA), the SBCCOG Board is currently required to ratify the membership of the South Bay Regional Housing Trust Board. She noted that legislation is being pursued to modify this requirement in the future; however, until such changes occur, formal approval of the SBRHT Board by the SBCCOG Board remains necessary. Ms. Bacharach stated that the SBRHT Board would convene the following week and reviewed the proposed Board membership list, which included representatives and alternates from the 11 participating member cities, along with two housing experts nominated to serve on the Board by the City Managers. She further noted that the City of Lomita had recently designated Board Member Waite as its alternate representative, which was added to the final membership roster.

MOTION by Board Member Butts, seconded by Board Member Suarez, to **APPROVE** the South Bay Regional Housing Trust Board membership roster. No Abstentions, No Objections. **MOTION Passes.**

E. Land Use and Transportation Programs and Projects

1. RHNA Replacement memo to gubernatorial and legislative candidates (attachment) – Approved

Ms. Bacharach presented a proposed letter regarding RHNA reform and local control housing policy intended for gubernatorial and legislative candidates. Ms. Bacharach explained that a similar letter had previously been provided to gubernatorial candidate Katie Porter following a question posed to her regarding RHNA issues and local housing mandates at a forum. She stated that the SBCCOG Steering Committee discussed the importance of engaging state candidates regarding concerns that current RHNA policies and housing mandates are not effectively addressing local and regional housing realities. Ms. Bacharach referenced recent gubernatorial candidate discussions regarding housing production and noted the desire for local governments to provide additional perspective regarding implementation challenges faced by cities. Ms. Bacharach further explained that the Steering Committee reviewed both an original draft letter and an alternative revised version prepared with input from Cal Cities Executive Director Bill Higgins and his staff. She stated that the revised letter framed the issue as support for an “alternative RHNA” approach while maintaining support for housing production goals. Discussion occurred regarding potentially utilizing the more broadly framed version for public distribution and media outreach while providing candidates with a more detailed policy-focused version directly. Board Member Stegura suggested consideration of submitting the revised version as an op-ed or public commentary piece. Ms. Bacharach noted that the correspondence should reflect the position of the Board collectively and therefore should be signed by the chair.

MOTION by Board Member Quinn, seconded by Board Member Butts, to **APPROVE** the RHNA replacement letters for distribution to gubernatorial and legislative candidates. No Abstentions, No

Objections. **MOTION Passes.**

2.South Bay Regional Housing Trust (SBRHT) Update

b. SB 799 update (attachments)

Ms. Bacharach reported that Measure A funding administered through LACAHSAs would support both renter protection and homelessness services programs through the SBCCOG, while affordable housing production and preservation funding would be administered through the South Bay Regional Housing Trust. Ms. Bacharach introduced Kevin Umaña as the SBCCOG Sector Liaison to LACAHSAs and noted that his role would include providing updates regarding funding opportunities, program requirements, timelines, policy implementation support, and coordination between eligible jurisdictions and LACAHSAs. Mr. Umaña reported that the LACAHSAs Board met on April 15, 2026 and approved fiscal year program guidelines and advanced the agency's Social Bond financing process, which is intended to increase available affordable housing funding from approximately \$50 million to approximately \$240 million. He also reported that LACAHSAs approved more than \$100 million for 10 affordable housing projects countywide, including projects located within Harbor Gateway, and noted that additional projects would be considered at the next Board meeting. SBCCOG staff Ronson Chu provided updates regarding the upcoming May 6 quarterly city staff homelessness coordination meeting, which would include discussions regarding the FY 2026-2027 Measure A spending plan, emergency housing vouchers, permanent supportive housing updates, Department of Mental Health coordination efforts, and regional homelessness initiatives. Board Member Hicks asked whether the proposed Weingart Center project in Carson would prioritize homeless students from California State University Dominguez Hills. Mr. Chu explained that Project Homekey funding requirements prioritize individuals with high-acuity needs, including mental health or physical health conditions, which may limit student eligibility. He further noted that efforts were underway to prioritize homeless residents from Carson and ensure the project supports regional homelessness solutions rather than concentrating homelessness impacts within one community.

Ms. Bacharach shared information regarding SB 799 and ongoing efforts to amend the legislation to allow the Housing Trust to support workforce and moderate-income housing programs. She stated that Senator Allen's office continued discussions with legislative committee staff regarding the proposed amendments and emphasized the importance of regional support for workforce housing flexibility. Katrina Manning requested additional written background information regarding the legislation for presentation to the Hawthorne City Council due to concerns raised regarding misconceptions about eliminating low-income housing requirements. Discussion also occurred regarding the need for workforce housing options for teachers and other middle-income workers in the South Bay. Ms. Bacharach additionally reported that, due to short application timelines, SBCCOG submitted letters of support on behalf of the future Housing Trust for three LACAHSAs technical assistance proposals related to leveraging tax credits, naturally occurring affordable housing preservation, and workforce housing development planning, representing approximately \$700,000 in potential technical assistance resources for the region.

D.Senior Services

Mr. Chu reported that they are working on the agenda for the next meeting.

E. Land Use and Transportation Programs and Projects

2. REAP 2.0 Updates

a. Commercial Redevelopment to Housing

SBCCOG staff Jake Romoff reported on the Commercial Redevelopment Study, noting that the project is scheduled for completion at the end of June 2026. Mr. Romoff stated that the consultant team would present the final study findings at the May 28, 2026 SBCCOG Board meeting. He highlighted development of a GIS-based beta mapping tool that will allow South Bay jurisdictions to customize property search filters and identify underutilized or redevelopment opportunity sites based on selected criteria. Mr. Romoff further reported that staff are coordinating refinement meetings with participating cities and their Community Development Directors to review city-specific findings and redevelopment opportunities. He explained that the meetings are intended to evaluate local challenges and compare them against the study's fit and feasibility analysis so that future recommendations presented to City Councils can be tailored to each jurisdiction's unique development conditions and policy considerations.

b. Micromobility Hubs

3. Micromobility Programs and Projects

Mr. Romoff discussed the Mobility Hubs project and thanked elected officials for participating in recent discussions to analyze block groups within their respective cities. Mr. Romoff stated that local insight provided by city representatives contributed valuable context that was not available through data analysis alone and helped staff narrow the study focus to potential mobility hub locations within each jurisdiction. He noted that continued collaboration with cities remains important to ensure that local conditions and priorities are reflected in the project analysis. Mr. Romoff reported that the next phase of the project will include community engagement efforts with businesses, residents, and other users of the identified sites to better understand local mobility and service needs. He explained that the project team is working to ensure that mobility hub amenities and services are tailored to each community rather than applying a uniform regional model. Mr. Romoff further stated that Studio One Eleven will develop conceptual site designs as part of the planning effort. He emphasized that, because the project is a planning grant rather than an implementation program, the conceptual designs are being developed with flexible typologies that may be adapted and replicated at similar locations throughout the South Bay region. He noted that the project will continue through the summer and is anticipated to conclude later in the year, at which time staff will return to the Board with an additional presentation regarding project outcomes and recommendations.

4. South Bay Fiber Network

Mr. Romoff outlined the ongoing due diligence activities associated with the potential new ownership transition of the South Bay Fiber Network. Mr. Romoff stated that staff have conducted multiple site visits in cities including Gardena, Redondo Beach, and Palos Verdes Estates to evaluate existing network equipment, infrastructure conditions, and long-term broadband needs. He noted that staff are also reviewing emerging technology demands, including impacts related to artificial intelligence and regional data center activity, including a recently closed data center facility in Hawthorne. Mr. Romoff explained that staff continues to coordinate closely with city Information Technology Directors to better understand each city's broadband master plans, operational needs, and technical priorities. He stated that additional meetings with city IT staff were scheduled to gather further technical input and ensure that local concerns are incorporated into the evaluation process. Mr. Romoff further noted that the due diligence process is anticipated to lead to a proposed consent item before the Board in June 2026. He emphasized that staff intends to continue briefing city managers and IT personnel throughout the process to ensure member agencies remain informed and that city-specific operational and infrastructure needs are addressed prior to any transition approval.

F. General Assembly evaluation

1. Direction for next year

Ms. Bacharach invited Board comments regarding the recent SBCCOG General Assembly. Board Member Monteiro stated that he appreciated the new venue and felt the event successfully brought the South Bay cities together around a common theme. Board Member Suarez also complimented the venue, while Board Member Quinn praised the engaging panel-based discussion format and noted that the conversational style was more impactful than traditional presentations. Board members thanked staff for organizing the event and noted positive feedback regarding the networking opportunities and overall event quality. Mr. Leger presented a post-event overview, including photographs, attendance statistics, survey results, and attendee composition data. He reported that the event received 526 registrations and 376 attendees, with a 14.6% walk-in participation rate. He noted that survey feedback showed strong satisfaction ratings, with more than 90% of respondents rating the event four or five stars. Mr. Leger stated that the Mayor's Panel was identified as the most popular session, followed by the Kosmont panel, and that attendees generally preferred interactive panel discussions over lecture-style presentations. Additional feedback included requests for increased audience participation opportunities and improved parking communication at the venue. Mr. Leger also reviewed future topic suggestions received from attendees, including sustainability and climate, housing and homelessness, emergency management, resident engagement, and youth involvement. Ms. Bacharach noted that the Economic Development Directors would be meeting with Larry Kosmont to discuss South Bay branding concepts introduced during the General Assembly. Board Member Monteiro suggested including involvement of colleges and universities; Board Member Waller mentioned aerospace and airspace initiatives; Board Member Stegura recommended the startup ecosystem; and Board Member Palacios noted the Blue Economy development opportunities.

IX. UPCOMING EVENTS & ANNOUNCEMENTS

April 28 San Pedro Arts District Tour

Ms. Bacharach announced that the planned West Harbor Entertainment Complex Tour would be moved to May. She also noted that the SBCCOG would host a San Pedro Arts District tour led by executive directors from the local arts organizations, followed by an optional lunch discussion for attendees.

April 30 Inaugural Meeting of the South Bay Regional Housing Trust

Ms. Bacharach reminded Board members that all members were invited to attend the inaugural meeting of the South Bay Regional Housing Trust, regardless of whether they formally serve on the Trust Board.

May 5 Meeting with Assemblymember Tina McKinnor

Ms. Bacharach highlighted a meeting scheduled with Assemblymember Tina McKinnor regarding housing and RHNA-related concerns raised during the recent legislative briefing. Ms. Bacharach stated that Assemblymember McKinnor's staff had expressed her opposition to some of the SBCCOG's positions regarding RHNA and moderate-income housing issues, and she explained that the meeting was intended to further discuss and clarify the organization's concerns and seek the Assemblymembers' understanding and support. Ms. Bacharach encouraged elected officials to attend the meeting in support of the discussion.

May 21 SBCCOG Orientation for City Staff (*attachment*)

Ms. Bacharach reminded the Board of the upcoming SBCCOG Orientation for City Staff scheduled for May 21 at 3:00 p.m.

X. AGENCY REPORTS

NOTE: Oral reports will only be made to clarify or amplify written reports

- A. SCAG update (Erik Rodriguez)
 - 1. Regional Council (Mark Henderson, Mark Waronek, Drew Boyles) (*attachment*)
 - 2. Community, Economic, and Human Development (Mark Henderson, Drew Boyles, Mark Waronek)
 - 3. Transportation (Bill Uphoff, Asam Sheikh)
 - 4. Energy and Environment (Britt Huff)
- B. Metro Service Council (Don Szerlip) (*attachment*)
- C. League of California Cities & LA Division Legislative Committee (Britt Huff, Jeff Kiernan, Barry Waite) (*attachment*)
- D. South Bay Association of Chambers of Commerce (Barry Waite) (*attachment*)
- E. Area G Emergency Management (Brandy Villanueva) (*attachment*)
- F. County Department of Public Health (Alicia Chang) (*attachment*)
- G. California Association of Councils of Governments – CALCOG (Britt Huff)
- H. South Bay Workforce Investment Board (Chris Cagle)
- I. South Bay Aerospace Alliance (David Bradley/Rodney Tanaka)
- J. Baldwin Hills and Urban Watersheds Conservancy (Katrina Manning)
- K. Santa Monica Bay Restoration Commission (Dean Francois/ Zein Obagi)
- L. AQMD update (Aisha Reyes, Debra Ashby)

XI. RECESS TO CLOSED SESSION: EXECUTIVE DIRECTOR PERFORMANCE EVALUATION – PURSUANT TO GOV. CODE § 54957

There was no quorum for closed session.

XII. ADJOURNMENT

Chair Suarez ended the meeting at 7:41 pm until the next Board meeting on Thursday, May 28, 2026.
There was no quorum for Closed session.

Respectfully Submitted:
Natalie Champion
SBCCOG Staff