

South Bay Cities Council of Governments  
Thursday, September 28, 2006  
Manhattan Beach Police and Fire Facility

Chair Jim Aldinger called the meeting of the South Bay Cities Council of Governments to order at 7:24 p.m. In attendance were the following members:

Harold Williams, Carson  
Robert Pullen Miles, Lawndale  
Dwight Abbott, Palos Verdes Estates  
Don Szerlip, Redondo Beach  
Judy Mitchell, Rolling Hills Estates

Michael Keegan, Hermosa Beach  
Jim Aldinger, Manhattan Beach  
Steve Wolowicz, Rancho Palos Verdes  
Paul Nowatka, Torrance

Also in attendance were the following persons:

Merna Marshall, SBCCOG  
Ann Marie Wallace, League of Calif. Cities  
Diane Cameron, SBCCOG  
Claudette Moody, Deputy to Pam O'Connor  
Ron Ketcham, SCAQMD  
Geoff Dolan, Manhattan Beach City Manager  
Kathleen McCune, Metro-So. Bay Area Planning Team

Jacki Bacharach, SBCCOG  
Wally Siembab, SBCCOG  
Renee Berlin, MTA  
Michele Swanson, So. Bay Energy Savings  
Darin Chidsey, SCAG  
Craig Weingarten, citizen

**Flag Salute - led by Chair Aldinger**

**Motion to accept and file report of City Clerk of Manhattan Beach on Posting of the Agenda**

**MOTION** by Board Member Szerlip, seconded by Board Member Nowatka, to accept the posting of the meeting in the City of Manhattan Beach. No objection. So ordered.

**ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA – none**

**CONSENT CALENDAR**

**MOTION** by Board Member Mitchell seconded by Board Member Abbott, to approve the Consent Calendar as presented. No objection. So ordered.

**A. August Board Meeting Minutes**

**B. Bookkeeping Services Agreement with Suzanne Charles – Approve**

**Energy Center Projects Update**

Michelle Swanson:

- reviewed the SBESC's current projects, the calendar for the remainder of the year and upcoming media event, as outlined in the **Schedule of Events** (available on [www.sbesc.com](http://www.sbesc.com) website);
- distributed copies of the SBESC's new logo; and
- reported that the City of Laguna Niguel has inquired regarding the vendor miser.

Jacki Bacharach

- explained that Dian Grueneich, a member of the California Public Utilities Commission is very supportive of the idea that water, electricity and gas ought to be working together. She will attend the SBESC Press & Media Event to help us announce the addition of Water Conservation programs to enhance our energy savings of gas and electricity message;
- reviewed the *Talking Points for School Districts* for use by city officials in discussing the vendors/misers with school district contacts, noting that the SBESC would really like to work with school districts on energy savings; and

- reviewed the request to member cities to approve the resolution supporting the EE+ joint procurement program, which will show contractors that the cities are all in this together and encourage their interest in the programs, noting that, upon approval by the SBCCOG, she will forward the resolution to the city managers for placement on Council agendas.

**MOTION** by Board Member Wolowicz, seconded by Board Member Abbott, to approve the resolution. No objection. So ordered.

**PRESENTATION -- Mixed Use Center Study – Report Findings & Next Steps**

Jacki Bacharach explained that SCAG's Overall Work Program for the past three years included approximately \$300,000 in funding to SBCCOG for research on how the sub-region works. She reported that the team of Bill Fulton (land use authority) and Marlon Boarnet (Professor at UCI) have indicated their continued interest in this project because they believe that they are the only ones doing this type of study.

Wally Siembab, SBCCOG, presented the report findings and discussed next steps for the SBCCOG analysis, noting that the COG has crafted the study in order to benefit the South Bay. He explained:

- the South Bay will experience growth;
- old buildings will be replaced;
- whatever is built will be at higher density than presently;
- benefits of higher density, housing for service workers IF affordable;
- down-side: congestion is already bad.

Mr. Siembab explained the concept of the Smart Growth Model (compact, mixed use center, transit use center—if you put enough density there the residents will walk to their destinations) and the Suburban Grid—South Bay (7 mixed-use centers; over 30 arterials; over 200 1-mile corridors; over 400 arterial intersections; over 800 half mile square “neighborhoods” walking distance to some commercial district); pointed out that it is important to see if these building blocks can teach us to make the areafunction better; and noted that the study will include 1) what can be done immediately to improve the transportation “performance”; 2) in the short run—how can the South Bay continue to absorb growth; and 3) in the long run can we use the density as a strategy for reducing dependence on increasingly expensive gasoline?

Mr. Siembab also reviewed the Four-step Research Process—1) identify study-centers & corridors; 2) characterize those centers & corridors; 3) measure performance; and 4) explain performance in terms of characteristics; explained the plan to study two more corridors (Artesia and Gardena); develop guidelines for improving corridor and center performance based on research; raise funds to conduct a neighborhood vehicle demo—targeted to those who now drive to a center from ¼, ½ and up to 2 miles (candidates: El Segundo and Riviera Village); and that the next Board report will be April 2007 (regarding the Centers) and August 2007 (final). He suggested that dialogue take place regarding what is a successful mixed use center; what key issues ought to be in the guidelines; and how to broaden participation (perhaps inviting planning commissioners to Livable Communities Working Group (LCWG) so they will have information needed to make policy decisions).

Jacki Bacharach explained that the LCWG is trying to develop an ongoing list as to what kind of guidelines will actually help our cities and recommended that planning commissioners and others participate in order to help set the guidelines. She emphasized that it was hard to get funding for this study, noting that they have approached the situation asking “what higher density it doesn't work”.

Board Members discussed the need for recommendations to the respective cities/regions; the need to absorb more traffic locally in order to prevent congestion regionally; and the fact that intersections are dominated by service to automobiles; and the possibility of having the presentations taped on DVD in order that they can be distributed by Councilmembers and used for other presentations.

Board Member Aldinger noted that if 6-1/2 million are going to move here in the next 15 years, there need to be places for them to live and said it is incumbent on the COG to look at the options and plan for the influx—otherwise it will be chaotic and disorganized—and tying it in with transportation and jobs is difficult.

Board Member Mitchell explained that the City of Rolling Hills Estates has a mixed-use plan, noting that they are grappling with knowing the proper ratio of the various uses so that it works. She pointed out that the Riviera Village center wasn't planned that way—it just works.

Board Member Keegan agreed that having the data is important and explained that Hermosa Beach has increased office space square footage by lowering the parking ratio for commercial buildings during the day because the parking lots are empty during the day.

### **REPORTS FOR POSSIBLE ACTION**

#### **Legislative Committee Report**

Legislation upon which SBCCOG has a position—recommended action: **Receive and file.**

Jacki Bacharach explained that the governor has until Saturday to sign bills and reviewed the status of several bills (dead; new laws; bills to monitor with no position; bills with a SBCCOG position with a decision to be made by Governor soon).

#### **Legislative Priorities Update**

Board Member Mitchell explained the request to re-consider the COG's current "No Position" on Proposition 88 –Education Funding, a Real Property Parcel Tax Initiative Constitutional Amendment and Statute—reviewed the details of the proposition, and noted the criticisms of the bill being that it creates a bureaucracy and the money doesn't necessarily come back to the school district where it is collected.

Board Member Nowatka said he requested the position of "No Position" come back to the COG for reconsideration, explaining his opposition to this aggressive tax of \$50 per parcel which chips away at Proposition 13 and creates a whole new bureaucracy—and is opposed by the PTA.

**MOTION** by Board Member Nowatka, to change from "No Position" to "Oppose." Seconded by Board Wolowicz for purposes of discussion.

Board Member Mitchell explained the League's "No Position" on the bill, noting their concern with it affecting cities and local jurisdictions ability to enact parcel taxes. She noted that the bill is supported by State Superintendent of Schools Jack O'Connell.

Board Member Abbott expressed opposition to the bill, noting that it is a "forever tax"; there is no assurance that the money would come back to the South Bay; and while he will personally be voting NO on the measure, but he doesn't feel comfortable voting NO on behalf of his city.

Board Member Wolowicz agreed that there is a great deal of merit for taking a position of opposition, including the impact on local school districts' ability to raise funds, and expressed concern about the fact that these things have been done in the local areas and are in the grasp of the local residents who are most affected.

Board Member Nowatka argued that the lottery didn't help the schools like it was supposed to and this won't either.

Board Member Williams recommended staying with the "No Position", as did the League of California Cities, noting that his city is very pro-education and he would rather leave it to the local jurisdiction to handle it.

Board Member Mitchell noted that she could support a position of "oppose" because the problem with the propositions is they end up with constitutional provisions that are very difficult to change.

Board Member Szerlip said Redondo Beach has not taken a position on this bill; agreed that this is bad legislation; but expressed concern that this may not be a COG issue.

**SUBSTITUTE MOTION** by Board Member Szerlip, seconded by Board Member Aldinger; to continue the “No Position” position.

Ayes: 6 Board Members

Nays: 3 Board Members

**Substitute motion carried.**

AB 2015 - AQMD Board Composition Change Update

Chairman Aldinger said the subcommittee has met and is developing their strategy for next year; Assemblyman Lieu has indicated a desire to carry the bill next year; and anyone who would like to help making calls should contact Jacki Bacharach.

Jacki Bacharach reported that Assemblyman Lieu will speak at the October meeting and Assemblymember Jenny Oropeza and the newly elected legislators are being invited to the November meeting, which follows the election.

**Regional Housing Needs Assessment (RHNA)**

Board Member Nowatka, who sits on a special subcommittee on RHNA, provided an update, on the meeting held earlier today. He reported that SCAG has developed numbers that the RHNA housing needs as 81,144 units per year, noting that while they are not official RHNA numbers, until the State gives their numbers we won't be able to go forward. He added that legislation to enact RHNA's pilot program will be introduced in December and is hoped to become law early in the session.

Board Member Nowatka said the committee dealt with the issue of farm worker housing, housing costs, house-to-jobs ratio and development of policy; the State has made it clear that they want cities to have the formulas bring more housing to where the jobs already exist; and a great deal of discussion took place regarding the “ideal vacancy rate” of 3% and, at the end of the discussion, the concept was voted down and will not be going forward as a recommendation. He explained that if the region accepts delegation, then the dividing of the numbers will be decided by the COG.

Jacki Bacharach explained “delegation”, noting that SCAG initially wanted the COG to take delegation but the South Bay planning directors found no benefit for the COG to take delegation, noting that it concentrates and disagreements locally; there is no money; the COG would have to comply with SCAG's timeline and SCAG will not indemnify the subregions and therefore, the COG would be responsible for any lawsuits that may arise. She explained that SCAG distributed a contract for each of the sub-regions; that 5 subregions indicated that they were thinking about it but no subregions said they were seriously going to do it.

Darrin Chidsey from SCAG added that the 2158 factors will be considered for each city at the November 9<sup>th</sup> workshop, with the idea to get people who know what's going on (staff) and what factors are in play to facilitate discussion.

Board Chair Aldinger argued that if the COG does not take delegation, then cities will have to go to SCAG to change their numbers and sue them if they don't agree with their number. He added that he sees positives to taking delegation, noting that there is no real money to do RHNA and the issue of whether or not to do delegation has two sides.

Board Member Szerlip said it sounds like SCAG is trying to give the liability to cities that is rightfully theirs.

Jacki Bacharach pointed out that if the COG does not take delegation and some cities don't agree with SCAG's numbers, the cities can informally get together and work out the numbers and the SBCCOG could facilitate that without formally taking on the liability.

Board Member Nowatka pointed out that local land use policies, moratoriums, voter approved limits on building and growth are irrelevant to developing the numbers and a city can't legislate internally to avoid this.

Board Nowatka said the purpose of RHNA is to provide low-income housing.

Board Member Abbott said that, fundamentally, SCAG has limited staffing and time and argued that many cities' numbers are going to be wrong—with everyone in the same boat together.

**BOARD MEMBER ANNOUNCEMENTS**

None.

**AGENCY REPORTS (8:25 pm)**

League of California Cities (Ann Marie Wallace)

Ann Marie announced;

- the LA Division is having “last call” AB 1234 training and distributed a flyer regarding training;
- distributed discussion notes from a meeting in San Diego entitled “Coastal Cities Discussion”, which will be presented to the full League Board of Directors for discussion regarding what the next steps might be.
- the next meeting of the League will be Tuesday, October 24<sup>th</sup>—a special date to coincide with a golf classic; and future meetings will be at the LA Mart in downtown Los Angeles;
- the Governor has until midnight Saturday to sign or veto bills and while we are waiting to hear on the group homes bill, it is expected that the telecom will be signed.

Los Angeles County Metropolitan Transportation Authority (Pam O'Connor/Claudette Moody)

Claudette Moody reported on behalf of Pam O'Connor, noting:

- Pam enjoyed the Green Line tour and would like to work with the cities on the future action;
- Board meeting today was very short; little discussion; motion regarding additional funds in state budget for municipal operators to get a report in order to get it programmed this fiscal year;
- Factual information report to city engineers (IWG) on the bond measure; means about \$5 billion in transportation; after November election the Metro Board will start work on the Long Range Transportation Plan;
- The City of Santa Monica will host an alternative car and transportation expo December 9-10, the second weekend of the Los Angeles Car Exhibit at the Convention Center.

South Coast Air Quality Management District (Ron Ketcham)

Ron Ketcham reported:

- on an opportunity for funding for replacement heavy duty trucks;
- the Air Quality Management Plan update draft will be released next week
- workshops will be held in all 4 counties regarding the Plan; and
- invited elected officials to attend the Clean Air Award, which is presented every year.

SCAG & Committees (Darin Chidsey) – no further report.

Jacki Bacharach said the cooperative agreement will be signed soon; Bill Fulton's contract will be approved; and the Goods Movement RFP is being circulated and will be awarded in October.

Transportation and Communication (Don Szerlip, Jim Aldinger)

Board Member Aldinger reported on a MagLev presentation.

Jacki Bacharach said they are now looking at MagLev for goods movement—an interesting air quality management plan.

South Bay Cities City Managers' Association (Geoff Dolan)

Geoff Dolan reported that the City Managers' National Conference will be held in San Antonio and the next meeting of the City Managers will be held in Rancho Palos Verdes at the Interpretive Center.

**SBCCOG UPDATE AND COMMITTEE REPORTS – Jacki Bacharach**

Jacki reported:

- 35 people attended the Green Line tour—focusing on the proposed alignment from the end at Marine Avenue to 190<sup>th</sup> Street. She said the MTA is using a report from 1990, which shows different land uses than currently in place; alignment problems that don't work today; and before further discussions take place she is going to meet with the engineers to try to develop consensus on an alignment so that we can advocate this extension being in the MTA long-range plan. She noted that there were people from many governmental offices present and now it is up to us to make it happen if we want to.
- Jacki reported that Kathleen Jackson has been developing a list of transportation needs projects; has met with nearly every city and is getting ready for the Call for Projects for the MTA; projects for CALTRANS to apply for Call for Projects; Wish List projects; and projects the cities are no longer interested in; with the complete list grouped by corridor, and funding that can be applied for.
- the General Assembly will be held on March 8<sup>th</sup>, 9 am to 2 pm; and the Steering Committee has narrowed the choice to three topics: *transportation, traffic and congestion* - money and performance. The second is: *Sharing public facilities with school districts*. And the third would be *senior issues*.

Board Member Aldinger reported that the Mobility 21 Coalition will hold annual transportation summit in October focusing on State Transportation Infrastructure Funding—and what can we do locally with money from the state.

Board Member Abbott noted that transportation is a topic of very wide interest but sharing public facilities and senior issues will not have the draw of transportation.

**UPCOMING EVENTS & ANNOUNCEMENTS**

November 8: PUC Commissioner Dian Grueneich @ SBESC – Media Event  
re: Partnership with West Basin Municipal Water District

November 9 SCAG Compass Blueprint/RHNA Workshop – 8 am to 12:30 (focus is on staff)

**October 26: Lynn Jacobs, Director, State Housing & Community Development**

**Ted Lieu, Assemblyman**

**November 16: Geraldine Knatz, Executive Director, Port of Los Angeles**

**December: Happy Holidays – No Meeting!**

**Save Thursday, March 8, 2007 - 8<sup>th</sup> Annual General Assembly in Carson**

There being no further business, the meeting was adjourned at 9:24 p.m.

Respectfully submitted,

Merna Marshall  
Secretary