



X: Inactive (missed last 3 regular meetings in a row)
Inactive Membership is automatically re-instated by attending a meeting

SBCCOG BOARD MEETINGS: ATTENDANCE 2023

City	April - 23	May - 23	June - 23	July - 23	August - 23	September - 23	October - 23	November - 23
Carson	Hicks	Hicks	Hicks	Hicks	Hicks	Hicks	Hicks	
El Segundo	Pimentel		Boyles Pimentel (alt)			Giroux Pimentel <i>(virtual/non-voting)</i>		
Gardena	Tanaka	Tanaka	Tanaka	Tanaka	Tanaka	Tanaka	Tanaka	
Hawthorne	Monteiro	Monteiro	Monteiro (AB 2449-1)	Monteiro Manning(alt)	Manning	Monteiro Manning(alt)	Monteiro	
Hermosa Beach	Massey	Jackson	Massey	Massey	Massey		Massey	
Inglewood	Butts		Butts Faulk (alt)		Faulk <i>(virtual/non-voting)</i>	Faulk		
Lawndale	Suarez	Suarez	Suarez	Cuevas	Cuevas	Suarez		
Lomita	Waite		Waite	Waite	Waite	Waite	Waite	
Los Angeles			X	McOsker				
Manhattan Beach	Lesser	Lesser	Lesser	Lesser	Lesser		Lesser	
Palos Verdes Estates	Lozzi		Lozzi				Lozzi	
Rancho Palos Verdes		Cruikshank	Cruikshank	Cruikshank	Cruikshank	Alegria (AB 2449-1)	Cruikshank	
Redondo Beach	Obagi	Obagi	Obagi	Behrendt	Obagi	Obagi	Obagi	
Rolling Hills	Dieringer	Wilson Dieringer (alt)	Wilson	Wilson Dieringer (alt)	Wilson		Wilson Dieringer (alt)	
Rolling Hills Estates	Stegura Huff (alt)	Stegura Huff (alt)	Stegura (AB 2449-1) Huff (alt)	Stegura	Huff	Stegura Huff (alt)	Stegura	
Torrance	Kaji		Mattucci	Kaji	Mattucci	Mattucci	Mattucci	
County of Los Angeles-2nd District	Ruiz-Delgado	Ruiz-Delgado		Ruiz-Delgado	Ruiz-Delgado	Ruiz-Delgado	Ruiz-Delgado	
County of Los Angeles- 4th District	LaMarque	LaMarque	Hahn LaMarque (alt)		LaMarque	LaMarque		
Number of Active Members	18	18	17	18	18	18	18	
Quorum Required (50% +1)	10	10	9	10	10	10	10	
Number of Members Attending	16	12	16	14	14	13	13	

For informational purposes:										
Number of members present	10	11	12	13	14	15	16	17	18	14
Number of affirmative votes required for action	6	7	7	8	8	9	9	10	10	10

**SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
BOARD OF DIRECTORS' MEETING MINUTES
THURSDAY, OCTOBER 26, 2023
HELD VIRTUALLY VIA ZOOM & IN-PERSON AT THE SBCCOG OFFICE
2355 CRENSHAW BLVD. SUITE 125, TORRANCE, CA 90501
(RECORDING AVAILABLE ONLINE: <https://youtu.be/0de37r8WaL0?si=NRUHycBKd4NJK2IX>)**

I. CALL TO ORDER

Chair Cedric Hicks of Carson called the SBCCOG Board of Directors meeting to order at 6:03 pm.

II. VERIFY QUORUM AND VOTES NEEDED FOR ACTION

In attendance were the following voting elected officials:

Cedric Hicks, Carson	Victoria Lozzi, Palos Verdes Estates
Rodney Tanaka, Gardena	John Cruikshank, Rancho Palos Verdes
Alexandre Monteiro, Hawthorne	Zein Obagi, Redondo Beach
Justin Massey, Hermosa Beach	Patrick Wilson, Rolling Hills
Alfonso Ruiz-Delgado, LA County D2	Debby Stegura, Rolling Hills Estates
Barry Waite, Lomita (6:49 pm)	Aurelio Mattucci, Torrance
David Lesser, Manhattan Beach	

Also in attendance were the following non-voting elected officials:

Bea Dieringer, Rolling Hills

Also, in attendance were the following persons:

Erik Rodriguez, SCAG	G.P "Jeep" Suddeth, Redondo Beach resident
Grace Peng, LWV Beach Cities and LA County	Holly Osborne, Redondo Beach resident
Hayden Begley, Metro	Makina Alexander, Carson
Jose Ubaldo, Metro	Matthew Lawrence, Torrance resident
Lilian De Loza-Gutierrez, Metro	Niki Negrete-Mitchell, Redondo Beach Quality of Life
Mark Dierking, Metro	Ray Hollar, Lawndale resident
Stephanie Wiggins, Metro	Colleen Farrell, SBCCOG
Jeff Kiernan, League of California Cities	David Leger, SBCCOG
Jonathan Pacheco Bell, CPPURP	Jacki Bacharach, SBCCOG
Kevin Mitchell, Redondo Beach Quality of Life	Karen Kanda, SBCCOG volunteer
Stephan Sawyer, Charter Communications	Kim Fuentes, SBCCOG
Suja Lowenthal, Hermosa Beach	Lara Gerges, SBCCOG
Allen Natian, South Bay resident	Michael Jenkins, SBCCOG Legal Counsel
Brianna Egan, South Bay resident	Mike Bohlke, Metro Board Member Consultant
Chelsea Schreiber, Lawndale resident	Natalie Champion, SBCCOG
Colleen Villegas, South Bay resident	Ronson Chu, SBCCOG
David Mach, Torrance Transit	Talia Perluss, SBCCOG
	Wally Siembab, SBCCOG

IV. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA

There were no changes to the agenda.

V.COMMENTS FROM THE PUBLIC

Holly Osborne commented on the Green Line extension and displayed a map detailing the proximity of the proposed project to residential areas and discussed the impacts on homeowners. Brianna Egen discussed improving transit in the South Bay, she noted the park and ride at the C Line stations, the LAX Airport Metro Connector opening in 2024, and Metro plans to extend the K Line to the North to mid-city (D Line) and Hollywood (B Line). Matthew Lawrence provided public comment on the Metro right-of-way in Lawndale and emphasized supporting such transit projects to serve the needs of transit users. Ray Hollar, Lawndale resident, talked about the Green Line Extension, an increase in ridership, and \$400 million in unaccounted labor costs. Chelsea Schreiber, Lawndale resident, expressed concerns about how Metro engages with residents and encouraged more dialogue between Metro and the community. Niki Negrete-Mitchell, Redondo Beach Quality of Life, cited the 2002 South Bay Rail Studies which highlight rerouting of freight trains in the Harbor Subdivision ROW, including a linear parkway and greenbelt bike path as an option. She noted that Metro, the Board of Directors and City of Redondo Beach are working to find funding for this project. Kevin Mitchell, Redondo resident, discussed the threat Metro made to residential property

and shared that a police report was filed for the property damage. Collen Villegas, South Bay Resident, stated that the Hawthorne Blvd alignment for the Metro C-Line will increase ridership and revenue, while preserving neighborhoods and green space. Allen Natian expressed support for the Metro C-Line extension along the Metro-owned right-of-way as it will reduce traffic. Full comments are accessible here: <https://youtu.be/0de37r8WaL0?si=NRUHycBKd4NJk2IX>

VI. CONSENT CALENDAR

- A. September 28, 2023 minutes (*attachment*) – **Approved**
NOTE: August Board minutes were corrected for attendance
- B. Financial Consulting Services (*attachment*) – **Approved subject to legal review**
- C. Metro Express Lane Contract Extension (*attachment*) (*funding to the SBCCOG*)- \$48,000 for 1 year – **Approved**
NOTE: This time critical contract received too late for Steering Committee review
- D. Legislative Matrix (*attachment*) – **Received and Filed**
- E. SBCCOG Monthly Reports – **Received and Filed**
 - 1. Client Aid Report (*attachment*)
 - 2. City Attendance at SBCCOG meetings (*attachment*)
 - 3. Media Report (*attachment*)

MOTION by Board Member Cruikshank, seconded by Board Member Tanaka, to **APPROVE** the consent calendar. Abstention from Board Member Lesser for the minutes as he was not present at the September Board meeting. No Objections. **MOTION** Passes.

VII. PRESENTATIONS

1. Metro Updates - Stephanie Wiggins, CEO

Stephanie Wiggins, Metro CEO, mentioned that this is her first time presenting at the SBCCOG and shared how Metro is recovering from the impacts of the COVID-19 pandemic. Ms. Wiggins cited the Metro ridership increase and emphasized the nearly 940,000 average weekday ridership. Additionally, Ms. Wiggins highlighted the pilot GoPass and LIFE Program both part of Metro's intentional strategies to improve safety, make transit more accessible and responsive to the needs of riders. Ms. Wiggins discussed the multilayered approach to system security, customer service and outreach and how this data driven approach helps Metro identify areas of the system where overall crime is happening on the rail and busway lines. She noted that data collected from the Transit Watch applications show fewer issues with homelessness, smoking and other activities on Metro. Moreover, Ms. Wiggins discussed the Metro Ambassadors, as part of the 2023 Customer Experience Plan, and their role in assisting riders with safety and with homeless outreach and access services. Ms. Wiggins noted the South Bay projects including the I-105 ExpressLanes, Vermont Transit Corridor, I-110 ExpressLanes Extension to I-405/I-110 Interchange, C (Green Line) Extension to Torrance and the I-405 South Bay Curve Improvements. She detailed the \$62.1 million local return from R, M, A and C to South Bay Cities and the importance of partnering with local transit including Beach Cities Transit, Carson Transit, PVPTA Transit Authority, Torrance Transit and Gardena Trans. Additionally, Ms. Wiggins shared that as of today, the I-110 Net Toll revenue grants Round 3 total \$36 million awarded to 9 projects. She stated that LAX is the 5th busiest airport in the world and that the LAX/Metro Transit Center will create a direct ride to the airport. She also expressed the importance of listening to stakeholders to ensure all voices are heard before making a recommendation to the Metro Board. Ms. Wiggins elaborated on the mobility concept plan for the Car-Free 2028 Olympic and Paralympic Games, where spectators can only access the games via supplemental bus systems, mobility hubs and bus only lanes and light rail. She noted the recent pilot special buses for the Taylor Swift Eras Tour as a practice run for the Olympic Games. The presentation is accessible here: https://southbaycities.org/wp-content/uploads/2022/12/PRESENTATION_1026-SBCCOG-Meeting-presentation-FINAL-DRAFT-w-sw-edits.pdf. Board Members asked a variety of questions/comments: Board Member Monteiro of Hawthorne mentioned that the City of Hawthorne sent a letter to Metro in support of the Hawthorne Blvd. alignment. Board Member Obagi of Redondo Beach noted that the Redondo Transit Center is mostly vacant and shared the economic opportunity down Hawthorne Boulevard and asked what the SBCCOG could do to help Metro get the funds to build a better alternative. Ms. Wiggins recommended competitive grants at the Federal and State level and shared that having an environmental impact document is helpful to make those alternatives more attractive. Board Member Mattucci of Torrance expressed concern with Metro being a bully agency, discussed the issues of trash, safety and homeless encampments on Metro transit and the negative effects on ridership and his position on advocating for a no-build option.

2. 3rd Quarter Progress Report for Public Agency Recognition Program – Talia Perluss, SBCCOG Staff

Ms. Perluss presented an overview of the South Bay Energy and Climate Recognition Program and noted that the status of the COG cities as follows: Carson and Hawthorne with Gold status; Rolling Hills Estates, Manhattan Beach, El Segundo, Torrance, Gardena, Hermosa Beach with Silver status; Rancho Palos Verdes and Redondo Beach with Bronze status; Lomita, Inglewood, Rolling Hills and Lawndale in progress. Ms. Perluss shared potential 4th quarter activities including updating the Climate Action Plan (CAP) or Greenhouse Inventory and the Energy Savings focus of the Energy Efficiency Project. Lastly, Ms. Perluss invited the Board to the South Bay Energy and Climate Recognition Program Award Ceremony on December 6 from 11 am to 1 pm at the Carson Community Center. She mentioned that the Executive Director from Climate Resolve Jonathan Parfrey will be the keynote speaker. Presentation accessible here: https://southbaycities.org/wp-content/uploads/2022/12/PRESENTATION_Energy-Climate-Recognition-Program-10_26_23-.pdf

VIII. SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATES

A. Housing Trust Joint Powers Authority document (*attachment*)

SBCCOG Legal Counsel Mike Jenkins provided a recap on the “Nuts & Bolts of Activating the South Bay Housing Trust” Forum. He also discussed the Joint Powers Agreement (JPA) for creating a Housing Trust and mentioned that there is no minimum number of cities required aside from what's legally required under California law, which is at least two members. The agreement does not authorize the Housing Trust to regulate land use within any member city or impose levying tax assessments or anything requiring inclusionary zoning ordinances as conditions for financing projects without the support of the Housing Trust JPA governing body. Ms. Bacharach informed the Board that the SBCCOG has requested funding from SCAG for a consultant to do a stakeholder assessment to determine the potential of a Housing Trust, the Trust's Board makeup, fees and the administrative structure of the Trust which has been approved with the funds available early 2024. Additionally, Mr. Jenkins discussed how the San Gabriel Valley Regional Housing and the Orange County Housing Finance Trust have been successful in using funds from their respective Trusts to support the creation of affordable ADUs by using the Trust to subsidize loans for the construction of affordable housing. He noted that the Housing Trust JPA document was reviewed by City Managers to identify best practices tailored to the SBCCOG. Mr. Jenkins cited that Section 3 lists the powers of the Housing Trust, with the purpose to help create a private/public partnership in the subsidizing of affordable housing via financing and serves as an additional source of funding for cities' housing developments. Board Member Obagi of Redondo Beach inquired about state requirements for approval on housing developments with Mr. Jenkins sharing that the Housing Trust cannot supersede city zoning and projects will only be considered for funding after the city has approved them. Rolling Hills Board Member Bea Dieringer asked about including a catch all limitation that denotes that the Trust could not impose any other limitations or restrictions on the powers of any party to the agreement, except as agreed to by that party as provided in the agreement. Mr. Jenkins concurred with including a catch all limitation in Section 8 of the JPA document. Moreover, Mr. Jenkins discussed how the City Managers advised that the Trust's governing board have one elected official from each member city, with two-year terms. Mr. Jenkins emphasized that the major concern is the funding mechanism for the Housing Trust and managing and staffing the Trust, which will require hiring staff and contractors with housing expertise around financing affordable housing projects. Mr. Jenkins shared that the agreement presents a few options for creation of a fee mechanism ranging from \$7,500 to \$35,000 depending on the population of the city; an option of no fee until the Trust's Board determines otherwise and a proportionate fee based on the city's population plus base fee. Manhattan Beach Board Member Lesser inquired about costs and Ms. Bacharach said that the structure for the Trust must come first but determining a viable amount that will cover start-up costs must be determined to understand what the assessment might need to be. Ms. Bacharach also mentioned that minimally \$300,000 for administrative and staffing fees seems to be in the range, but that it would take millions to leverage housing projects in a meaningful way to proceed with shovel ready projects. Hawthorne Board Member Monteiro highlighted that the potential fees associated with the JPA Trust may be challenging to pass, in addition to concerns about purchasing land to build affordable housing and even determining which cities will build affordable housing. Ms. Bacharach reminded the Board that REAP 2 will provide more information. Wally Siembab asked how success is defined, specifically analyzing how much of the housing would be rental versus for ownership, especially in lieu of the debate in the housing policy arena around creating a generation of tenants who do not have the chance to own anything. SBCCOG Project Manager David Leger mentioned that housing development can reflect the cities and regional housing needs. Hermosa Beach Board Member Massey expressed the need for regional control around where affordable housing can go and the ongoing funding needed for housing land value recapture in order to determine where the city builds housing on a regional basis. LA County Board Member Ruiz-Delgado mentioned the Trust is important for the Second Supervisorial District and that this would be a great option to support. Chair Hicks asked Mr. Jenkins if approval moves forward, would it be in name only, with Mr. Jenkins responding that it would be a legal JPA entity. Manhattan Beach Board Member Lesser asked Ms. Bacharach to reshare the questions distributed to the Board, available here: https://southbaycities.org/wp-content/uploads/2023/09/PRESENTATION_Housing-trust-formation-Questions-for-SGV-Gateway-colleagues.pdf and the recording from the Forum, available here:

<https://youtu.be/iPBaU9Cze6w>. Ms. Bacharach shared that Board members should send additional questions to her and reiterated REAP 2 will provide an analysis, business plan and identify a viable cost per city.

B. Final report summary by Wally Siembab of ADU and Commercial Redevelopment Studies

Tabled. The reports can be found at <https://southbaycities.org/programs/housing/>

C. Homeless Services

SBCCOG Project Manager Ronson Chu discussed the City Selection Committee meeting for the Blue Ribbon Commission and highlighted the 7 recommendations, notably the Executive Level Action Team. The Team is composed of 2 members of the Board of Supervisors, the Mayor of the City of Los Angeles, the President of the City of Los Angeles City Council, 4 city members and a representative appointed by the Governor. Mr. Chu noted that cities are not represented on any of the governing bodies (LAHSA Commission, COC Board CES Policy Council) and stated that Redondo Beach is well qualified to be a part of Blue Ribbon Commission. Mr. Chu cited that from 2020-2022, Redondo Beach reduced its homeless count by 40 percent and its successful homeless programs, including Homeless Court, Pallet Shelter, its housing authority, Project Homekey Site and Alternative Crisis Response program. The next meeting for the City Selection Committee to choose the representative that would be for the South Bay is on November 9th at 11 am and Ms. Bacharach encouraged Board Members to come out to support Redondo Beach Councilmember Kaluderovic. Mr. Chu also mentioned a letter submitted to State Senator Steven Bradford thanking him for passing legislation that would allow renter payments to be reported to establish a credit rating. Ms. Bacharach mentioned that Measure H is expiring in 2027 and the United Way Ballot measure is onerous as currently written to extend Measure H. Jeff Kiernan from the League of CA Cities shared that the City of LA would receive 60 percent of local return money with 40 percent to other cities determined based on a formula that the Board of Supervisors will draft. Ms. Bacharach mentioned this issue was time sensitive and recommended the Board consider sending in comments and oppose the current version asap.

MOTION by Board Member Monteiro, seconded by Board Member Obagi, to **ADD** an action item to the agenda. Abstention from Board Member Ruiz-Delgado. No Objections. **MOTION** Passes.

MOTION by Board Member Obagi, seconded by Board Member Waite to **OPPOSE** the current draft of the Affordable Housing, Homelessness Solutions and Prevention Now Transactions and Use Tax Ordinance. Abstention from Board Member Ruiz-Delgado. No Objections. **MOTION** Passes.

D. Transportation Reports

No update provided.

E. Local Travel Network

Ms. Bacharach invited those in attendance, especially Board Members, to join the ribbon cutting on Thursday, November 2 at 3:00 pm at El Segundo City Hall.

F. SBESC projects and programs

South Bay Environmental Services Center Report (attachment)

SBCCOG Deputy Director Kim Fuentes shared that the SBESC has been working with LA County for energy efficiency funding over the course of the next 8 years will receive a minimum funding allotment of \$300,000 per year or \$2.8 million to approximately \$3.7 million over the next 8 years. This will allow the SBCCOG to do energy efficiency projects for all the South Bay cities, with the added opportunity to do pilot programs. The SBCCOG is working with cities to determine priority energy efficiency projects. Hermosa Beach Board Member Massey inquired about incandescent bulbs and LED replacements and whether there is a tracking mechanism to verify reduction in per capita energy use. Ms. Fuentes noted that during the SBESC greenhouse gas inventory assessments, that staff reviews municipal emissions overall and that results on these findings will be presented to the Board. She also mentioned that SBCCOG staff is doing facility equipment inventory and noting the amount of lighting improvements that need to be done, since cities are not doing huge improvements to their city facilities. Specifically, Ms. Fuentes cited a lot of freon-based HVAC systems are hard to replace and impact the ability to cool city facilities.

G. Other – Clarification re: Employee Manual

Ms. Fuentes discussed the correction to the Employee Manual, specifically a sentence stating employees can accrue no more than 120 hours of sick leave on an annual basis. Ms. Fuentes shared that the manual has now removed the words “per year” which is consistent with the board approval vote on the employee manual.

IX. UPCOMING EVENTS & ANNOUNCEMENTS

Ms. Bacharach welcomed Erik Rodriguez of SCAG to discuss the federal and state required outreach for Connect SoCal, the regional transportation plan update. The Connect SoCal Elected Official Briefing will be on Thursday, November 16, 2023, at 5:00pm prior to the SBCCOG Board Meeting. SCAG Chief Operating Officer, Darin Chidsey, will discuss the region's long-range 2024 Regional Transportation Plan/Sustainable Communities Strategy Plan, which outlines a vision for a more resilient and equitable future with policies and strategies for achieving the region's shared goals through 2050. Following the presentation, elected officials will have an opportunity to ask questions about projects in the county and provide feedback on the Draft 2024 Connect SoCal Plan.

Rolling Hills Board Member Bea Dieringer shared that the League of CA Cities opposes the Zero Bail Initiative and that 19 cities have joined a lawsuit against the initiative and have filed an injunction against the measure, citing its impact on public safety.

X. AGENCY REPORTS

Oral reports will only be made to clarify or amplify written attachments. All reports that were submitted or handed out are available here: <https://southbaycities.org/event/board-of-directors-meeting-91/>

- A. League of California Cities & LA Division Legislative Committee (Britt Huff, Bea Dieringer & Jeff Kiernan) (*attachment*)
- B. AQMD update (Brandee Keith, Sr. Public Affairs Specialist, AQMD) (*attachment*)
- C. SCAG Spotlight Update (Erik Rodriguez) (*attachment*)
 - i. Regional Council (Mark Henderson, Jim Gazeley & Drew Boyles) (*attachment*)
 - ii. Community, Economic, & Human Development (Mark Henderson, Drew Boyles, Frank Zerunyan & Mark Waronek)
 - iii. Transportation (James Gazeley, Bridgett Lewis)
 - iv. Energy & Environment Committee (Britt Huff) (*attachment*)
- D. County Department of Public Health information flyers (Alicia Chang) (*attachment*)
- E. Baldwin Hills and Urban Watersheds Conservancy (Katrina Manning)
- F. South Bay Workforce Investment Board (Chris Cagle) (*attachment*)
- G. Area G Emergency Management (Brandy Villanueva) (*attachment*)
- H. Santa Monica Bay Restoration Commission (Dean Francois/Eric Alegria)
- I. Metro Service Council (Don Szerlip/David Mach) (*attachment*)
- J. South Bay Association of Chambers of Commerce (Eric Alegria)
- K. South Bay Aerospace Alliance (Bill Uphoff/Rodney Tanaka)
- L. California Association of Councils of Governments - CALCOG (Britt Huff) (*attachment*)

XI. ADJOURNMENT

Chair Hicks adjourned at 8:29 pm until the next board meeting on Thursday, November 16, 2023, at 6:00 pm.

Respectfully Submitted:
Natalie Champion, SBCCOG Staff