AGENDA
REGULAR CITY COUNCIL MEETING
COUNCIL CHAMBERS
5000 CLARK AVENUE
LAKEWOOD, CALIFORNIA

March 26, 2013

RECEPTION: “Lakewood Celebrates . . .” 6:00 p.m.

CALL TO ORDER 7:30 p.m.

INVOCATION: Monsignor Joseph Greeley, St. Pancratius Church

PLEDGE OF ALLEGIANCE: Cub Scout Pack 247

ROLL CALL: Mayor Diane DuBois
Vice Mayor Steve Croft
Council Member Ron Piazza
Council Member Todd Rogers
Council Member Jeff Wood

CITY COUNCIL ANNUAL REORGANIZATION
1. Administration of the Oath of Office to Council Members
2. Election of the Mayor and Vice Mayor

ANNOUNCEMENTS AND PRESENTATIONS:

ROUTINE ITEMS:
All items listed within this section of the agenda are considered to be routine and will be enacted by one motion without separate discussion. Any Member of Council may request an item be removed for individual discussion or further explanation. All items removed shall be considered immediately following action on the remaining items.

RI-1 Approval of Minutes of the Meeting held February 26 and March 12, 2013

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 Approval of Report of Monthly Investment Transactions

RI-5 Adoption of Resolution No. 2013-2; Approving Renewal of General Services Agreement with the County of Los Angeles

PUBLIC HEARINGS:
1.1 General Plan Annual Progress Report
LEGISLATION:
2.1 Adoption of Signature Resolutions
   a. Resolution No. 2013-3; Authorizing the City Treasurer to Deposit Funds for Safekeeping and Investment and Authorizing the Withdrawal of Funds from Depositories
   b. Resolution No. 2013-4; Authorizing the Use of the Facsimile Signature of the Mayor in the Execution of Public Securities and Instruments of Payment
   c. Resolution No. 2013-5; Authorizing the Use of the Facsimile Signature of the Vice Mayor in the Execution of Public Securities and Instruments of Payment

AGENDA
LAKEWOOD SUCCESSOR AGENCY
1. Approval of Register of Demands

AGENDA
LAKEWOOD HOUSING SUCCESSOR AGENCY
1. Approval of Register of Demands

ORAL COMMUNICATIONS:

ADJOURNMENT
Routine Items
Routine Item 1 – City Council Minutes

will be available prior to the meeting.
TO: The Honorable Mayor and City Council

SUBJECT: Report of Personnel Transactions

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<td>C. Separations</td>
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|                | **PART-TIME EMPLOYEES**              |          |                |
| A. Appointments | None                                 |          |                |
| B. Changes     | None                                 |          |                |
| C. Separations | None                                 |          |                |

Lisa Novotny
Assistant City Manager

Howard L. Chambers
City Manager
CITY OF LAKEWOOD  
FUND SUMMARY 2/21/2013

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 49085 through 49197. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

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| Subtotal: 464,775.19 |

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

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Date

City Manager

Attest

City Clerk

Director of Administrative Services
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CITY OF LAKEWOOD  
FUND SUMMARY 3/7/2013

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 49310 through 49446. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

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Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services
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**Totals:**

|                  | 152,421.97 | 19.57  | 152,402.40 |

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Page 4 of 4
CITY OF LAKEWOOD
FUND SUMMARY 3/14/2013

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 49447 through 49576. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

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**Totals:** 435,328.71 | 0.00 | 435,328.71
COUNCIL AGENDA  
March 26, 2013

TO: The Honorable Mayor and City Council

SUBJECT: Monthly Report of Investment Transactions

INTRODUCTION
In accordance with California Government Code Section 53607, the City Council has delegated to the City Treasurer the responsibility to invest or to reinvest funds, or to sell or exchange securities so purchased.

The California Government Code Section 53607 requires that, if such responsibility has been delegated, then the Treasurer “shall make a monthly report of those transactions to the legislative body.” In compliance with this requirement, the Monthly Report of Investment Transactions is being rendered to be received and filed.

STATEMENT OF MONTHLY ACTIVITY

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STAFF RECOMMENDATION
It is recommended that the City Council receive and file the Monthly Report of Investment Transactions rendered for the month of February 2013.

Diane Perkin  Howard L. Chambers
Director of Administrative Services  City Manager
RESOLUTION NO. 2013-2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKewood APPROVING THE AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR GENERAL SERVICES

THE CITY COUNCIL OF THE CITY OF LAKewood DOES RESOLVE AS FOLLOWS:

SECTION 1. That certain agreement entitled “General Services Agreement” dated July 1, 2013, by and between the City of Lakewood and the County of Los Angeles is hereby accepted and approved by the City Council of the City of Lakewood by and on behalf of the City of Lakewood.

SECTION 2. The Mayor and the City Clerk are directed to execute said agreement by and on behalf of the City of Lakewood.

SECTION 3. Said agreement shall be effective upon its acceptance and approval by the Board of Supervisors of the County of Los Angeles, but in no case prior to July 1, 2013, and upon its effective date, shall supersede that certain Agreement entitled “General Services Agreement” dated July 1, 2008.

SECTION 4. The City Clerk shall certify to the adoption of this resolution.

ADOPTED AND APPROVED THIS 26TH DAY OF MARCH, 2013.

Mayor

ATTEST:

City Clerk
Public Hearings
TO: The Honorable Mayor and City Council

SUBJECT: 2012 General Plan Annual Progress Report

INTRODUCTION
Lakewood’s General Plan is a State-mandated document which plans the framework for the City’s physical, social, and economic development for up to thirty years into the future. The City of Lakewood Comprehensive General Plan was adopted on November 12, 1996, and includes the Policy Document, the Technical Background Report, and the Master Environmental Impact Report (MEIR). The general plan annual progress report is required to discuss the progress made towards allowing for the development of housing as specified by the Regional Housing Needs Assessment (RHNA) as well as overall implementation of the general plan.

Government Code Section 65400 requires local planning agencies to submit an annual progress report on the status of the General Plan and progress in its implementation to the local legislative body, the Governor’s Office of Planning and Research (OPR), and Department of Housing and Community Development (HCD). The attached General Plan Annual Progress Report was presented to the Planning and Environment Commission on March 7, 2013 for review and after reviewed by the City Council, will subsequently be submitted to OPR and HCD. The General Plan Annual Progress Report must be submitted to the HCD by April 1 per that agency’s requirements. Government Code Section 65400.(a).(2).(B) requires that the General Plan Annual Progress Report be considered at an annual public meeting before the legislative body where members of the public are allowed to provide oral testimony and written comments. This hearing provides that opportunity and satisfies this requirement.

STATEMENT OF FACT
Following its adoption in 1996, the City Council has annually reviewed and approved the general plan annual progress report prior to forwarding those reports to OPR and HCD. Government Code Section 65400(b) requires annual progress reports to span calendar years as opposed to the fiscal year reporting period. The April submittal deadline is intended to afford sufficient time for local agencies to complete the progress report for the preceding calendar year.

The MEIR for the General Plan provides the basis for the preparation of subsequent environmental documents for projects that are consistent with the General Plan. The MEIR reduces the costs and time involved in the environmental review of projects that are consistent with the General Plan, and it establishes thresholds, or criteria for significance, to evaluate further projects. Implementation of the General Plan has been successful to date, and it is expected to continue to be the distinct planning tool for the future. Some technical data became dated requiring reconfirmation of the MEIR. A Master Environmental Assessment (MEA) was prepared and found that the MEIR base conditions do not require revisions. In 2007, the City Council adopted Resolution No. 2007-54 approving the MEA.
2012 General Plan Annual Progress Report
February 28, 2012
Page 2

In June 2007, changes were made to Government Code Section 65400 requiring greater detail on how cities are accommodating housing and meeting their RHNA goals. HCD has finalized the reporting requirements for the general plan annual progress reports. These reporting requirements include specific information relating to housing production and must be submitted on specific forms as provided by HCD. The attached report includes these forms.

SUMMARY
The 2011 General Plan Annual Progress Report summarizes the status of the implementation of the General Plan Policy Document in light of the goals, policies, and implementation programs contained therein. The 2011 General Plan Annual Progress Report was presented to the Planning and Environment Commission at its February 2, 2012 meeting and made the following recommendation.

RECOMMENDATION
The Planning and Environment Commission recommends that the City Council receive and file the 2011 General Plan Annual Progress Report and direct staff to submit the same to the State of California, Governors Office of Planning and Research and the State Department of Housing and Community Development.

Sonia Diaz Southwell, AICP
Director of Community Development

Howard L. Chambers
City Manager
The City of Lakewood
2012 General Plan Annual Progress Report

INTRODUCTION

Government Code Section 65400(a)(2) requires local planning agencies to provide an annual progress report to the legislative body on the status of the General Plan and the progress of its implementation. The purpose of the annual progress report is to:

- Provide enough information to allow local legislative bodies to assess how the General Plan is being implemented in accordance with adopted goals, policies, and implementation measures.

- Provide enough information to identify necessary course adjustments or modifications to the General Plan as a means to improve local implementation.

- Provide a clear correlation between land use decisions which have been made during the 12-month reporting period and the goals, policies, and implementation measures contained in the General Plan.

- Provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing (as defined in Government Code Sections 65583(c)(3) and 65584.

In November 1996, the Lakewood City Council adopted the update to the City of Lakewood Comprehensive General Plan. A general plan is a State-mandated document which a city uses to plan the framework for its physical, social and economic development for 20 to 30 years into the future. The City of Lakewood General Plan is comprised of seven State-mandated elements and three optional elements. Lakewood’s General Plan elements are as follows:

- Land Use
- Open Space
- Air Quality*
- Circulation
- Noise
- Economic Development*
- Housing
- Safety
- Conservation
- Recreation and Community Services* *optional elements

Lakewood’s Housing element was adopted by the City Council on February 23rd, 2010 and was certified by the Department of Housing and Community Development on March 22, 2010. Section 65400, et seq. of State law requires that an annual report be presented to the local legislative body, the Governor’s Office of Planning and Research, and the Department of Housing and Community Development. Furthermore, Government Code Section 65400 requires that the annual progress report “be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.” This report is for the review period from January 1, 2012 to December 31, 2012.
IMPLEMENTATION STATUS OF THE ELEMENTS

Land Use Element

Lakewood is primarily a “bedroom community” with much of its land devoted to residential uses and only a very small percentage of land area devoted to land zoned for commercial, industrial, and other land uses. Lakewood is approximately 99% built-out. Development activity in Lakewood’s residential, commercial, and industrial areas is discussed in greater detail below.

Residential Development

A goal of the Land Use Element is to preserve and enhance Lakewood’s desirable residential character. Over the past few years residential building activity has continued to be significantly depressed due to the economic climate. A nationwide recession and the overall outlook on the housing market have been major factors attributed to reduced residential construction activities. As shown in Table 1, there was one two-unit residential development constructed during this review period. This two-unit project was part of the former Lakewood Redevelopment Agency’s Scattered Lot Acquisition Program and provides one market rate unit and one affordable unit. The demolition activities on 207th Street were for blighted properties acquired by the Lakewood Redevelopment Agency. Following the dissolution of redevelopment, these properties are now owned by the successor agency and will be developed for affordable housing at a future date.

<table>
<thead>
<tr>
<th>Project Address</th>
<th>Units Constructed</th>
<th>Units Demolished</th>
<th>Net Gain of Units</th>
<th>Type of Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>11643-45½ 207th Street</td>
<td>0</td>
<td>4</td>
<td>-4</td>
<td>LRA Acquisition</td>
</tr>
<tr>
<td>11647-47½ 207th Street</td>
<td>0</td>
<td>2</td>
<td>-2</td>
<td>LRA Acquisition</td>
</tr>
<tr>
<td>20821-23 Roseton Avenue</td>
<td>2</td>
<td>0</td>
<td>+2</td>
<td>Duplex</td>
</tr>
<tr>
<td>Total Net Dwelling Units:</td>
<td></td>
<td></td>
<td>-4</td>
<td></td>
</tr>
</tbody>
</table>

The City issued a Request for Proposals, and a developer was selected, for the development of a three-unit affordable housing project. The project site was acquired by the City using Neighborhood Stabilization Program funds from the Department of Housing and Urban Development (HUD). This project is now under construction and is expected to be completed by mid 2013. The quality of Lakewood’s housing stock is an important factor that homebuyers consider when purchasing as demonstrated by the City’s consistently low vacancy rates. Being generally located in the middle of a large metropolitan area, Lakewood’s home prices are partially influenced by the cost of housing in the region. Following the recession of the 1990’s, median home prices for single-family homes continued to rise along with home prices throughout the region, County, and State. In 1996, the year of the General Plan update, the median home price was approximately $159,000 and continued to rise until it peaked in July 2006 at approximately $550,000. In 2009, the median home price had decreased to $367,500. The median home price has increased an average of 4% over the past two years.

Lakewood’s vacancy rate has remained stable over the past decade. Due to foreclosures, the vacancy rate has increased slightly in 2012 as lenders slowly liquidate their inventories of foreclosed homes.
Part of this increase is attributable to the increase of Real Estate Owned (REO) properties, but early 2013 indicators show a decrease of lender-held REO inventories. As a result the vacancy rate of single-family homes is expected to decrease slightly. Table 2 and Chart 1 below illustrate Lakewood’s vacancy rates and median home prices:

Table 2: Vacancy Rates and Median Home Prices in Lakewood

<table>
<thead>
<tr>
<th>Year</th>
<th>Vacancy Rate (1)</th>
<th>Median Home Price (2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 1996</td>
<td>2.59%</td>
<td>$159,000</td>
</tr>
<tr>
<td>January 1997</td>
<td>2.58</td>
<td>164,000</td>
</tr>
<tr>
<td>January 1998</td>
<td>2.58</td>
<td>178,500</td>
</tr>
<tr>
<td>January 1999</td>
<td>2.58</td>
<td>197,900</td>
</tr>
<tr>
<td>January 2000</td>
<td>2.59</td>
<td>210,000</td>
</tr>
<tr>
<td>January 2001</td>
<td>1.67</td>
<td>236,500</td>
</tr>
<tr>
<td>January 2002</td>
<td>1.67</td>
<td>268,957 (3)</td>
</tr>
<tr>
<td>February 2003</td>
<td>1.67</td>
<td>288,500</td>
</tr>
<tr>
<td>May 2004</td>
<td>1.67</td>
<td>420,000</td>
</tr>
<tr>
<td>July 2005</td>
<td>1.67</td>
<td>517,000</td>
</tr>
<tr>
<td>February 2006</td>
<td>1.67</td>
<td>550,000</td>
</tr>
<tr>
<td>February 2007</td>
<td>1.67</td>
<td>515,000</td>
</tr>
<tr>
<td>January 2008</td>
<td>1.67</td>
<td>414,500</td>
</tr>
<tr>
<td>January 2009</td>
<td>1.67</td>
<td>367,500</td>
</tr>
<tr>
<td>January 2010</td>
<td>1.67</td>
<td>390,000</td>
</tr>
<tr>
<td>January 2011</td>
<td>1.67</td>
<td>352,500</td>
</tr>
<tr>
<td>January 2012</td>
<td>3.38</td>
<td>356,250</td>
</tr>
<tr>
<td>January 2013</td>
<td>n/a</td>
<td>367,000 (4)</td>
</tr>
</tbody>
</table>


Chart 1: Lakewood’s Median Home Prices

Through 2006, the increase in median home prices combined with low interest rates had been an incentive for property owners to make improvements to their homes. The recession led to market uncertainty leading to a significant reduction in building activity as owners avoided major home improvement expenditures. As a result, the number of building permits issued for residential projects has reached its lowest point since 1995.

Table 3: Residential Building Permits Issued by Fiscal Year

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Number of Building Permits Issued</th>
</tr>
</thead>
<tbody>
<tr>
<td>1995-1996</td>
<td>1,267</td>
</tr>
<tr>
<td>1996-1997</td>
<td>1,180</td>
</tr>
<tr>
<td>1997-1998</td>
<td>1,255</td>
</tr>
<tr>
<td>1998-1999</td>
<td>1,248</td>
</tr>
<tr>
<td>1999-2000</td>
<td>1,195</td>
</tr>
<tr>
<td>2000-2001</td>
<td>1,265</td>
</tr>
<tr>
<td>2001-2002</td>
<td>1,400</td>
</tr>
<tr>
<td>2002-2003</td>
<td>1,664</td>
</tr>
<tr>
<td>2003-2004</td>
<td>1,735</td>
</tr>
<tr>
<td>2004-2005</td>
<td>1,904</td>
</tr>
<tr>
<td>2005-2006</td>
<td>1,783</td>
</tr>
<tr>
<td>2006-2007</td>
<td>1,462</td>
</tr>
<tr>
<td>2007-2008</td>
<td>1,308</td>
</tr>
<tr>
<td>2008-2009</td>
<td>901</td>
</tr>
<tr>
<td>2009-2010</td>
<td>885</td>
</tr>
<tr>
<td>2010-2011</td>
<td>867</td>
</tr>
</tbody>
</table>

Source: City of Lakewood Community Development Department

Development in the Commercial and Industrial districts

While the Land Use Element seeks to preserve Lakewood's residential character, a critical component necessary in maintaining this theme is providing a commercial component for the convenience and enjoyment of residents. Commercial activity also supplies the economic resources to the City for it to provide critical services. Thus, economic development and commercial land investment activities continue to be a high priority in Lakewood. Despite the recession, there are several commercial projects that are have been approved by the City’s Development Review Board (DRB), are under construction, or which have been recently completed. Table 4 below shows how Lakewood is working towards its economic goals within the Land Use Element and how commercial properties continued to experience expansion and reuse.

Table 4: Selected Commercial Development Activity in 2012

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Site Address</th>
<th>2010 Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>24 Hour Fitness</td>
<td>4801 Del Amo Boulevard</td>
<td>Project Complete</td>
</tr>
<tr>
<td>The Plaza at Gordon Ranch (shell)</td>
<td>11124 Del Amo Boulevard</td>
<td>Project Complete</td>
</tr>
<tr>
<td>Five Guys Burgers and Fries</td>
<td>4625 Candlewood Street</td>
<td>Project Complete</td>
</tr>
<tr>
<td>Chase Bank</td>
<td>4229 Woodruff Avenue</td>
<td>Project Complete</td>
</tr>
<tr>
<td>Marshall's</td>
<td>4141 Woodruff Avenue</td>
<td>Project Complete</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Home Goods</td>
<td>4245 Woodruff Avenue</td>
<td>Project Complete</td>
</tr>
<tr>
<td>Book Off</td>
<td>334 Lakewood Center</td>
<td>Under Construction</td>
</tr>
<tr>
<td>Buffalo Wild Wings</td>
<td>4678 Daneland Street</td>
<td>Under Construction</td>
</tr>
<tr>
<td>Crunch Fitness</td>
<td>5815 Bellflower Boulevard</td>
<td>Under Construction</td>
</tr>
<tr>
<td>Round One</td>
<td>401 Lakewood Center</td>
<td>In Plan Check</td>
</tr>
</tbody>
</table>

Government Code Section 65302 now includes a requirement that cities and counties their safety and conservation elements so as to include an analysis and policies regarding flood hazard and flood management information upon the next revision of the housing element. Section 65302.10.(a) requires that the land use element be reviewed and updated to include an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies.

Staff has already begun preliminary work for the housing element update. Part of this work will include the prescribed updates to the safety and conservation elements. Much of the work related to such an update has already been completed as part of FEMA-mandated Hazard Mitigation Plan (HMP). Chapter 7 of the HMP includes a detailed analysis on various flooding scenarios in Lakewood. The HMP also includes a mission statement and mitigation actions specific to flood hazards.

Government Code Section 65302 requires an annual review of the land use element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water resources (DWR). Lakewood refers to the Flood Insurance Rate Maps (FIRMs) from FEMA as shown in Figure 1 below.

The flood risk for Lakewood is generally low because the entire City is included in FEMA Flood Zone X which includes areas protected from the 100-year flood by levees and other flood control structures, and areas where the 100-year flood depth is less than one foot. A small portion of Lakewood, located entirely within the banks of the San Gabriel River, is designed as Zone A; an area subject to inundation in the 1% annual chance flood. The area within the banks of the San Gabriel River is zoned as O-S (Open Space) and residential development is prohibited in this area. FEMA’s flood zone classification has two subcategories for Zone X:

1. Zone X (shaded area on FIRM): Areas of 0.2% annual chance flood; areas of 1% annual flood with average depths less than one foot or with drainage areas less than one square mile; and areas protected by levees from 1% annual flood.

2. Zone X (unshaded area on FIRM): Areas determined to be outside the 0.2% annual flood.

Nearly all of Lakewood is designated by FEMA as Zone X (shaded area on FIRM) or Zone X (unshaded area on FIRM). The 1% annual chance flood, which is also known as the 100-year flood, means that there is a 1% chance each year of a flood of this severity or greater.

Statistically, a 1% annual chance flood has about a 26% chance of occurring in a 30 year time period. The 0.2% annual flood, which is also known as the 500-year flood, means that there is a 0.2% chance each year of a flood of this severity or greater. Statistically, a 0.2% annual chance flood has nearly a 6%
chance of occurring in a 30-year time period. The Zone X (shaded area) area includes almost the entire City, except for a small area in the southwest corner of the City, which is designated as Zone X (unshaded area) and the area within the banks of the San Gabriel River (Zone A). The Zone X (unshaded area) area is in the vicinity of the Lakewood Golf Course and covers approximately two-thirds of the area south of Del Amo Boulevard and west of the portion of Long Beach which extends into Lakewood as far as Del Amo Boulevard.

Figure 1: FEMA Floodplain Designations for Lakewood

Circulation Element

The focus of the Circulation Element is to promote the efficient movement of people and goods. Accordingly, the City continues to make improvements to its system of streets and roadways as it carries out the goals of the Circulation Element. There are 143 miles of residential streets in Lakewood. As of February 2013, the City had resurfaced about 3.5 miles of residential streets. This benchmark means that 100% of all residential streets in the City have been resurfaced over the past 11 years. Replacement of damaged curb, gutter, and sidewalk was also completed as part of these repaving projects.

The General Plan specifies the minimum right-of-way and roadway widths for all roadways. Although there were no road dedications during 2012, the City did vacate a portion of an alley near the northwest corner of Bloomfield Avenue and Centralla Street. The parcel resulting from the vacation will continue to be used for vehicular access to the Casa Madrid apartment complex and is part of a future project to add apartment units on the vacant corner parcel. Table 5 below provides further information on this alley vacation.
Table 5: 2012 Road Dedications/Street Vacations

<table>
<thead>
<tr>
<th>Vacation Resolution No.</th>
<th>Lot Location (address)</th>
<th>Land Use Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012-56</td>
<td>20937 Bloomfield Avenue</td>
<td>Medium/High Density Residential</td>
</tr>
</tbody>
</table>

**Housing Element**

The purpose of a housing element is to identify and make provisions for existing and projected housing needs. The housing element is an official policy statement with regards to the types and quantities of housing to be provided, it analyzes existing housing conditions in light of the constraints that are faced by the housing market, and it identifies opportunities for improving and expanding a city’s housing supply.

Lakewood’s 2008-2014 Housing Element was adopted on February 23, 2010 and was certified by the State Office of Housing and Community Development (HCD) in March 2010. To help accommodate regional population growth the Southern California Association of Governments (SCAG) prepares a Regional Housing Needs Assessment (RHNA). The RHNA is a distribution of housing development capacity within the SCAG region for which each jurisdiction must plan for by demonstrating that enough sites within the jurisdiction are zoned to accommodate the assigned development capacity. Lakewood’s share for the 2008-2014 Housing Element was 673 dwelling units and Lakewood’s zoning was sufficient to accommodate the assigned RHNA.

The scheduled 2012 RHNA sets local housing and land use capacity goals to support future growth. The form that future housing may take includes transit oriented development (TOD), mixed use, and infill development, depending on the individual characteristics of each city. Infill development has been, and will continue to be, the primary source of new housing in Lakewood. Land use capacity goals are in turn aggregated into a region-wide Sustainable Community Strategy (SCS) to fairly allocate Green House Gas (GHG) emission reduction targets across the region. SB 375 calls for a RHNA to be consistent with the SCS, and the RTP must be coordinated with the SCS and the RHNA over an eight year period. Thus, housing elements must now be updated every eight years to synchronize with the Regional Transportation Plan (RTP).

The new projection period was changed to October 15, 2013 to October 2021 for the SCAG region. This effectively requires jurisdictions to update their housing elements even though those elements may only be two years old. Recognizing that jurisdiction in the SCAG region are faced with updating a relatively new housing element, HCD is implementing a streamlined review process for qualifying jurisdictions. The qualifying factors are:

- A housing element for the previous planning was adopted and found to be in compliance with State housing law.
- A complete updated housing element is submitted showing all changes through strikeout, underline, etc.
- Submittal of a Completeness Review Checklist.
- Answer all questions in the Implementation Review (pertaining to adoption of ordinances as required by HCD as a condition of certifying the current housing element.

Lakewood’s Draft RHNA share for the 2013-2021 cycle will be 403 dwelling units, which is 270 fewer units that the previous cycle. Given that Lakewood was able to accommodate 673 dwelling units under the previous RHNA cycle, it anticipated that no general plan amendments or zone changes will be necessary during the upcoming planning period with respect to density or residential land uses, in order to accommodate this new RHNA number.

The Land Use Element portion of this report contains information relating to the number of dwelling units that are in the planning or construction process during this reporting period. The tables below shows the distribution of the units based on income category for Lakewood’s current RHNA allocation.

To identify how much of a household’s income may be used towards rent or mortgage, households are categorized based on their percentage of median household income. According to the 2010 U.S. Census, Lakewood’s median household size is 2.58, rounded up to 3 persons and the median household income is $77,380 (source: U.S. Census Bureau, 2006-2010 American Community Survey, Table B19013 - 5 Year Data).

The Affordable Housing Costs shown in Tables 6B and 6C are prepared by HCD and apply to certain housing programs to determine applicant eligibility based on household income. These figures are also used to determine applicant eligibility or to calculate housing cost levels for applicable housing assistance programs.

Table 6A: Lakewood’s RHNA Allocation Plan: 2013-2021

<table>
<thead>
<tr>
<th>Category</th>
<th>Number of Households</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low Income</td>
<td>107</td>
<td>26.6%</td>
</tr>
<tr>
<td>Low Income</td>
<td>63</td>
<td>15.6%</td>
</tr>
<tr>
<td>Moderate Income</td>
<td>67</td>
<td>16.6%</td>
</tr>
<tr>
<td>Above Moderate Income</td>
<td>166</td>
<td>41.2%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>403</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Source: [http://rtpscs.scag.ca.gov/Documents/rhna/draftRHNAcomponentsIncome.pdf](http://rtpscs.scag.ca.gov/Documents/rhna/draftRHNAcomponentsIncome.pdf)

Table 6B: Affordable Housing Costs - Rental

<table>
<thead>
<tr>
<th>Income category (figured for a three-person household)</th>
<th>% of median income for each category</th>
<th>Adjusted annual income</th>
<th>30% of income used for rent (annual)</th>
<th>30% of income used for rent (monthly)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>30%</td>
<td>$25,300.00</td>
<td>$7,590.00</td>
<td>$632.50</td>
</tr>
<tr>
<td>Very Low Income</td>
<td>50%</td>
<td>$42,150.00</td>
<td>$12,645.00</td>
<td>$1,053.75</td>
</tr>
<tr>
<td>Lower Income (1)</td>
<td>60%</td>
<td>$67,450.00</td>
<td>$18,450.00</td>
<td>$1,686.25</td>
</tr>
<tr>
<td>Moderate Income</td>
<td>110%</td>
<td>$77,750.00</td>
<td>$20,730.00</td>
<td>$1,943.75</td>
</tr>
<tr>
<td>Category Median (unadjusted)</td>
<td></td>
<td>$64,800.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 6C: Affordable Housing Costs - Ownership

<table>
<thead>
<tr>
<th>Income category (figured for a three-person household)</th>
<th>% of median income for each category</th>
<th>Adjusted annual income</th>
<th>35% of income used for mortgage (annual) (2)</th>
<th>35% of income used for mortgage (monthly) (2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>30%</td>
<td>$25,300.00</td>
<td>$8,855.00</td>
<td>$737.92</td>
</tr>
<tr>
<td>Very Low Income</td>
<td>50%</td>
<td>$42,150.00</td>
<td>$14,752.50</td>
<td>$1,229.38</td>
</tr>
<tr>
<td>Lower Income (1)</td>
<td>70%</td>
<td>$67,450.00</td>
<td>$23,607.50</td>
<td>$1,967.29</td>
</tr>
<tr>
<td>Moderate Income</td>
<td>110%</td>
<td>$77,750.00</td>
<td>$27,212.50</td>
<td>$2,267.71</td>
</tr>
<tr>
<td>Category Median (unadjusted)</td>
<td></td>
<td>$64,800.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


(1) Lower income exceeding median income is an anomaly just for Los Angeles County compared to other counties due to HUD historical high cost adjustments to median. Household lower income figures are derived based on very-low income figures not adjusted by HUD to account for any exceptions.

(2) The moderate income category is calculated at 35% of adjusted annual income in Table 6C.

In June 2007, Government Code Section 65400 was amended by establishing new regulations that require a greater detail in reporting on the Housing Element. The new rules require each city to report on its efforts towards meeting RHNA goals. HCD completed the rulemaking process and the final regulatory package has been approved by the State’s Office of Administrative Law and became effective on March 27, 2010.

Information on the Housing Element must be prepared and submitted in a specific format as prescribed by HCD (see Tables A through C below). The Annual Progress Report must include information such as comprehensive data for each new housing development including household income level, density, and whether government assistance or special programs were used in development of each project. The required information has been included in the following tables.

Table A – Annual Building Activity Report Summary – New Construction. This table summarizes the location, category, tenure, number of affordable dwelling units by household income, whether an assistance program provided funding for certain affordable units, and whether deed restrictions are in place for the preservation of those affordable units completed during the reporting year.

Table A2 - Annual Building Activity Report Summary – Units Rehabilitated, Preserved, and Acquired. This table tracks only those dwelling units where the local jurisdiction has included a program it its housing element to rehabilitate, preserve, or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.(c)(1). This typically applies to jurisdictions that will not have adequate zoning to fully accommodate their RHNA and does not apply to Lakewood.

Table A3 – Annual Building Activity Report Summary for Above Moderate-Income Units. This table summarizes the number of above moderate-income units completed during the reporting year but does not include those units reported on Table A.

Table B - Regional Housing Needs Allocation Progress. This table summarizes the progress made during each year of the RHNA period for the various income categories. Each year this table is updated with the previous year’s development activity to show progress towards reaching the RHNA goal.
During 2010 no permits were finaled, resulting in a blank space for total units. The blank spaces are intentional as it is part of the source spreadsheet as required by HCD.

Table C - Program Implementation Status. This table describes the implementation status of those programs which support Lakewood’s Housing Element.
### Table A

**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>5a</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Housing Development Information</strong></td>
<td><strong>Housing with Financial Assistance and/or Deed Restrictions</strong></td>
<td><strong>Housing without Financial Assistance or Deed Restrictions</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project Identifier (may be APN No., project name or address)</strong></td>
<td><strong>Unit Category</strong></td>
<td><strong>Tenure</strong></td>
<td><strong>Affordability by Household Incomes</strong></td>
<td><strong>Total Units per Project</strong></td>
<td><strong>Est. # Infill Units</strong></td>
<td><strong>Assistance Programs for Each Development</strong></td>
<td><strong>Deed Restricted Units</strong></td>
<td><strong>Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.</strong></td>
</tr>
<tr>
<td>20821-23 Roseton Ave.</td>
<td>2-4</td>
<td>R</td>
<td><strong>Very Low-Income</strong></td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>Other: LRA</td>
<td>DDA</td>
</tr>
</tbody>
</table>

(9) Total of Moderate and Above Moderate from Table A3

(10) Total by income Table A/V3

(11) Total Extremely Low-Income Units*

* Note: These fields are voluntary
**Jurisdiction:** City of Lakewood  
**Reporting Period:** 1/1/2012 - 12/31/2012

### Table A2
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

<table>
<thead>
<tr>
<th>Activity Type</th>
<th>Affordability by Household Incomes</th>
<th>TOTAL UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Extremely Low-Income</td>
<td>Very Low-Income</td>
</tr>
<tr>
<td>(1) Rehabilitation Activity</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>(2) Preservation of Units At-Risk</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>(3) Acquisition of Units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>(5) Total Units by Income</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

*Note: This field is voluntary*
### Table A3

**Annual building Activity Report Summary for Above Moderate-Income Units**  
(not including those units reported on Table A)

<table>
<thead>
<tr>
<th></th>
<th>1. Single Family</th>
<th>2. 2 - 4 Units</th>
<th>3. 5+ Units</th>
<th>4. Second Unit</th>
<th>5. Mobile Homes</th>
<th>6. Total</th>
<th>7. Number of infill units*</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Units Permitted for Moderate</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>No. of Units Permitted for Above Moderate</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

* Note: This field is voluntary
### Table B

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.

<table>
<thead>
<tr>
<th>Income Level</th>
<th>R-HNA Allocation by Income Level</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>Total Units to Date (all years)</th>
<th>Total Remaining RHNA by Income Level</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Year 1</td>
<td>Year 2</td>
<td>Year 3</td>
<td>Year 4</td>
<td>Year 5</td>
<td>Year 6</td>
<td>Year 7</td>
<td>Year 8</td>
</tr>
<tr>
<td>Very Low</td>
<td>Deed Restricted</td>
<td>172</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Non-deed restricted</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Low</td>
<td>Deed Restricted</td>
<td>106</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Non-deed restricted</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Moderate</td>
<td>Deed Restricted</td>
<td>115</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Non-deed restricted</td>
<td></td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>15</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Above Moderate</td>
<td></td>
<td>278</td>
<td>8</td>
<td>27</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total RHNA by COG</td>
<td></td>
<td>671</td>
<td>9</td>
<td>20</td>
<td>1</td>
<td>15</td>
<td>2</td>
<td>58</td>
<td></td>
</tr>
</tbody>
</table>

**Note:** units serving extremely low-income households are included in the very low-income permitted units totals.
Table C
Program Implementation Status

<table>
<thead>
<tr>
<th>Program Description (By Housing Element Program Names)</th>
<th>Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</th>
<th>Name of Program</th>
<th>Objective</th>
<th>Deadline in H.E.</th>
<th>Status of Program Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Preservation and Improvement Programs</td>
<td>These programs address affordability, conditions, quantity, and accessibility for preserving and improving housing.</td>
<td>Annual</td>
<td>Ongoing.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Production Program</td>
<td>Programs that encourage and promote housing production.</td>
<td>Annual</td>
<td>Ongoing.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Assistance Program</td>
<td>Provides affordable housing through assistance programs to offset impacts from inability to construct housing.</td>
<td>Annual</td>
<td>Ongoing.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Units At-Risk Preservation Programs</td>
<td>Preserves low income use of existing at-risk units.</td>
<td>Annual</td>
<td>Ongoing.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Housing Needs</td>
<td>Provides for fair housing and short term urgent housing.</td>
<td>Annual</td>
<td>Ongoing.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Information</td>
<td>Inform and promote use of Lakewood housing programs.</td>
<td>Annual</td>
<td>Ongoing.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Conservation Element

The Conservation Element focuses on the protection and management of local resources, including water for domestic use. The Conservation Element also addresses solid waste reduction and recycling. The City continues to reduce its solid waste stream in compliance with Assembly Bill 939. This is being accomplished through various recycling programs and public education.

Lakewood purchases recycled water from the City of Cerritos, which in turn receives its supplies from the Los Angeles County Sanitation District Los Coyotes Reclamation Plant. That facility de-chlorinates and pumps the recycled water into the recycled water distribution system owned by Cerritos. The recycled water is used for landscape irrigation at various parks and facilities in Lakewood. The City’s Department of Water Resources primarily serves the western part of the City while the Golden State Water Company serves the eastern part of the City.

The data in this report reflects only the Department of Water Resources. Over the past several years there has been a reduction in domestic water use. With the exception of FY 2010-2011, demand for domestic water is at its lowest point since the General Plan was adopted. Water conservation throughout the City’s service area is due to drought, conservation measures, and increased use of recycled water. The state has called for all water retail agencies to reduce per capita water use 20 percent by 2020. In an effort to meet this goal the City has implemented several programs to encourage water conservation, a public education program and the water conserving device rebate program are the cornerstone of the plan to meet the required reduction. The Lakewood community responded to the City’s request to conserve. Since most water use for Lakewood’s residential community is outside (approximately 70 percent), the weather also plays a significant factor in water demand. Table 8 below shows the amount of water used.

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Recycled Water (Acre feet)</th>
<th>% Change From Previous Year</th>
<th>Domestic Water (Acre feet)</th>
<th>% Change From Previous Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1995-1996</td>
<td>399</td>
<td>-</td>
<td>9,157</td>
<td>-</td>
</tr>
<tr>
<td>1996-1997</td>
<td>496</td>
<td>24.31%</td>
<td>9,446</td>
<td>3.15%</td>
</tr>
<tr>
<td>1997-1998</td>
<td>367</td>
<td>-26.01%</td>
<td>8,613</td>
<td>-8.81%</td>
</tr>
<tr>
<td>1998-1999</td>
<td>421</td>
<td>14.71%</td>
<td>8,913</td>
<td>3.48%</td>
</tr>
<tr>
<td>1999-2000</td>
<td>477</td>
<td>13.3%</td>
<td>9,167</td>
<td>2.85%</td>
</tr>
<tr>
<td>2000-2001</td>
<td>404</td>
<td>-15.3%</td>
<td>8,758</td>
<td>-4.46%</td>
</tr>
<tr>
<td>2001-2002</td>
<td>444</td>
<td>9.9%</td>
<td>9,239</td>
<td>5.49%</td>
</tr>
<tr>
<td>2002-2003</td>
<td>441</td>
<td>-0.68%</td>
<td>9,024</td>
<td>-2.33%</td>
</tr>
<tr>
<td>2003-2004</td>
<td>422</td>
<td>-4.34%</td>
<td>9,494</td>
<td>5.21%</td>
</tr>
<tr>
<td>2004-2005</td>
<td>352</td>
<td>-16.45%</td>
<td>8,869</td>
<td>-6.58%</td>
</tr>
<tr>
<td>2005-2006</td>
<td>374</td>
<td>6.04%</td>
<td>9,234</td>
<td>4.11%</td>
</tr>
<tr>
<td>2006-2007</td>
<td>463</td>
<td>24.01%</td>
<td>9,965</td>
<td>7.92%</td>
</tr>
<tr>
<td>2007-2008</td>
<td>457</td>
<td>1.4%</td>
<td>9,472</td>
<td>-4.95%</td>
</tr>
<tr>
<td>2008-2009</td>
<td>401</td>
<td>-12.35%</td>
<td>8,679</td>
<td>-8.37%</td>
</tr>
<tr>
<td>2009-2010</td>
<td>444</td>
<td>10.7%</td>
<td>8,158</td>
<td>-6.38%</td>
</tr>
<tr>
<td>2010-2011</td>
<td>439</td>
<td>-1.35%</td>
<td>7,752</td>
<td>-4.98%</td>
</tr>
<tr>
<td>2011-2012</td>
<td>473</td>
<td>7.85%</td>
<td>8,061</td>
<td>3.98%</td>
</tr>
</tbody>
</table>

Source: City of Lakewood Department of Water Resources
The Lakewood Department of Water Resources budgeted $25,000 for the implementation of a water conservation rebate program. The intent of the program is to encourage the installation of water saving irrigation devices by residential customers in the city’s service area (Golden State Water Company funds a rebate program through MWD, which is available to GSWC customers in Lakewood). City of Lakewood single family residential customers are eligible to receive credit on their water bill for the installation of approved outdoor water conservations devices. Residents can apply for rebates for sprinkler heads, drip irrigation devices, water saving irrigation timers and limited turf removal.

As part of the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) requires local agencies to reduce pollutant levels in storm water runoff through the implementation of policies and programs. While the implementation of the mandated Standard Urban Stormwater runoff Mitigation Plan (SUSMP) may create constraints due to costs associated with implementation, it does not appear to have a significant impact on development as demonstrated by the level of building activity of the type that is subject to these regulations over the past several years. Street sweeping takes place weekly and the City continues to make oil-recycling kits available to its residents. The City also accepts old and used batteries for recycling, which diverts batteries from landfills. The City advises residents of special recycling event opportunities, such as e-waste and household hazardous material roundups.

Open Space Element

Among the amenities that make Lakewood a desirable place to live is its outstanding park system, equestrian center (located adjacent to a regional trail system), and the Centre at Sycamore Plaza, which is used for social and business events. Privately owned open space areas continue to be preserved through zoning mechanisms.

It was announced that the City was awarded a grant for Phase 3 of the West San Gabriel River Parkway trail project. This project calls for the development of a 7.5 acre open space area, adjacent to the west side of the San Gabriel River. Phase 3 provides for improvements along the River from Del Amo Boulevard at the south end, towards the Candlewood Street right-of-way at the north end. After the grant is finalized, plans will be submitted to plan check. The open space project will include the planting of California native/grant-approved plants, trees, turf and irrigation, as well as establishing walking trails that will connect to existing open space areas. Related signage and fencing will be a part of this project. The trailheads may be extended to Candlewood Street at the north end and into Mae Boyar Park at the south end. The project site is zoned O-S (Open Space) and is designated in the General Plan Land Use Element as Open Space.

Noise Element

The Noise Element identifies and sets thresholds for various noise sources in the community. The City responds to noise complaints on a case-by-case basis. In reviewing new construction and business license applications, consideration is also given to potential noise impacts that may impact nearby uses. If there is the potential for noise impacts, then appropriate mitigation measures are imposed. In some cases, periodic monitoring is necessary to ensure compliance with required mitigation measures. The Community Development Department uses a sound meter which is capable of storing data for future retrieval or for downloading into a computer.
Safety Element

The Safety Element discusses the protection of the community from risks, both man-made and natural. Safety issues facing Lakewood include seismic activity, both direct (shaking and liquefaction) and indirect (fires and ruptured gas lines). Other issues include providing a sufficient law enforcement presence and fire response times. On January 11, 2002, the Federal Emergency Management Agency (FEMA) issued a Letter of Map Revision that restored the flood zone designation for Lakewood to flood zone "X" thus relieving previous flood insurance mandates. With flood control improvements along the Los Angeles River and insurance requirements lifted, Lakewood residents found relief from the threat of flooding as well as a savings in insurance premiums.

Lakewood’s 2009 Hazard Mitigation Plan (HMP) was adopted by the City Council on August 9, 2011 and was approved by FEMA on August 9, 2011. The HMP identifies natural hazards facing Lakewood, analyzes levels of risk, and proposes action items that may be implemented in order to reduce or eliminate threats to City facilities. The HMP identifies earthquakes and, to a lesser extent, flooding and windstorms, as the likely natural hazards capable of causing economic losses, and it proposes action items designed to reduce damage and losses. Lakewood is now eligible for pre- and post-disaster funding grant opportunities. In the future, the HMP may be tied to the Safety Element which will allow the HMP to be updated approximately every five years in a manner similar to the Housing Element.

The Recreation & Community Services Department (RCS) is responsible for the coordination of emergency preparedness, response and recovery activities of the City. City disaster response operations are coordinated in accordance with the City’s Multi-hazard Functional Plan, which conforms to State of California’s Standardized Emergency Management System (SEMS) guidelines. RCS provides training and support to City departments by training city employees in such emergency preparedness areas as SEMS, the ongoing training of the City’s First Response Strike Team, the training of Lakewood residents in emergency response through the CERT Program and is an active member of the Disaster Management Board, Area E for regional disaster coordination.

Recreation and Community Services Element

The Recreation and Community Services Element addresses the recreation and human services programs that are offered by the City. In addition to administering numerous recreational activities, the Recreation and Community Services Department also oversees programs designed to address the needs of seniors, families and persons with special needs.

Air Quality Element

Since air quality issues are not confined by the boundaries of any one jurisdiction, a regional approach to solving air quality problems is necessary. Lakewood’s Air Quality Element was derived from the Model Air Quality Element prepared jointly by 21 jurisdictions during 1992 and early 1993. Lakewood has been utilizing a variety of tools to address this issue. Reduction of construction related airborne pollutants continues to be enforced through mitigation measures assessed during the initial study process. These mitigation measures are placed on projects as part of the California Environmental Quality Act (CEQA) process. Typical CEQA mitigation measures include compliance with SCAQMD
regulations, including Rule 402 which specifies that there be no dust impacts offsite sufficient to cause a
nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction.

**Economic Development Element**

The Economic Development Element addresses Lakewood’s future economic growth in light of nearly
non-existent vacant commercial land. The Element also underscores the social, fiscal, and aesthetic
impacts caused by blight, deterioration, and obsolete commercial uses. Sales tax revenue is an indicator
of an area’s economy, especially where changes over time may be analyzed.

Despite the recession, the City did see a moderate increase in sales tax revenues however this increase
does not offset the losses of the previous years. As the economy begins a slow recovery from the
recession, revenues are expected to continue to increase into 2012-13 as consumer confidence improves.
Table 9 below shows Lakewood’s sales tax revenues since adoption of the General Plan in 1996.

**Table 9: Annual Sales Tax Revenues**

<table>
<thead>
<tr>
<th>Fiscal Year (1):</th>
<th>Sales Tax Revenues (in millions):</th>
<th>% Change From Previous Year:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1996-1997</td>
<td>$6.74</td>
<td>-</td>
</tr>
<tr>
<td>1997-1998</td>
<td>$6.98</td>
<td>3.56%</td>
</tr>
<tr>
<td>1998-1999</td>
<td>$7.48</td>
<td>7.16%</td>
</tr>
<tr>
<td>1999-2000</td>
<td>$8.36</td>
<td>11.76%</td>
</tr>
<tr>
<td>2000-2001</td>
<td>$9.34</td>
<td>11.72%</td>
</tr>
<tr>
<td>2001-2002</td>
<td>$9.56</td>
<td>2.36%</td>
</tr>
<tr>
<td>2002-2003</td>
<td>$10.36</td>
<td>8.37%</td>
</tr>
<tr>
<td>2003-2004</td>
<td>$10.9</td>
<td>5.09%</td>
</tr>
<tr>
<td>2004-2005</td>
<td>$11.5 (2)</td>
<td>5.50%</td>
</tr>
<tr>
<td>2005-2006</td>
<td>$11.7 (3)</td>
<td>1.74%</td>
</tr>
<tr>
<td>2006-2007</td>
<td>$11.5</td>
<td>-1.74%</td>
</tr>
<tr>
<td>2007-2008</td>
<td>$10.7</td>
<td>-7.5%</td>
</tr>
<tr>
<td>2008-2009</td>
<td>$11.1</td>
<td>3.6%</td>
</tr>
<tr>
<td>2009-2010</td>
<td>$10.7</td>
<td>-3.6%</td>
</tr>
<tr>
<td>2010-2011</td>
<td>$8.4</td>
<td>-2.74%</td>
</tr>
<tr>
<td>2011-2012</td>
<td>$9.0</td>
<td>7.05%</td>
</tr>
</tbody>
</table>

Source: City of Lakewood Administrative Services Department
(1) The fiscal year is from July 1 through June 30 of the following year.
(2) This included approximately $2 million in “triple flip” from the State.
(3) This included approximately $2.6 million in “triple flip” from the State.

**General Plan Amendments**

There were no General Plan amendments during 2012.
CONCLUSION

From the time of its adoption in November 1996, implementation of the General Plan has continued to guide improvements to Lakewood's residents and businesses. Implementation of the General Plan over the past year found that there have been no instances of conflicts and/or inadequacies with those goals, which would otherwise require significant revisions and/or amendments to the General Plan Policy Document.

Lakewood has begun the process of updating the Housing Element and intends to have it adopted and certified in October 2013. Also, Government Code Section 65302 requires cities to amend their safety and conservation elements of their general plan with respect to flood hazards. These amendments will coincide with the update of the Housing Element.
Legislation
RESOLUTION NO. 2013-3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKewood AUTHORIZING THE CITY TREASURER TO DEPOSIT FUNDS FOR SAFEKEEPING AND INVESTMENT AND AUTHORIZING WITHDRAWAL OF FUNDS FROM DEPOSITORIES

WHEREAS, Article 2 of Chapter 4 of Division 2 of Title 5 of the Government Code pertains to the deposit and investment of funds of local agencies; and

WHEREAS, pursuant thereto the City Treasurer, with the approval of the City Council, may deposit money necessary to pay the principal and interest on bonds in a bank within or without the State at the place where they are payable. The City Treasurer further is required to deposit the funds of the City in active and inactive deposits in State or national banks, with the objective of realizing maximum return, consistent with prudent financial management; and

WHEREAS, the City Council has from time to time authorized the City Treasurer to invest said funds in certain banks; and

WHEREAS, the City Treasurer would have more flexibility and be better able to carry out the mandate of the law if the City Treasurer, from time to time, may make the determination as to those depositories or investments in which the City's funds are to be placed, all subject to the terms and provisions of said Article 2 of Chapter 4 of Division 2 of Title 5 of the Government Code of the State of California.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKewood DOES RESOLVE AS FOLLOWS:

SECTION 1. Resolution No. 2012-11 pertaining to the deposit and withdrawal of funds is hereby repealed.

SECTION 2. Pursuant to Article 2 of Chapter 4 of Division 2 of Title 5 of the Government Code of the State of California, the City Treasurer is hereby authorized and directed to deposit all funds of the City of Lakewood as therein specified in active or inactive accounts bearing the highest rate of interest as specified in said Government Code, or to invest said funds in those securities as therein specified in said Government Code, all subject to the terms and provisions of Chapter 4 of Title 5 of the Government Code of the State of California.
SECTION 3. The City Treasurer is authorized and directed to execute all necessary documents, authorization and depository agreements to carry out the foregoing. Any State or national bank depository is hereby requested, authorized and directed to honor all checks, drafts or other orders for payment drawn in the City’s name on said accounts so made and entered into by the City Treasurer under the manual, electronic, or facsimile signature of Howard L. Chambers, Lisa Novotny or Diane Perkin; and where countersigned by either the manual, electronic, or facsimile signature of ____________, Mayor, or that of ______________, Mayor Pro Tem. Said depository shall be entitled to honor and to charge to the City of Lakewood for all such checks for the payment of money regardless of, by whom, or by what means the actual or purported facsimile signature or signatures resemble the electronic specimen from time to time filed with the depository by the City Treasurer.

SECTION 4. The City Clerk is directed to certify to the adoption of this resolution and to procure from each depository selected by the City Treasurer the necessary signature clauses, cards, or authorizations. The City Treasurer is directed to keep on file with each depository selected by him the facsimile signature of the Mayor and Mayor Pro Tem and from time to time file with the depository any changes in said facsimile specimen.

ADOPTED AND APPROVED THIS 26TH DAY OF MARCH, 2013, BY THE FOLLOWING ROLL CALL VOTE:

AYES: COUNCIL MEMBERS:
NAYS: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

________________________
Mayor

ATTEST:

________________________
City Clerk
RESOLUTION NO. 2013-4

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKewood AUTHORIZING THE USE OF THE MANUAL, FACSIMILE AND/OR ELECTRONIC SIGNATURE OF ____________________________, MAYOR, IN THE EXECUTION OF PUBLIC SECURITIES AND INSTRUMENTS OF PAYMENT

WHEREAS, the Uniform Facsimile Signature of Public Officials Act, Chapter 6, Division 6, Title 1 of the Government Code of the State of California, authorizes the use of facsimile signature in lieu of manual signature for the execution of public securities and any instrument of payment; and

WHEREAS, ____________, City Council Member of the City of Lakewood has been elected by said City Council as Mayor of the City of Lakewood; and

WHEREAS, the Mayor of the City of Lakewood is required from time to time to execute by manual signature "public securities and instruments of payment"; and

WHEREAS, the use of facsimile signature by said ____________, Mayor, will greatly expedite the conducting of City business;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKewood DOES RESOLVE AS FOLLOWS:

SECTION 1. ____________, the Mayor of the City of Lakewood, is hereby authorized and directed to use the hereinafter certified manual, facsimile or electronic signature in lieu of manual signature in the execution of any public security or instrument of payment as provided in Chapter 6, Division 6 of Title 1 of the Government Code of the State of California.

SECTION 2. Resolution No. 2012-12 of the City Council of the City of Lakewood, authorizing the use of the manual, facsimile or electronic signature of ____________, Mayor, in the execution of public securities and instruments of payment, is hereby repealed.

SECTION 3. This resolution shall not be effective for any purpose whatsoever unless at least one signature on the execution of such public security or instrument of payment is manually subscribed by a City Officer authorized to so subscribe the same and until a certified copy of this resolution with the manual, facsimile or electronic signature of ____________, Mayor, certified and attached thereto has been filed with the Secretary of State of the State of California.
ADOPTED AND APPROVED THIS 26TH DAY OF MARCH, 2013, BY THE FOLLOWING ROLL CALL VOTE:

AYES: COUNCIL MEMBERS:
NAYS: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk
RESOLUTION NO. 2013-5

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKewood AUTHORIZING THE USE OF THE MANUAL, FACSIMILE AND/OR ELECTRONIC SIGNATURE OF __________, MAYOR PRO TEM, IN THE EXECUTION OF PUBLIC SECURITIES AND INSTRUMENTS OF PAYMENT

WHEREAS, the Uniform Facsimile Signature of Public Officials Act, Chapter 6, Division 6, Title 1 of the Government Code of the State of California, authorizes the use of facsimile signature in lieu of manual signature for the execution of public securities and any instrument of payment; and

WHEREAS __________, City Council Member of the City of Lakewood has been elected by said City Council as Mayor Pro Tem of the City of Lakewood; and

WHEREAS, the Mayor Pro Tem of the City of Lakewood is required from time to time to execute by manual signature "public securities and instruments of payment"; and

WHEREAS, the use of facsimile signature by said Mayor Pro Tem, __________, will greatly expedite the conducting of City business;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKewood DOES RESOLVE AS FOLLOWS:

SECTION 1. __________, the Mayor Pro Tem of the City of Lakewood is hereby authorized and directed to use the hereinafter certified manual, facsimile or electronic signature in lieu of manual signature in the execution of any public security or instrument of payment as provided in Chapter 6, Division 6 of Title 1 of the Government Code of the State of California.

SECTION 2. Resolution No. 2012-13 of the City Council of the City of Lakewood, authorizing the use of the manual, facsimile or electronic signature of __________, Mayor Pro Tem, in the execution of public securities and instruments of payment, is hereby repealed.

SECTION 3. This resolution shall not be effective for any purpose whatsoever unless at least one signature on the execution of such public security or instrument of payment is manually subscribed by a City Officer authorized to so subscribe the same and until a certified copy of this resolution with the manual, facsimile or electronic signature of __________, Mayor Pro Tem, certified and attached thereto has been filed with the Secretary of State of the State of California.
ADOPTED AND APPROVED THIS 26TH DAY OF MARCH, 2013, BY THE FOLLOWING ROLL CALL VOTE:

AYES: COUNCIL MEMBERS:
NAYS: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

______________________________
Mayor

ATTEST:

______________________________
City Clerk
Successor Agency
In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 23 through 26. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

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<tr>
<th>Code</th>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>2901</td>
<td>SUCCESSOR AGENCY ADMIN</td>
<td>680.00</td>
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<tr>
<td>2902</td>
<td>ENFORCEABLE OBLIGATIONS</td>
<td>762,600.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>763,280.00</strong></td>
</tr>
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</table>

Council Approval

______________________________
Date

______________________________
City Manager

Attest

______________________________
City Clerk

______________________________
Director of Administrative Services
<table>
<thead>
<tr>
<th>CHECK #</th>
<th>DATE</th>
<th>VEND #</th>
<th>VENDOR NAME</th>
<th>GROSS</th>
<th>DISC.</th>
<th>CHECK AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>23</td>
<td>02/26/2013</td>
<td>41545</td>
<td>PACIFIC PREMIER RETAIL TRUST</td>
<td>750,000</td>
<td>0.00</td>
<td>750,000.00</td>
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<tr>
<td>24</td>
<td>02/28/2013</td>
<td>4313</td>
<td>SIMPSON &amp; SIMPSON. CPAs</td>
<td>8,600</td>
<td>0.00</td>
<td>8,600.00</td>
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<tr>
<td>25</td>
<td>02/28/2013</td>
<td>64790</td>
<td>SKOLNIK. STEVEN N</td>
<td>680</td>
<td>0.00</td>
<td>680.00</td>
</tr>
<tr>
<td>26</td>
<td>02/28/2013</td>
<td>4167</td>
<td>WHITE NELSON DIEHL EVANS LLP</td>
<td>4,000</td>
<td>0.00</td>
<td>4,000.00</td>
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</tbody>
</table>

**Totals:** 763,280.00 0.00 763,280.00
Housing Successor
In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 24 through 24. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

3901  HOUSING ADMIN & PROGRAM

62.00

62.00

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

LHSA-1
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<thead>
<tr>
<th>CHECK #</th>
<th>DATE</th>
<th>VEND #</th>
<th>VENDOR NAME</th>
<th>GROSS</th>
<th>DISC.</th>
<th>CHECK AMOUNT</th>
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</thead>
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<tr>
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<td>03/14/2013</td>
<td>40572</td>
<td>CHICAGO TITLE CO.</td>
<td>62.00</td>
<td>0.00</td>
<td>62.00</td>
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</table>

Totals:

|       |       |       |                    | 62.00 | 0.00  | 62.00        |