

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

May 28, 2024

ADJOURNED MEETING: 1) Mixed Use Development Ordinance
2) Enhanced Infrastructure Financing District (EIFD)

5:30 p.m.
EXECUTIVE BOARD ROOM

CALL TO ORDER

7:30 p.m.

INVOCATION: Father John Woolway, Saint Pancratius Catholic Church

PLEDGE OF ALLEGIANCE: Scout Troop 70133

ROLL CALL: Mayor Todd Rogers
Vice Mayor Cassandra Chase
Council Member David Arellano
Council Member Steve Croft
Council Member Jeff Wood

ANNOUNCEMENTS AND PRESENTATIONS:

Presentation by Cindy Conboy of Greater Long Beach Relay for Life, American Cancer Society

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 MEETING MINUTES - Staff recommends City Council approve Minutes of the Meetings held May 14, 2024

RI-2 PERSONNEL TRANSACTIONS - Staff recommends City Council approve report of personnel transactions.

RI-3 REGISTERS OF DEMANDS - Staff recommends City Council approve registers of demands.

RI-4 CITY COUNCIL COMMITTEES' ACTIVITIES - Staff recommends City Council receive and file the report.

RI-5 MEETING REPORTS AND AUTHORIZATIONS PURSUANT TO AB1234 - Staff recommends City Council receive and file the report.

City Council Agenda

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ROUTINE ITEMS: - Continued

- RI-6 RESOLUTION NO. 2024-15; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING RESOLUTION NO. 92-36 PERTAINING TO THE LOW-INCOME EXEMPTION OF THE UTILITY USERS TAX - Staff recommends City Council adopt proposed resolution.
- RI-7 RESOLUTION NO. 2024-16; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ESTABLISHING A HARDSHIP WAIVER FROM ONE OF THE REQUIREMENTS FOR AN ADMINISTRATIVE HEARING REGARDING AN ADMINISTRATIVE OR PARKING CITATION - Staff recommends City Council adopt proposed resolution.
- RI-8 RESOLUTION NO. 2024-17; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD DIRECTING THE PREPARATION OF A REPORT OF DELINQUENT FEES FOR GARBAGE, WASTE AND REFUSE COLLECTION AND DISPOSAL WITHIN THE CITY OF LAKEWOOD, AND SETTING A PUBLIC HEARING THEREON FOR JULY 9, 2024 - Staff recommends City Council adopt proposed resolution.
- RI-9 2024 FIREWORKS STAND PERMIT APPLICATION APPROVALS - Staff recommends City Council approve the applications for firework stand permits for the attached 25 organizations and authorize staff to issue permits for temporary fireworks stands to these organizations.
- RI-10 AGREEMENT WITH PRECISION CONCRETE CUTTING FOR TRIP HAZARD REMOVAL SERVICES - Staff recommends the City Council approve the agreement for Precision Concrete Cutting and upon approval of the City Attorney as to form, authorize its execution by the Mayor.
- RI-11 PROPOSAL WITH ARDURRA – NEIGHBORHOOD TRAFFIC CALMING STUDY - Staff recommends the City Council approve the appropriation of \$33,000 from the General Fund, for the engineering services related to the neighborhood traffic calming study; and authorize Ardurra's engineering services to provide the neighborhood traffic calming study services, under their existing Agreement for Engineering Services, in an amount of \$32,795, and authorize the Mayor to sign the proposal.
- RI-12 CONSTRUCTION MANAGEMENT SERVICES FOR TOT LOT PLAYGROUND IMPROVEMENTS TO BISCAILUZ PARK & PLAYGROUND IMPROVEMENTS TO BOYAR PARK - Staff recommends the City Council authorize Ardurra's engineering services to provide the construction management assistance, under their existing Agreement for Engineering Services, in an amount of \$90,919.50, and authorize the Mayor to sign the proposal.
- RI-13 AGREEMENT WITH SOUNDTHINKING, INC. FOR SHOTSPOTTER PILOT PROJECT - Staff recommends the City Council approve an agreement with SoundThinking, Inc. for ShotSpotter Subscription Based services for a period of 39-months, inclusive of a 3-month evaluation period and option to discontinue services within 10 calendar days following the evaluation period, for a total cost of \$212,355, and authorize the Mayor to sign the agreement in a form as approved by the City Attorney.

PUBLIC HEARINGS:

- 1.1 INTRODUCTION OF ORDINANCE TO AUTHORIZE BACKYARD BEEKEEPING OF HONEYBEES - The Planning and Environment Commission recommends City Council introduce proposed ordinance and approve the associated CEQA exemption. *[Continued from April 23, 2024]*

City Council Agenda

May 28, 2024

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PUBLIC HEARINGS: - Continued

- 1.2.a) INTRODUCTION OF ORDINANCE NO. 2024-3; PERTAINING TO DEVELOPMENT STANDARDS FOR MIXED USE DEVELOPMENT IN THE C1, C-3, C-4 AND M-1 ZONES - The Planning and Environment Commission recommends City Council introduce proposed ordinance and approve the associated CEQA exemption.
- 1.2.b) RESOLUTION NO. 2024-18; DECLARING INTENTION TO FORM AN ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD); ESTABLISH THE LAKEWOOD EIFD PUBLIC FINANCE AUTHORITY; AND APPOINTMENT OF MEMBERS TO THE EIFD PUBLIC FINANCE AUTHORITY - Staff recommends the City Council adopt the proposed resolution, declaring its intention to establish the Lakewood Enhanced Infrastructure Financing District (EIFD) and establishing the Lakewood EIFD Public Financing Authority (PFA); and appoint two members of the City Council to the Public Financing Authority Board, and appoint one member of the City Council as alternate Board member.

AGENDA

LAKEWOOD HOUSING SUCCESSOR AGENCY

1. REGISTER OF DEMANDS - Staff recommends Housing Successor Agency approve registers of demands.

ORAL COMMUNICATIONS:

CLOSED SESSION:

CONFERENCE WITH LABOR NEGOTIATORS: Pursuant to Government Code §54957.6

Agency Designated Representative: City Manager, Office of the City Attorney and Liebert Cassidy Whitmore, Director of Finance and Administrative Services, Deputy City Manager, Human Resources Manager, Administrative Assistant II

Employee Organization: Lakewood City Employees' Association

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you are a qualified individual with a disability and need an accommodation to participate in the City Council meeting, please contact the City Clerk's Office, 5050 Clark Avenue, Lakewood, CA, at 562/866-9771, ext. 2200; or at cityclerk@lakewoodcity.org at least 48 hours in advance to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

Agenda items are on file in the Office of the City Clerk, 5050 Clark Avenue, Lakewood, and are available for public review during regular business hours. Any supplemental material distributed after the posting of the agenda will be made available for public inspection during normal business hours in the City Clerk's Office. For your convenience, the agenda and the supporting documents are available in an alternate format by request and are also posted on the City's website at www.lakewoodcity.org

Routine Items

Routine Item 1 – City Council Minutes
will be available prior to the meeting.

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COUNCIL AGENDA

May 28, 2024

TO: The Honorable Mayor and City Council**SUBJECT:** Report of Personnel Transactions**Effective****Name****Title****Schedule****Date****FULL-TIME EMPLOYEES****A. Appointments**

Erin Goodson	Accounting Technician	13A	05/20/2024
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B. Changes

None

C. Separations

None

PART-TIME EMPLOYEES**A. Appointments**

Jazmine Andrade	Community Services Officer I	B	05/13/2024
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Marcus Cervantes	Community Services Leader II	B	05/12/2024
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Devin Lane	Community Services Leader II	B	05/12/2024
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Carlos Mejia Jr.	Maintenance Services Aide IV	B	05/13/2024
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Malia Talavou	Community Services Leader II	B	05/12/2024
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B. Changes

Rhiannon Huling	Maintenance Trainee I	B to	
	Maintenance Trainee II	B	05/26/2024

C. Separations

Nicolas Sanchez	Maintenance Trainee I	B	05/16/2024
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Humberto Tene	Maintenance Services Aide IV	B	05/17/2024
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Thaddeus McCormack
City Manager

D I V I D E R S H E E T

**CITY OF LAKEWOOD
FUND SUMMARY 5/9/2024**

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

1010	GENERAL FUND	495,983.53
1020	CABLE TV	275.00
1050	COMMUNITY FACILITY	9,738.74
1090	LAKEWOOD EQUESTRIAN CENTER	20,125.61
1500	MISC-SPECIAL REVENUE FUND	16,175.31
1610	TDA ARTICLE-3 (SB821)	94,645.00
1621	LA CNTY MEASURE R	93,822.00
3000	AIR QUALITY IMPROVEMENT	31,687.91
3015	ROAD MAINTC & REHAB ACCT	306,186.38
3070	PROPOSITION "C"	1,128.64
5020	CENTRAL STORES	1,660.00
5030	FLEET MAINTENANCE	3,814.54
7500	WATER UTILITY FUND	28,582.78
8030	TRUST DEPOSIT	382.80
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		1,104,208.24

Council Approval

Date

City Manager

Attest

City Clerk

Director of Finance and Administrative Services

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK DATE	VENDOR NAME	CHECK AMOUNT
05/09/2024	AAA FLAG & BANNER MFG. CO INC	8,891.17
05/09/2024	HEALTH AND HUMAN RESOURCES CENTER INC	286.74
05/09/2024	ALAN'S LAWN AND GARDEN CENTER INC	105.33
05/09/2024	ALLENSWORTH JASON	11,137.46
05/09/2024	ALLIANT INSURANCE SERVICES	6,706.00
05/09/2024	AMAZON CAPITAL SERVICES INC	1,129.23
05/09/2024	AMERICAN PUBLIC WORKS ASSN	297.50
05/09/2024	AMER.SOCIETY OF COMPOSERS	11.00
05/09/2024	ATALLA, IBRAHIM	273.00
05/09/2024	ROSS AVIATION INVESTMENT LLC	5,916.69
05/09/2024	B.R. BREWER SIGN & GRAPHICS	262.40
05/09/2024	BAY AREA DRIVING SCHOOL INC	65.00
05/09/2024	BELL EVENT SERVICES INC	3,650.00
05/09/2024	BELTRAN, PAOLO	37.14
05/09/2024	BIO ACOUSTICAL CORP	1,571.00
05/09/2024	CALIF. STATE DISBURSEMENT UNIT	838.14
05/09/2024	LONG BEACH LINCOLN MERCURY INC	410.55
05/09/2024	CERRITOS, CITY OF	1,407.14
05/09/2024	CINTAS CORPORATION	175.30
05/09/2024	CINTAS CORPORATION	171.50
05/09/2024	CJ CONCRETE CONSTRUCTION INC	580,062.07
05/09/2024	CLAVERIE, COURTNEY DAY	175.50
05/09/2024	CLEANCOR HOLDINGS LLC DBA CLEANCOR LNG	465.00
05/09/2024	CAMERON WELDING SUPPLY	297.92
05/09/2024	COLLINS GROUP, THE	1,335.30
05/09/2024	COLOR CARD ADMINISTRATOR CORP	75.08
05/09/2024	CORELOGIC INC	92.50
05/09/2024	DELTA DENTAL INSURANCE COMPANY	822.56
05/09/2024	DELTA DENTAL OF CALIFORNIA	8,325.87
05/09/2024	DICKSON R F CO INC	50,537.56
05/09/2024	DIRECTV INC	40.00
05/09/2024	EARLYCHILDHOOD LLC	1,914.86
05/09/2024	DUNRITE PEST CONTROL INC	260.00
05/09/2024	EMPIRE DESIGN & BUILD LLC	129,283.49
05/09/2024	EMPLOYMENT DEVELOPMENT DEPT	1,423.00
05/09/2024	EMPLOYMENT DEVELOPMENT DEPT	40.00
05/09/2024	GARIBALDO'S NURSERY	339.00
05/09/2024	GONSALVES JOE A & SON	4,526.00
05/09/2024	GRAINGER W W INC	49.61
05/09/2024	HACH COMPANY	2,348.88
05/09/2024	HANSEN, SUSIE	1,800.00
05/09/2024	HARA M LAWNMOWER CENTER	827.29
05/09/2024	HASS, BARBARA	877.50
05/09/2024	HEATON, KATHRYN	390.00

CITY OF LAKEWOOD SUMMARY CHECK REGISTER

CHECK DATE	VENDOR NAME	CHECK AMOUNT
05/09/2024	HOME DEPOT	3,217.62
05/09/2024	HOSE-MAN THE	554.31
05/09/2024	INFOSEND INC	6,333.41
05/09/2024	JHM SUPPLY INC	442.02
05/09/2024	JONES RICHARD D. A PROF LAW CORP	883.16
05/09/2024	KICK IT UP KIDZ LLC	479.60
05/09/2024	KIM. YVONNE	614.40
05/09/2024	KLASSEN WOOD COMPANY	8,096.33
05/09/2024	LAKEWOOD ROTARY CLUB	144.00
05/09/2024	LAKEWOOD ROTARY CLUB	468.00
05/09/2024	LANDCARE HOLDINGS INC	8,315.00
05/09/2024	LIFTECH ELEVATOR SERVICES INC	2,355.00
05/09/2024	LOMBERA, RICKY	2,500.00
05/09/2024	LONG BEACH CITY GAS & WATER DEPT	128.94
05/09/2024	LONG BEACH, CITY OF	236.54
05/09/2024	LOS ANGELES CO DIST ATTORNEY	13,247.56
05/09/2024	MACAULAY CHRISTINA	275.00
05/09/2024	MADRIGAL, ANTONIO	1,600.00
05/09/2024	MIEIR-KING, RICHARD	468.00
05/09/2024	MOORE IACOFANO GOLTSMAN INC	5,550.24
05/09/2024	NADA BUS INC	3,525.00
05/09/2024	NESTLE WATERS NORTH AMERICA	251.03
05/09/2024	O'REILLY AUTOMOTIVE STORES INC	18.85
05/09/2024	READWRITE EDUCATIONAL SOLUTIONS INC	1,651.65
05/09/2024	S.T.E.A.M.	19,433.80
05/09/2024	SAFETY-KLEEN CORP	1,000.78
05/09/2024	SELMAN CHEVROLET COMPANY	31,687.91
05/09/2024	SEMPER UNIFORMS LLC	631.05
05/09/2024	SITEONE LANDSCAPE SUPPLY LLC	2,431.19
05/09/2024	SMART & FINAL INC	59.95
05/09/2024	SOUTHERN CALIFORNIA EDISON CO	81,679.74
05/09/2024	SOUTHLAND INDUSTRIES	5,449.00
05/09/2024	STANDARD INSURANCE CO UNIT 22	10,717.65
05/09/2024	STAPLES INC	342.09
05/09/2024	ARIZONA MACHINERY LLC	587.88
05/09/2024	SUNSTONE MANAGEMENT INC	6,000.00
05/09/2024	THE RINKS-LAKEWOOD ICE	54.60
05/09/2024	THURSTON ELEVATOR CONCEPTS INC	149.00
05/09/2024	TURF STAR	756.48
05/09/2024	UNDERCOVER LIVE ENTERTAINMENT LLC	2,000.00
05/09/2024	UNDERGROUND SERVICE ALERT	332.00
05/09/2024	UNITED RENTALS NORTHEAST INC	3,040.27
05/09/2024	FUSION METALWORKS INC	16,175.31
05/09/2024	HD SUPPLY INC	1,025.29

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK DATE	VENDOR NAME	CHECK AMOUNT
05/09/2024	VERITIV OPERATING COMPANY	203.42
05/09/2024	VILLA-REAL, WILHELMINA C	300.00
05/09/2024	VISION SERVICE PLAN	4,436.12
05/09/2024	VOORHEES, RONDA	282.75
05/09/2024	WATERLINE TECHNOLOGIES INC	3,482.84
05/09/2024	WAXIE ENTERPRISES INC	722.83
05/09/2024	COMPREHENSIVE PRINT GROUP LLC	6,807.51
05/09/2024	WESTERN WATER WORKS SUPPLY CO	12,359.04
05/09/2024	WOOD, JEFF	382.80
05/09/2024	GAINES, SEQUOIA	250.00
05/09/2024	KEIL, MATANOFO	170.00
05/09/2024	KNOLES, WANDA	250.00
	Total:	1,104,208.24

**CITY OF LAKEWOOD
FUND SUMMARY 5/16/2024**

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

1010	GENERAL FUND	398,762.10
1020	CABLE TV	79.05
1030	CDBG CURRENT YEAR	1,361.66
1050	COMMUNITY FACILITY	27,971.60
1070	RETIREE BENEFITS	2,986.79
1090	LAKESWOOD EQUESTRIAN CENTER	14,059.62
1500	MISC-SPECIAL REVENUE FUND	48,666.66
1623	LA CNTY MEASURE W-REGIONAL	779.77
3070	PROPOSITION "C"	1,477.77
5020	CENTRAL STORES	11,779.17
5030	FLEET MAINTENANCE	5,606.22
7500	WATER UTILITY FUND	61,145.26
8030	TRUST DEPOSIT	559.00
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		575,234.67

Council Approval

Date

City Manager

Attest

City Clerk

Director of Finance and Administrative Services

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK DATE	VENDOR NAME	CHECK AMOUNT
05/16/2024	A T & T CORP	369.31
05/16/2024	MARK, ADAM	253.58
05/16/2024	AGRI-TURF DISTRIBUTING	1,397.18
05/16/2024	ALS GROUP USA CORP	2,926.79
05/16/2024	AMAZON CAPITAL SERVICES INC	785.32
05/16/2024	AMERICAN PUBLIC WORKS ASSN	595.00
05/16/2024	ANIXTER INC	1,553.87
05/16/2024	N. HARRIS COMPUTER CORPORATION	26,890.38
05/16/2024	B & H FOTO & ELECTRONICS CORP	416.22
05/16/2024	B.R. BREWER SIGN & GRAPHICS	633.94
05/16/2024	BELLFLOWER, CITY OF	600.00
05/16/2024	TWO SHELLS ENTERPRISES INC	154.00
05/16/2024	BREA, CITY OF	40,223.75
05/16/2024	CAL STATE AUTO PARTS INC	347.07
05/16/2024	CALIFORNIA PORTABLE DANCE FLOOR LLC	19,762.24
05/16/2024	CINTAS CORPORATION	208.40
05/16/2024	COLOR CARD ADMINISTRATOR CORP	37.54
05/16/2024	COMMUNITY FAMILY GUIDANCE CTR	548.33
05/16/2024	COUCH, RON JR	240.00
05/16/2024	CREATE A PARTY INC	21,153.70
05/16/2024	CUOMO, BIAGIO	564.92
05/16/2024	D&J INTERNATIONAL INC	796.56
05/16/2024	DANIEL'S TIRE SERVICE INC	284.57
05/16/2024	DATA TICKET INC	286.42
05/16/2024	DIAMOND ENVIRONMENTAL SERVICES LP	547.38
05/16/2024	DR OFFICE WORKS INC	4,355.18
05/16/2024	EDCO WASTE SERVICES LLC	8,857.50
05/16/2024	EDCO WASTE SERVICES LLC	12,963.93
05/16/2024	FRONTIER CALIFORNIA INC	2,322.71
05/16/2024	FROST, VALARIE A	194.92
05/16/2024	GALLS PARENT HOLDINGS LLC	245.88
05/16/2024	GLASBY MAINTENANCE SUPPLY CO	508.30
05/16/2024	GRAINGER W W INC	204.01
05/16/2024	GRANICUS INC	19,931.25
05/16/2024	GREIF INC	859.69
05/16/2024	HARA M LAWNMOWER CENTER	1,558.77
05/16/2024	HOME DEPOT	3,224.90
05/16/2024	JHM SUPPLY INC	1,905.02
05/16/2024	JJS PALOMO'S STEEL INC	16.26
05/16/2024	KILEY GREGORY THOMAS	3,750.00
05/16/2024	LONG BEACH, CITY OF	1,396.42
05/16/2024	LOPEZ, ADRIANA	10,185.00
05/16/2024	LA COUNTY DEPT OF PUBLIC WORKS	82,500.56
05/16/2024	MANERI TRAFFIC CONTROL INC	2,582.06

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK DATE	VENDOR NAME	CHECK AMOUNT
05/16/2024	MAYFLOWER DISTRIBUTING COMPANY	345.70
05/16/2024	MOSES-CALDERA, ISABEL	697.39
05/16/2024	MUNOZ, DAVID	104.24
05/16/2024	NADA BUS INC	5,295.00
05/16/2024	NATIONAL UNION FIRE INSURANCE CO	426.15
05/16/2024	O'REILLY AUTOMOTIVE STORES INC	5.93
05/16/2024	ODP BUSINESS SOLUTIONS LLC	967.93
05/16/2024	DY-JO CORPORATION	570.00
05/16/2024	PHASE II SYSTEMS INC	2,986.79
05/16/2024	PATHWAYS VOLUNTEER HOSPICE	548.33
05/16/2024	PERMECO INC	559.00
05/16/2024	US BANCORP ASSET MANAGEMENT INC	3,141.50
05/16/2024	PICKLER, KELLI	129.07
05/16/2024	RAFTELIS FINANCIAL CONSULTANTS LLC	20,870.00
05/16/2024	RUIZ, TAWNY	649.46
05/16/2024	BARRY SANDLER ENTERPRISES	119.72
05/16/2024	SOUTHERN COUNTIES OIL CO	3,665.39
05/16/2024	SERVICEWEAR APPAREL INC	213.36
05/16/2024	SITEONE LANDSCAPE SUPPLY LLC	233.44
05/16/2024	SO CALIF SECURITY CENTERS INC	66.15
05/16/2024	SOLID SURFACE CARE INC	3,919.30
05/16/2024	SOUTH COAST AOMD	970.86
05/16/2024	SOUTHERN CALIFORNIA EDISON CO	12,289.24
05/16/2024	SOUTHERN CALIFORNIA GAS CO	9,296.52
05/16/2024	SPASEFF TED C	240.00
05/16/2024	STEIN, ANDREW T	1,884.18
05/16/2024	STOVER SEED COMPANY	2,976.75
05/16/2024	SU CASA ENDING DOMESTIC VIOLENCE	265.00
05/16/2024	T2 SYSTEMS INC	95.00
05/16/2024	TGIS CATERING SVCS INC	1,198.00
05/16/2024	THE HITT COMPANIES	87.28
05/16/2024	FUSION METALWORKS INC	38,481.66
05/16/2024	VARSITY BRANDS HOLDING CO INC	875.28
05/16/2024	WAXIE ENTERPRISES INC	5,262.55
05/16/2024	WEST COAST ARBORISTS INC	154,599.10
05/16/2024	COMPREHENSIVE PRINT GROUP LLC	8,683.48
05/16/2024	WILLDAN ASSOCIATES	9,299.75
05/16/2024	WYNN, LAKYN	130.00
05/16/2024	BROWN, DIANA	250.00
05/16/2024	PANTELE, BRENDON	43.03
05/16/2024	SYLVIA, ALLAN JR & MARION	116.43
05/16/2024	TRUONG, ROSE	3,537.88
Total:		575,234.67

DIVIDER SHEET

COUNCIL AGENDA

May 28, 2024

TO: The Honorable Mayor and City Council

SUBJECT: Report of City Council Committees' Activities

INTRODUCTION

A brief update is provided for City Council review on the activities of the following standing committees: Environmental Management and Capital Improvement Plan committees.

STATEMENT OF FACT

On March 11, 2024, the Environmental Management Committee met and discussed:

Review of Residential Refuse Rates for 2024/2025

The contract for residential refuse collection allows for the increase of rates based on a formula that takes in account changes to the Consumer Price Index (CPI) and Tipping Fees (i.e., landfill costs), as well as city oversight and administration costs. Such calculations result in a proposed 6.28% rate increase for FY 2024-25 to be noticed to residential rate payers. The proposed trash rate increase would raise the residential monthly bill by \$1.67 from \$26.60 to \$28.27. Notices will be sent to all ratepayers in compliance with Prop 218 requirements. Committee Member Jeff Wood moved to approve the recommended residential collection and disposal rate to \$28.27 per month to take effect on July 1, 2024 and directed staff to commence with publishing the Prop. 218 notice for the 6.28% price increase. Chairperson Steve Croft seconded the motion.

Review of Commercial Refuse Rates for 2024/2025

EDCO's contract allows for rate increases each year based solely on the CPI. The January to January CPI rate is 2.53%. If approved, EDCO will send notification to their commercial customers in their June billings. Chairperson Steve Croft moved to approve the 2.53% price increase. Committee Member Jeff Wood seconded the motion.

Update on Implementation of Organics Recycling

Beginning in 2024, the State requires jurisdictions to begin enforcement of the regulation SB1383. The City has hired a full-time Environmental Services Officer to provide assistance with this effort and other environmental programs.

Compliance Update – Assembly Bill 341, enacted in 2011, mandates commercial recycling. 211 of the 213 Lakewood businesses subject to AB 341 are recycling with EDCO; two are non-compliant. 100%, or all, 146 multi-family properties subject to AB 341 are recycling with EDCO. Assembly Bill 1826, which mandates commercial organic recycling, was enacted in 2014. 284 of the 310 Lakewood businesses subject to AB 1826 are recycling with EDCO; 20 are non-compliant, and 6 waivers were issued. 143 of the 145 multi-family properties subject to AB 1826 are recycling with EDCO; 2 are non-compliant. With reference to the California's Short-Lived Climate Pollutant

Reduction Strategy (SB 1383), 22,790 residential generators are subject and 22,782 are on a 3-container system; 8 are non-compliant. There are 470 commercial generators that are subject and 439 are on a 3-container system; 24 are non-compliant and 7 have had waivers issued.

Staff and EDCO have been working cooperatively with businesses who need assistance with on-site staff training, providing marketing materials and right sizing the appropriate container for their business. A door hanger is in production and work on a Manager Resource Folder is underway for multi-family properties. Staff and EDCO continue to educate the public on environmental topics at various city-organized events.

Construction & Demolition (C&D) Recycling Update – All C&D waste plans are entered into Green Halo online system. Since September 2022, we have received a total of 1,824 applications and 1,265 were completed and closed. Applicants are required to submit and upload weight tickets or receipts in order to meet the SB 1383 requirements.

Enforcements

- SB 1383 Ordinance. 31 letters were sent on in late February to commercial and multi-family accounts that are not in compliance.
- Approximately 250 letters will be sent to ADU property owners to inform them that they are required to pay for trash service for each ADU.
- C&D Enforcement is in the process of initiating violation letters. City staff has developed an account to collect any financial penalties.
- Two of the city's Public Works Department staff members received PC 832 Laws of Arrest training in order to cite for violations.
- Edible Food Recovery Efforts: A draft letter will be sent to Tier 1 & Tier 2 generators reminding about requirements. We have 12 Tier 1 & 18 Tier 2 generators.

SB 1383 Grants

- We received \$114,080 as the first grant for trash enclosure upgrades at city facilities.
- A second grant was received in the amount of \$215,635 to be used for trash enclosures, software and tablet.
- A beverage grant for bottle filler fountains has been received for the purchase and installation at various city facilities including, City Hall, Council Chamber and The Centre.
- A used oil grant for supplies such as filters, oil containers, funnels.

On March 18, 2024, the Capital Improvement Plan (CIP) Committee met and discussed:

CIP Budget

A comprehensive CIP budget has been developed to manage and track citywide projects. It outlines a seven-year CIP outlook, and a two-year CIP plan, with recommendations on how to best deliver projects to balance the desires of the City Council with available funding. The Committee gave approval for staff to present the seven-year CIP budget, and adoption of a two-year CIP plan to the full City Council.

Facility Condition Assessment for Burns Community Center

Staff recommends the preparation of a Facility Condition Assessment for Burns Community Center by the ISES Corporation. After the assessments, ISES will provide a textual summary document that highlights major deficiencies in each building. Staff recommendation to City Council is to approve the consulting proposal with ISES Corporation for engineering services for FY 2023-2024 in an amount not-to-exceed \$24,898, and authorize the Mayor and City Clerk to sign the proposal in a form approved by the City Attorney. Staff also seeks authorization of a contingency of \$2,500 for additional work as needed.

Weingart Senior Center – Dahlin Design Proposal for Roof Improvements

Dahlin Group was asked to provide design work necessary to add a roof replacement as a bid alternate to the bid package. Also, as a second bid alternative, Dahlin was asked to include the removal of the skylight. Upon approval, Dahlin would commence with the development of the construction documents. The Committee recommends to the City Council that the proposal from Dahlin in the amount of \$88,000 for the roof design be approved at the March 26, 2024 council meeting.

HLC Tennis Court Monument Sign

Staff has developed a proposed design for the monument signage for the Howard L. Chambers Tennis Center at Mayfair Park and has received a proposal from Trader Signs of Anaheim in the amount of \$12,862.51. Positive feedback was received from Chairperson Croft and Committee Member Chase.

Authorize Design Services for Cherry Cove Playground

Staff is requesting an allocation of Measure L funds to prepare the design documents in the amount of \$48,420 and authorization to establish an on-call agreement with landscape architect Hirsch and Associates, Inc. (HAI), to complete the design documents for Cherry Cove Park playground. Additionally, staff recommends authorizing HAI's proposal for the design and construction support services in the amount of \$29,760. To prepare for the design documents, staff has proceeded with preparation of survey documents with Ardurra in the amount of \$8,872, and will need to proceed with geotechnical services with Associated Soils, in the amount of \$5,880.

Authorize Purchase of Biscailuz and Boyar Playgrounds

In August of 2023, the City signed a contract to received two Prop 68 Grants totaling \$226,876 from the California Natural Resources Agency to specifically fund improvements at Biscailuz Park. In addition, the City has an annual allocation of Measure A funds administered by Los Angeles County Regional Park and Open Space District to cover the replacement of the Boyar Park playground. The project is expected to go out to bid in the next month, and staff requests the play equipment be purchased in advance of the public works contract to install the equipment. Staff believes the cost savings in the amount of \$77,652.50 offsets the risk associated with advanced procurement of the equipment. Staff recommends they be authorized to issue a purchase order for the purchase of playground equipment for Biscailuz Park to Gametime, in an amount not-to-exceed \$130,236, as part of the improvements to the existing Biscailuz Play Area project, and authorize the Mayor to sign the proposal; and authorize staff to issue a purchase order for the

purchase of playground equipment for Boyar Park to Gametime, in an amount not-to-exceed \$262,062, as part of the improvements to the existing Boyar Play Area project, and authorize the Mayor to sign the proposal.

Sidewalk Maintenance Program

Bucknam Infrastructure Group has provided a comprehensive sidewalk management program to establish a schedule for the City's inventory, inspection, maintenance and repair activities for city sidewalks. Bucknam created and verified a sidewalk GIS layer by assessing sidewalk and curb and gutter GIS data. As a result, the City is now able to identify all known vertical displacements in public right of way and develop a plan to address them. Staff recommends considering the use of \$4,000,000 and \$500,000 in contingency in Measure R, Measure M, and RMRA funds to address the displacements and authorize the maintenance and repair of those displacements as part of our sidewalk maintenance program. Staff requests City Council authorize Measure R funds in the amount of \$1,000,000 to be utilized for sidewalk repairs citywide. Authorize Measure M funds in the amount of \$1,000,000 to be utilized for sidewalk repairs citywide. Authorize RMRA funds in the amount of \$2,500,000, inclusive of a contingency of \$500,000, to be utilized for sidewalk repairs citywide.

Mayfair Pool Needs Assessment and Filter Replacement

Staff received the first draft of the Mayfair Pool Needs Assessment from Aquatic Design Group in September 2023. The total estimated rough-order of magnitude (ROM) of needs for Mayfair Pool is \$1,044,320 and does not include engineering design fees, project and construction management fees, and contingency. One of the major costs include correcting the flow velocity for the main swimming pool, which exceeds the allowances in the California Building Code. The ROM to correct this condition is estimated at \$300,000. Staff sought a proposal from Waterline Technologies for the filter replacements and the total cost for the work is \$217,967.91. This work is likely to take place after this upcoming pool season. Staff recommends authorizing a contingency with Waterline Technologies, to allow for a potential repair of the sand filters while we await the proposal and authorize Waterline Technologies not-to-exceed \$250,000, allowing for potential repairs, as well as general construction contingency.

Authorization to Purchase Lobby Furniture for The Centre

D&R Office Works provided a proposal in the amount of \$28,041.60 for replacement furniture utilizing Omnia Contract #R191811. There are adequate funds in The Centre Improvement CIP account for this purchase. It was agreed that the D&R proposal be recommended to City Council.

CIP Project Updates

Weingart Senior Center Improvements – Dahlin Group's plans have been approved. It is expected that the community earmark funding from Congresswoman Barragan will be approved by Congress in the amount of \$1,122,279 and staff is in the process of applying for an additional \$2.7 million in funds from the State. The project is expected to go out to bid once we receive all of the outside funding. Staff is asking for authorization to begin design on roof improvements for the facility, as a potential bid alternate to the bid package.

Palms Park Community Center Improvements – Dahlin Group is making corrections associated with the constructability review conducted by Ardurra. This project awaits confirmation and receipt of outside funding before it will go out to bid. It is expected that there will be a delay in the start of construction after contract award allowing for submittals to proceed and materials to be ordered in advance of the building shutting down.

Mayfair Water Capture Project – The water sampling required by Los Angeles County Public Health Department is expected to continue through April of 2024 in order to satisfy their requirements.

City Hall Modular Office Improvements – The contracted scope of work is complete, and the Notice of Completion will be recommended at a future Council Meeting.

City Hall Office Improvements – The contractor is continuing to work on the millwork and the new office furniture is expected to be installed the week of March 11.

The Centre Lighting, Ceiling, Carpet, and Painting Improvements – Construction is substantially completed with the exception of final programming from Leviton. Once these final items are completed, staff will recommend Notice of Completion for this project.

City Hall and The Centre Generator Modernization – Staff requested changes to the plans. Staff has requested a proposal from Ardurra to complete the structural portions of the plans, and to compile the bid package. Staff also asked Ardurra for a proposal to survey the civic center. This survey data will also be necessary for the corner lot development. Staff intends to bring the proposal to the City Council for approval at the March 26 City Council meeting.

Burns Kitchen – Staff received a proposal from a contractor on the CUPCCAA list, Urban Construction Design Solutions, to complete the Burns kitchen improvements. The cost for the scope of work, inclusive of abatement is \$59,732.89, under the threshold requiring informal bidding. Staff recommends that we proceed with the project and authorize the proposal from Urban Construction.

On April 15, 2024, the Capital Improvement Plan Committee met and discussed:

Update on City Hall Office Improvements

Phase two of the City Hall office improvements is nearing completion. The first two phases of the project have improved 5,425 SF of office space at the cost of approximately \$1,430,744. Staff has now received the rough-order-of-magnitude cost to complete the remaining 5,561 SF of City Hall in the amount of \$1,166,527. Staff is seeking guidance on whether to proceed with negotiating a change order for the entirety of the remaining improvements at City Hall (encompassing Public Information/Customer Service Liaisons, Administration, Human Resources and RCS), or to break the remaining sections up and select just one of the remaining sections for the next phase of work (such as just Human Resources and RCS). Below is a table of the costs for phase one, phase two, and estimated costs for the remaining departments. The variances in the project costs are due to

different FFE requests made by the departments, as well as change orders/corrections of unknown conditions during construction.

DEPARTMENT	SF	COST/SF	COST
Phase One	2400	\$224.93	\$539,821
Phase Two	3025	\$294.52	\$890,923
PIO	1614	\$222.34	\$358,849
RCS	2002	\$213.18	\$426,785
Administration	1945	\$195.83	\$380,893
		Total:	\$2,597,271

Chairperson Croft and Committee Member Chase agreed that staff should negotiate a change order with contractor Empire Design & Build for improvements to the entirety of the remaining areas in City Hall. Staff said that it would bring back the results of those negotiations to the Committee before bringing the item to the City Council as a whole.

Staff is in the process of developing an RFP to architectural and engineering firms for the design of the improvements to the Council Chambers. There is currently \$1.2 million budgeted for the Council Chamber refresh, however staff believes the project could be as much as \$3 million. Funding would have to be offset from other sources, including the City Hall improvements. CIP Committee toured the Council Chambers. Staff explained the proposed scope of work to the CIPC for the refresh. Chairperson Croft and Committee Member Chase provided positive feedback.

CIP Project Updates

Weingart Senior Center Improvements – Dahlin Group has proceeded with the design of the roof replacement for Weingart Senior Center. This work will be a bid alternative on the bid documents. The project is expected to go out to bid in the fall once we receive the Congressionally approved community project funding, and construction is estimated to begin by the end of 2024.

Palms Community Center Improvements – Architect Dahlin Group have resubmitted to final plan check following corrections required by the constructability review. This project also awaits confirmation and receipt of outside funding before it will go out to bid. In addition, due to the long lead time associated with this project (such as the replacement switch gear) it is expected that there will be a delay in the start of construction after the contract award, allowing for submittals to proceed and materials to be ordered in advance of the building shutting down.

Mayfair Water Capture Project – The seven-day automatic testing of the system, which will require constant monitoring, commenced on April 10. Willdan and Sukut Construction are working closely during the testing period and will provide city staff with updates throughout. The irrigation testing will take place three times a night (12, 3 and 5:30 a.m.), so as to not disturb park operations.

City Hall and The Centre Generator Modernization – Ardurra has been contracted to complete the structural portions of the plans, and to compile the bid package. As part of this work, staff also

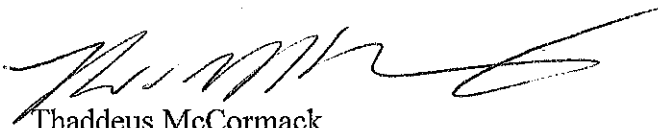
asked Ardurra for a proposal to survey the civic center. This survey data will also be necessary for the corner lot development.

Burns Kitchen – Urban Construction Design Solutions, have been contracted to complete the Burns Kitchen improvements. The work is estimated to begin on Wednesday April 24, 2024.

CDBG – ADA Curb Ramp Project – The project scope includes ADA accessibility improvements of 40 curb ramps in the neighborhood bound by Del Amo, Centralia, Pioneer, and Norwalk. Construction was substantially completed on the week of April 1, and a punch walk was held on April 5. Punch list corrections were made the week of April 8.

RECOMMENDATION

It is recommended that the City Council receive and file this report.

A handwritten signature in black ink, appearing to read 'Thaddeus McCormack', is written over a horizontal line.

Thaddeus McCormack
City Manager

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COUNCIL AGENDA

May 28, 2024

TO: The Honorable Mayor and City Council

SUBJECT: AB 1234 Meeting Report

INTRODUCTION

Assembly Bill 1234 became effective January 1, 2006. The legislation requires members of a legislative body to provide brief reports on the meetings they attended at the expense of the local agency at the next regular meeting of the legislative body.


STATEMENT OF FACT

- Mayor Todd Rogers, Vice Mayor Cassandra Chase, and Council Members David Arellano and Jeff Wood attended the Annual Municipal Seminar of the California Contract Cities Association from May 16 – 19, 2024. The Council Members participated in several sessions that covered the following topics: organics recycling, Care Court/mental health/homelessness, developing homegrown leadership, using artificial intelligence in the workforce and public safety updates.

RECOMMENDATION

That the City Council receive and file this report.

Paolo Beltran 
Deputy City Manager


Thaddeus McCormack
City Manager

DIVIDER SHEET

COUNCIL AGENDA

May 28, 2024

TO: The Honorable Mayor and City Council

SUBJECT: Low-Income Exemption from Utility Users Tax

INTRODUCTION

The City Council has established certain classes of exemptions from the Utility Users Tax, including service users who qualify for low-income exemptions.

STATEMENT OF FACT

Resolution No. 92-36, which established a low-income exemption based on a service user's total annual income and household size, was last amended on May 23, 2023 by Resolution No. 2023-22. Said resolution updated eligibility income criteria, as defined by Federal Register by the U.S. Department of Health and Human Services (HHS). Likewise, the attached resolution increases the amount of annual income to be used in determining exemption criteria from the utility users tax effective June 1, 2024. Adoption of this resolution will align the income criteria used by the City to the current levels as set by the U.S. Department of Health and Human Services.

The table below illustrates the various income limits (depending on the household size) over the last three years and the percentage increases.

Household Size	2022 Income Limit		2023 Income Limit		2024 Income Limit
1-2	\$36,620	7.70%	\$39,440	3.65%	\$40,880
3	\$46,060	7.95%	\$49,720	3.86%	\$51,640
4	\$55,500	8.11%	\$60,000	4.00%	\$62,400
5	\$64,940	8.22%	\$70,280	4.10%	\$73,160
6	\$74,380	8.31%	\$80,560	4.17%	\$83,920
7	\$83,820	8.38%	\$90,840	4.23%	\$94,680
8	\$93,260	8.43%	\$101,120	4.27%	\$105,440
Each additional	\$9,440	8.90%	\$10,280	4.67%	\$10,760

Income limits are effective June 1, 2024 through May 31, 2025.

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution pertaining to the low-income exemption of the utility users tax.



Jose Gomez
Director of Finance and Administrative Services



Thaddeus McCormack
City Manager

RESOLUTION NO. 2024-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD AMENDING RESOLUTION NO. 92-36
PERTAINING TO THE LOW-INCOME EXEMPTION OF THE
UTILITY USERS TAX

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

SECTION 1. Section 1.F. of Resolution No. 92-36 establishing classes of exemption
from the Utility Users Tax is hereby amended to read as follows:

- F. Any individual service user who has qualified for Low-Income Exemption in the form
and manner established in writing by the Director of Finance and Administrative
Services, where said service user's total annual income for the number of persons in the
service user's household is not more than the following:

Number of Persons in Household	Total Annual Household Income cannot be more than:
1-2	\$40,880
3	51,640
4	62,400
5	73,160
6	83,920
7	94,680
8	105,440
Each additional person add	10,760

SECTION 2. Resolution No. 2023-22 of the City Council of the City of Lakewood,
amending Resolution No. 92-36 pertaining to Low-Income Exemption of the Utility Users Tax,
is hereby repealed.

SECTION 3. Except as amended Resolution No. 92-36 is hereby reaffirmed in all other
aspects, and this Resolution shall be effective June 1, 2024.

ADOPTED AND APPROVED THIS 28TH DAY OF MAY, 2024.

Mayor

ATTEST:

City Clerk

D I V I D E R S H E E T

COUNCIL AGENDA

May 28, 2024

TO: The Honorable Mayor and City Council

SUBJECT: Hardship Waiver for Low-Income Exemption

INTRODUCTION

Over the years, the City has maintained a Hardship Waiver for the administrative or parking citation hearing procedure fee based on the low-income guidelines issued each year in the Federal Register by the U.S. Department of Health and Human Services (HHS).

STATEMENT OF FACT

The Hardship Waiver utilizes a low-income eligibility table based on annually published federal guidelines, which lists households' total annual income and household size eligible for waiver. See table below, including percentage increases by household size.

The attached resolution establishes the amount of annual household income to be used in determining eligibility for a hardship waiver. Therefore, qualifying individuals do not have to pay the citation prior to being granted a hearing.

Household Size	2022 Income Limit		2023 Income Limit		2024 Income Limit
1-2	\$36,620	7.70%	\$39,440	3.65%	\$40,880
3	\$46,060	7.95%	\$49,720	3.86%	\$51,640
4	\$55,500	8.11%	\$60,000	4.00%	\$62,400
5	\$64,940	8.22%	\$70,280	4.10%	\$73,160
6	\$74,380	8.31%	\$80,560	4.17%	\$83,920
7	\$83,820	8.38%	\$90,840	4.23%	\$94,680
8	\$93,260	8.43%	\$101,120	4.27%	\$105,440
Each additional	\$9,440	8.90%	\$10,280	4.67%	\$10,760

Income limits are effective June 1, 2024 through May 31, 2025.

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution pertaining to the hardship waiver for granting an administrative hearing regarding an administrative or parking citation.



Jose Gomez
Director of Finance and Administrative Services



Thaddeus McCormack
City Manager

RESOLUTION NO. 2024-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD ESTABLISHING A HARDSHIP WAIVER FROM
ONE OF THE REQUIREMENTS FOR AN ADMINISTRATIVE
HEARING REGARDING AN ADMINISTRATIVE OR
PARKING CITATION

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

SECTION 1. The City Council does hereby find and determine that any individual who has submitted for a Hardship Waiver in the form and manner established in writing by the Director of Finance and Administrative Services, where said individual's total annual income for the number of persons in the individual's household is not more than the following shall be eligible for a hardship waiver; this waiver relieves the individual of the requirement that the parking or administrative citation must be paid prior to being granted an administrative hearing:

Number of Persons in Household	Total Annual Household Income cannot be more than:
1-2	\$40,880
3	51,640
4	62,400
5	73,160
6	83,920
7	94,680
8	105,440
Each additional person add	10,760

SECTION 2. Resolution No. 2023-23 of the City Council of the City of Lakewood, pertaining to the establishment of a Low-Income level for determining Hardship Waiver, is hereby repealed.

SECTION 3. This Resolution shall be effective June 1, 2024.

ADOPTED AND APPROVED THIS 28TH DAY OF MAY, 2024.

Mayor

ATTEST:

City Clerk

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COUNCIL AGENDA

May 28, 2024

TO: The Honorable Mayor and City Council

SUBJECT: Delinquent Fees and Charges for Garbage, Waste and Refuse

INTRODUCTION

The Lakewood Municipal Code provides that unpaid balances for trash, waste and refuse accounts may be collected by placement on the annual property tax roll.

STATEMENT OF FACT

The attached resolution authorizes the Director of Finance and Administrative Services to prepare a report of all delinquent trash fees of \$54.00 (approximately two months of residential service) or more as of May 31, 2024.

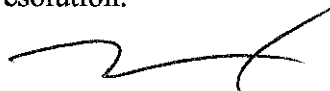
It also sets a public hearing for July 09, 2024, where the Council shall hear any objections regarding the assessment of these delinquent trash fees. A notice of this hearing will be mailed to property owners listed on the report of delinquent fees. A sample copy of this Notice of Hearing is attached.

STAFF RECOMMENDATION

It is recommended that the City Council adopt the attached resolution.



Jose Gomez
Director of Finance and Administrative Services



Thaddeus McCormack
City Manager

RESOLUTION NO. 2024-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD DIRECTING THE PREPARATION OF A REPORT OF DELINQUENT FEES FOR GARBAGE, WASTE AND REFUSE COLLECTION AND DISPOSAL WITHIN THE CITY OF LAKEWOOD, AND SETTING A PUBLIC HEARING THEREON FOR JULY 09, 2024

WHEREAS, the City Council of the City of Lakewood, in accordance with the provisions of Chapter 3 of Article V of the Lakewood Municipal Code, commencing with Section 5300, did on and prior to May 31, 2024, provide to and remove from the parcels of land within the City of Lakewood, garbage, waste, and refuse for which a fee was charged pursuant to the terms and provisions of the Lakewood Municipal Code; and

WHEREAS, any fees which remain unpaid for a period of sixty or more days after the date upon which they were billed may be collected thereafter by the City pursuant to Government Code Section 25831; and

WHEREAS, a public hearing on a report of said delinquent fees should be set before the City Council for July 09, 2024;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKEWOOD THAT:

SECTION 1. The Director of Finance and Administrative Services of the City of Lakewood is hereby directed to cause to be prepared a Report of Delinquent Fees of \$54.00 (approximately two months of residential service) or more existing on May 31, 2024, the City Council does hereby fix July 09, 2024 at 7:30 p.m., or as soon thereafter in the City Council Chambers of the City of Lakewood, 5000 Clark Avenue, Lakewood, California, as the time, date and place for a hearing on said Report, and any objections or protests thereto.

SECTION 2. The City Clerk shall cause notice of this hearing in the form and fashion of that attached hereto to be mailed to the landowners listed on the Report not less than ten (10) days prior to the date of said hearing.

SECTION 3. At the hearing the City Council shall hear any objections or protests of landowners liable to be assessed for delinquent fees. The City Council may make such revisions or corrections to the Report as it deems just, after which by resolution the report shall be confirmed.

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

ADOPTED AND APPROVED THIS 28TH DAY OF MAY, 2024.

Mayor

ATTEST:

City Clerk

TO: «Owner1»

PROPERTY OWNER

NOTICE OF HEARING ON REPORT
OF DELINQUENT GARBAGE TRASH AND REFUSE COLLECTION

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City Council of the City of Lakewood on Tuesday, July 09, 2024, at 7:30 p.m., or as soon thereafter as the matter can be heard, in the City Council Chambers of the City of Lakewood, 5000 Clark Avenue, Lakewood, California, on the written report of the Director of Finance and Administrative Services of the City of Lakewood that the following fees and charges are delinquent and that the amount thereof should be confirmed and constitute a Special Assessment against the following described parcel, and a lien on that parcel for the amount of such delinquent fees. Said report further provides that if said delinquent charges are confirmed the same becomes a lien on the land and attaches upon recordation in the office of the Los Angeles County Recorder, and further may be collected at the same time and in the same manner as ordinary County ad valorem taxes are collected.

Said delinquent fees contained in said report pertain to the collection by the City of Lakewood from the following described parcel of land of garbage, waste, trash and refuse, for which a fee or charge was imposed pursuant to Chapter 3 of Article V of the Lakewood Municipal Code, which said fee or charge for said services provided said premises remained unpaid on May 31, 2024, in the following amount, all of which is now due and owing. Said parcel and the amount of said delinquent fee proposed to be a lien against said parcel is as follows:

Parcel No.:	«Parcel»
Account No.:	«Account»
Street Address:	«LocAddress»
<u>Delinquent Charge and Lien Amount:</u>	\$«AmtDue»

NOTICE IS FURTHER GIVEN that you may examine said report in the office of the Director of Finance and Administrative Services at 5050 Clark Avenue, Lakewood, California, during regular business hours at any time prior to said hearing, and further that you may appear at the time and place of said hearing for the purpose of protesting or objecting thereto. At the time of said hearing the City Council shall hear all objections or protests of land owners liable to be assessed for said delinquent fees, and the City Council may make such revision or corrections to the report as it deems just, after which by resolution the report shall be confirmed.

NOTICE IS FURTHER GIVEN that you are not required to appear at said hearing if you agree with the delinquent charge and lien amount. You may simply contact City Hall at the number listed below and make payment in full up to and including July 31, 2024.

NOTICE IS FURTHER GIVEN that if you are a transferee of the aforementioned parcel on or after May 31, 2024 and qualify as a BONA FIDE PURCHASER FOR VALUE, said parcel may be excluded from the lien of delinquent charges if you establish in the office of the Director of Finance and Administrative Services, 5050 Clark Avenue, Lakewood, California, prior to said hearing or the date on which the first installment of taxes will become delinquent that you acquired said property for value without knowledge or notice of the lien or charge for rubbish services. If you have SOLD OR TRANSFERRED said parcel on or after May 31, 2024, please forward this notice to your transferee, or the person to whom you conveyed said property, prior to July 31, 2024.

DATED THIS ____ day of ____, 2024.

IF YOU WOULD LIKE TO PAY THE LIEN AMOUNT, OR HAVE ANY QUESTIONS, PLEASE CONTACT
LAKEWOOD UTILITY BILLING CUSTOMER SERVICE AT (855) 785 – 4021.

D I V I D E R S H E E T

COUNCIL AGENDA

May 28, 2024

TO: The Honorable Mayor and City Council

SUBJECT: 2024 Firework Stand Permit Application Approvals

STATEMENT OF FACT

For the first time since 2018, a new organization is being recommended for addition into the existing permitted organizations in accordance with Lakewood Municipal Code. Temple Beth Zion-Sinai, a longstanding Jewish Temple in the community, is no longer operating a fireworks stand creating an open permit spot for 2024.

Staff reached out to several community organizations, who had expressed interest in operating a stand in the past, advising them of the opening and requested they submit an application. Two organizations submitted a completed application and met the membership requirements set by City code. The City Clerk held a drawing on February 28th where the "Friends of Lakewood Sheriff Station" was drawn. The organization raises funds and supports station sponsored events and programs including the annual Halloween Haunted Jail and Safety Expo, 999 for Kids, and the Deputy Explorer Program.

The Friends of Lakewood Sheriff Station will be taking over Temple Beth's stand on the corner of Bellflower and Carson. The remaining 24 grandfathered organizations from last year will be returning to their same locations.

The annual City-hosted firework stand safety meeting is scheduled for Thursday, May 30 at 7:00 pm in the Council Chambers. The City will have representatives from Finance & Administrative Services, Community Development, Public Safety, and the Los Angeles County Sheriff's Department who will cover a variety of topics on safe firework stand operation.

RECOMMENDATION

It is recommended the City Council approve the applications for firework stand permits for the attached 25 organizations and authorize staff to issue permits for temporary fireworks stands to these organizations.

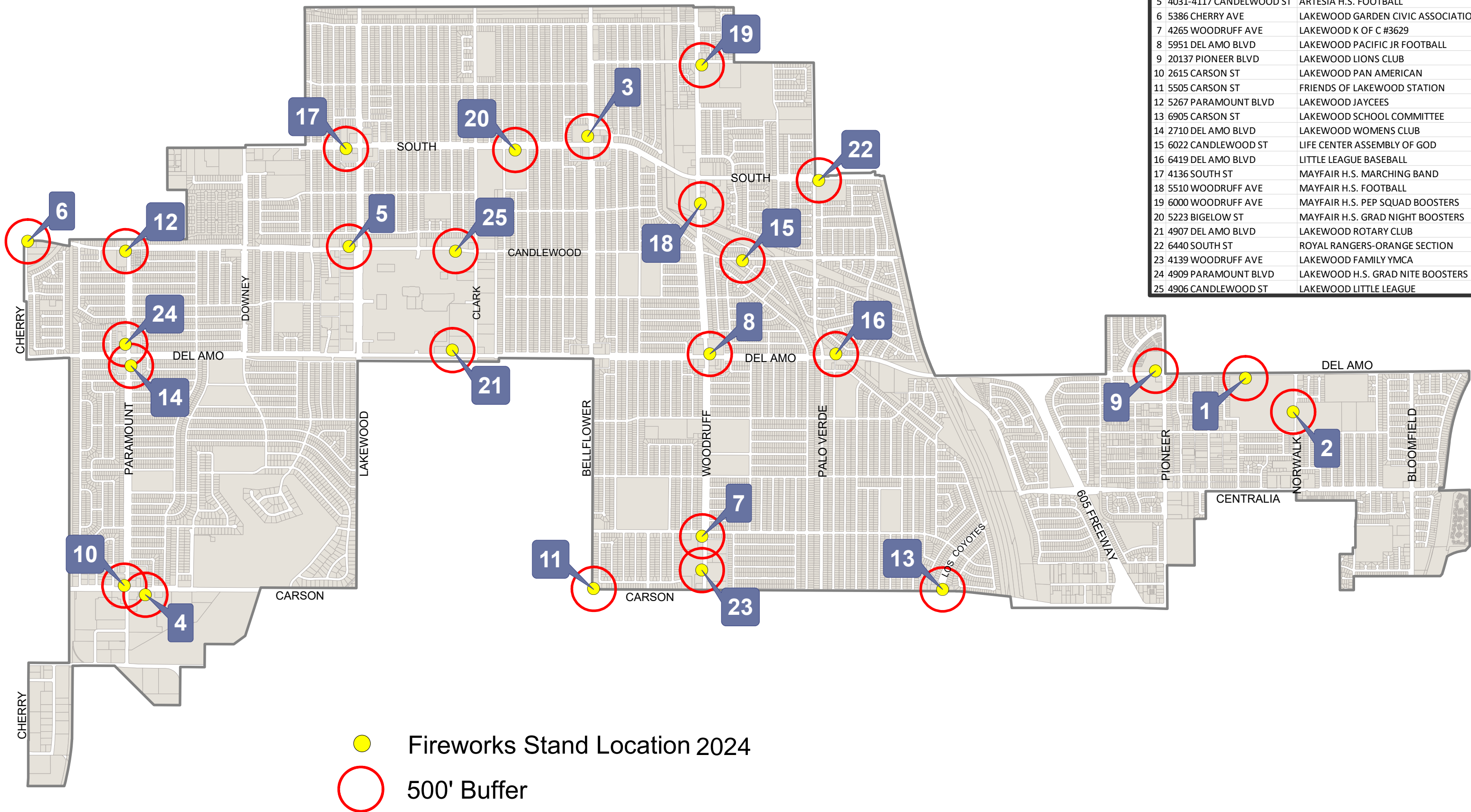


Jose Gomez
Director of Finance and Administrative Services



Thaddeus McCormack
City Manager

	Organization	Stand Location	Organization Contact
1	Artesia H.S. Band Boosters	12108 Del Amo Blvd	Jessica Riva
2	Artesia H.S. Baseball	12108 Del Amo Blvd	Jose Serrano
3	Artesia H.S. Cheerleaders	5819 Bellflower Blvd	Libia Sanchez
4	Artesia H.S. Football Boosters	4031-4117 Candlewood St.	Connor Crook
5	Friends of Lakewood Sheriff Station	5505 Carson St.	Ryan Vergel de Dios
6	Greater Lakewood Chamber of Commerce	2770 Carson St	Jose Solache
7	Lakewood Garden Civic Association	5386 Cherry Ave	Ray Jenkins
8	Lakewood H.S. Grad Nite Boosters	4909 Paramount Blvd	Randy Gonzalez
9	Lakewood Jaycees	5267 Paramount Blvd	Caren Spilsbury
10	Lakewood Jr. Pacific Football	5951 Del Amo Blvd	Cecil Smith
11	Lakewood Knights of Columbus	4265 Woodruff Ave	Joe Hernandez
12	Lakewood Lions Club	20137 Pioneer Blvd	Andrew Muniz
13	Lakewood Little League	4906 Candlewood Street	Martiza Ozier
14	Lakewood Pan Am Festival	2615 Carson St	Dan Wamba
15	Lakewood Rotary Club	5015 Del Amo Blvd	Valarie Frost
16	Lakewood School Committee	6905 Carson Street	Todd Rogers
17	Lakewood Women's Club	2710 Del Amo Blvd	Janet Christiansen
18	Life Center Assembly of God	6022 Candlewood St	Emily Sombrito
19	Little League Baseball District 38	6419 Del Amo Blvd	Mike Laughlin
20	Mayfair H.S. Band Boosters	4100 South St.	Minisa Volden
21	Mayfair H.S. Football Boosters	5510 Woodruff Ave	Rosie Sesma
22	Mayfair H.S. Grad Night Boosters	5223 Bigelow St	Jocelyn Sisneros
23	Mayfair H.S. Pep Squad Boosters	6000 Woodruff Ave	Don Zertuche
24	Royal Rangers-Orange Section	6440 South St	Susana Jara
25	Weingart Lakewood Family YMCA	4139 Woodruff Ave	Shannon Stewart



ID	ADDRESS	ORGANIZATION
1	12108 DEL AMO BLVD	ARTESIA H.S. BAND BOOSTERS
2	12108 DEL AMO BLVD	ARTESIA H.S. BASEBALL BOOSTERS
3	5819 BELLFLOWER BLVD	ARTESIA H.S. CHEERLEADERS
4	2770 CARSON ST	CHAMBER OF COMMERCE
5	4031-4117 CANDELWOOD ST	ARTESIA H.S. FOOTBALL
6	5386 CHERRY AVE	LAKEWOOD GARDEN CIVIC ASSOCIATION
7	4265 WOODRUFF AVE	LAKEWOOD K OF C #3629
8	5951 DEL AMO BLVD	LAKEWOOD PACIFIC JR FOOTBALL
9	20137 PIONEER BLVD	LAKEWOOD LIONS CLUB
10	2615 CARSON ST	LAKEWOOD PAN AMERICAN
11	5505 CARSON ST	FRIENDS OF LAKEWOOD STATION
12	5267 PARAMOUNT BLVD	LAKEWOOD JAYCEES
13	6905 CARSON ST	LAKEWOOD SCHOOL COMMITTEE
14	2710 DEL AMO BLVD	LAKEWOOD WOMENS CLUB
15	6022 CANDLEWOOD ST	LIFE CENTER ASSEMBLY OF GOD
16	6419 DEL AMO BLVD	LITTLE LEAGUE BASEBALL
17	4136 SOUTH ST	MAYFAIR H.S. MARCHING BAND
18	5510 WOODRUFF AVE	MAYFAIR H.S. FOOTBALL
19	6000 WOODRUFF AVE	MAYFAIR H.S. PEP SQUAD BOOSTERS
20	5223 BIGELOW ST	MAYFAIR H.S. GRAD NIGHT BOOSTERS
21	4907 DEL AMO BLVD	LAKEWOOD ROTARY CLUB
22	6440 SOUTH ST	ROYAL RANGERS-ORANGE SECTION
23	4139 WOODRUFF AVE	LAKEWOOD FAMILY YMCA
24	4909 PARAMOUNT BLVD	LAKEWOOD H.S. GRAD NITE BOOSTERS
25	4906 CANDLEWOOD ST	LAKEWOOD LITTLE LEAGUE

FIREWORKS STANDS 2024

FIREWORKS 2024
Net Profit Summary

<u>Organization</u>	<u>Net Profit 2022</u>	<u>Net Profit 2023</u>	<u>Difference</u>	<u>Use</u>
1 Artesia H.S. Band Boosters	\$ 11,254.00	\$ 11,202.00	\$ (52.00)	35% Instruments - 30% Uniform cleaning - 25% Coaches - 10% Entry fees
2 Artesia H.S. Baseball Boosters	\$ 4,153.00	\$ 3,701.00	\$ (452.00)	25% Baseballs - 25% Uniforms 25% Field maint - 25% Umpire fees
3 Artesia H.S. Cheerleaders	\$ 10,235.00	\$ 9,603.00	\$ (632.00)	50% Camp - 40% Uniforms - 10% Trophys
4 Artesia H.S. Football	\$ 8,467.00	\$ 7,849.00	\$ (618.00)	50% Uniforms - 25% Helmets -15% Cleaning - 10% Audio Equipment
5 Greater Lakewood Chamber of Commerce	\$ 31,862.20	\$ 28,069.00	\$ (3,793.20)	100% Business & Community Development
6 Lakewood Lions Club	\$ 11,924.62	\$ 8,384.00	\$ (3,540.62)	50% Scholarships 25% City of Hope 25% Guide Dog Training
7 Lakewood Garden Civic Association	\$ 26,869.82	\$ 16,546.00	\$ (10,323.82)	100% Upkeep of LCGA Clubhouse and Pool
8 Lakewood H.S. Grad Night	\$ 7,576.00	\$ 5,285.00	\$ (2,291.00)	90% Food, Tickets, Transportation - 10% Sponsorships
9 Lakewood Jaycees	\$ 10,735.00	\$ 13,692.00	\$ 2,957.00	20% Membership Dues 30% Pagent 30% Project Sheperd 20% Soroptimist Run
10 Lakewood Knights of Columbus	\$ 34,417.00	\$ 36,033.00	\$ 1,616.00	25% Scholarships - 25% Church - 25% Vocation - 25% Support of past members
11 Lakewood Little League	\$ 14,995.00	\$ 13,315.00	\$ (1,680.00)	100% Field Upkeep, Equipment
12 Lakewood Pacific Junior Football	\$ 20,114.69	\$ 21,492.00	\$ 1,377.31	25% Uniforms - 25% Equipment - 25% Fields - 25% Other Misc.
13 Lakewood Pan Am Festival	\$ 26,428.57	\$ 18,390.00	\$ (8,038.57)	100% Pan Am Scholarship Fund
14 Lakewood Rotary	\$ 22,828.00	\$ 18,446.00	\$ (4,382.00)	35% Scholarships - 65% Donations
15 Lakewood School Committee	\$ 25,764.00	\$ 24,364.00	\$ (1,400.00)	75% Cash grants to Lakewood Teachers 25% Operating Expenses
16 Lakewood Women's Club	\$ 11,369.00	\$ 13,701.00	\$ 2,332.00	20% VA Hospital 20% LEF Fund 20% Meals on Wheels 40% Project Sheperd
17 Life Center Assembly of God	\$ 11,490.00	\$ 12,634.00	\$ 1,144.00	50% Youth Ministries 50% Childrens Ministries
18 Little League Baseball District #38	\$ 18,605.00	\$ 15,073.00	\$ (3,532.00)	50% Uniforms - 50% Awards
19 Mayfair H.S. Band Boosters	\$ 20,983.00	\$ 20,983.00	\$ -	50% Instruments - 30% Music - 20% Entry Fees
20 Mayfair H.S. Football Boosters	\$ 11,861.25	\$ 11,821.00	\$ (40.25)	100% Uniforms
21 Mayfair H.S. Grad Night	\$ 14,407.00	\$ 19,889.00	\$ 5,482.00	100% Grad Night
22 Mayfair H.S. Pep Squad	\$ 19,018.00	\$ 16,201.00	\$ (2,817.00)	70% Uniforms - 10% Transportation - 10% Equipment - 10% Entry Fees
23 Royal Rangers-Orange Section	\$ 15,249.00	\$ 14,602.00	\$ (647.00)	60% Camp - 40% Equipment
24 Temple Beth Zion-Sinai / Mayfair Boy's Baseball	\$ 18,452.00	\$ 22,951.00	\$ 4,499.00	75% Free Education 5% Food for needy 10% Dues 10% Operations
25 Weingart Lakewood Family YMCA	\$ 38,677.73	\$ 25,635.00	\$ (13,042.73)	25% Scholarships - 25% Youth Programs - 25% Day Camp - 25% Scholarship Assist.
TOTAL	\$ 447,735.88	\$ 409,861.00	\$ (37,874.88)	

DIVIDER SHEET

COUNCIL AGENDA

May 28, 2024

TO: The Honorable Mayor and City Council

SUBJECT: Approve Agreement with Precision Concrete Cutting for Trip Hazard Removal Services

INTRODUCTION

In February 2023, City Council authorized work with Bucknam Infrastructure Group to provide a comprehensive sidewalk management program that would establish a schedule for the City's inventory, inspection, maintenance, and repair activities for City sidewalks. As a result of their work, the City is able to identify vertical displacements in public right of way and develop a plan to address them. At the March 26, 2024 City Council meeting, Council authorized the use of \$4.5 million in funds of Measures R, M, and SB-1 to address sidewalk repairs city-wide. Staff is now recommending authorizing an on-call service provider agreement with Southern California Precision Concrete, Inc. dba Precision Concrete Cutting, to address some of the vertical displacements identified.

STATEMENT OF FACT

Precision Concrete Cutting utilizes a concrete cutting process with quicker and cleaner results compared to conventional concrete grinding techniques, while being more cost effective than removal and replacement of concrete. On January 21, 2019, the California Joint Powers Insurance Authority (CJPIA) entered into a master services agreement to provide CJPIA members access to professional sidewalk inspection and maintenance services. The agreement established a set of services and related costs to address vertical displacements in sidewalks. The City is a CJPIA member.


The City's purchasing policy utilizes piggyback procurements, commonly known as cooperative agreements, to promote cost savings and administrative efficiencies. The purchasing policy states "If the purchasing officer determines it to be in the best interest of the City, the Purchasing Officer is authorized to "piggy-back" onto or join into an existing written purchase contract obtained through a competitive bidding process prepared by and awarded by another local, state, or federal government agency." Local agencies that have piggy-backed off of the master service agreement include Seal Beach and Long Beach. Staff would like to piggy-back off the CJPIA's master service agreement with Precision Concrete Cutting to utilize some of the \$4.5 million in Measure R, M, and RMRA funds to address vertical displacements in the City. The fee for the scope of work is defined in the Master Service agreement and will be determined by task order basis.


On May 20, 2024, the CIP Committee concurred with staff's recommendation to bring the item to the Council for approval.

Approve Agreement with Precision Concrete Cutting for Trip Hazard Removal Services
May 28, 2024
Page 2 of 2

RECOMMENDATION

It is the recommendation of staff that the City Council approve the agreement for Precision Concrete Cutting and upon approval of the City Attorney as to form, authorize its execution by the Mayor on behalf of the City.

Kelli Pickler 
Director of Public Works


Thaddeus McCormack
City Manager

AGREEMENT FOR SERVICES

BETWEEN

CITY OF LAKEWOOD AND SOUTHERN CALIFORNIA PRECISION CONCRETE INC.,

THIS AGREEMENT, made and entered into this 28TH day of MAY, 2024, by and between the CITY OF LAKEWOOD, a municipal corporation, sometimes hereinafter referred to as CITY, and SOUTHERN CALIFORNIA PRECISION CONCRETE INC., DBA PRECISION CONCRETE CUTTING sometimes hereinafter referred to as SERVICE PROVIDER,

WITNESSETH:

WHEREAS, the City is in need of the part-time services of a contractor to provide sidewalk assessment and sidewalk trip hazard removal, and said SOUTHERN CALIFORNIA PRECISION CONCRETE INC., DBA PRECISION CONCRETE CUTTING is desirous of providing said services;

NOW, THEREFORE, in consideration of the foregoing recitals, the parties hereto do mutually agree as follows:

1. Scope of Services.

SERVICE PROVIDER agrees to provide to CITY at his own cost and expense when requested by CITY those services set forth on Exhibit A, the CJPIA Master Service Agreement, attached hereto and made a part hereof. If there is a conflict between Exhibit A, CJPIA Master Service Agreement, and the provisions of this contract, this contract supersedes.

2. Compensation for Services.

The CITY agrees to pay SERVICE PROVIDER for all services rendered under the Scope of Services at rates established in Exhibit A, CJPIA Master Service Agreement, attached hereto and made a part hereof. SERVICE PROVIDER shall submit invoices to the Director of Public Works for approval prior to authorization of payment.

Payments on approved invoices shall be made within thirty (30) days of receipt and approval of said invoice by the Director of Public Works.

3. Independent Contractor.

It is expressly understood and agreed that SERVICE PROVIDER has been retained, at his request, as an independent contractor, as distinguished from an employee or agent of the CITY to perform the aforementioned services. SERVICE PROVIDER acknowledges the independent contractor relationship and releases the CITY from any liability or obligation to make deductions or withholding from his compensation in respect to unemployment, income taxes, disability, social security, health or pension matters.

SERVICE PROVIDER acknowledges his independent contractor's status in performing said services, and agrees to bear the risk of property damage or loss to any property arising out of the work site, the place to work, or the duties bestowed upon SERVICE PROVIDER pursuant to this Agreement, and does hereby release the CITY, its officers and personnel from any liability to SERVICE PROVIDER for any loss or damage thereby incurred, except where said loss or damage was caused by the CITY.

4. Termination.

Either party to this Agreement may terminate the same at any time by giving the other at least thirty (30) days' written prior notice thereof. In the event of termination, the CITY shall pay to SERVICE PROVIDER the total value of the services of SERVICE PROVIDER to the final date of termination computed in accordance with the terms and provisions of this Agreement.

5. Term.

This Agreement shall be for a term commencing MAY 28 2024 and terminating JUNE 30, 2025, and may be renewed by the CITY with the concurrence of SERVICE PROVIDER for any successive one-year term, unless sooner terminated as hereinbefore provided.

6. Assignment.

SERVICE PROVIDER shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without the prior written consent of the CITY.

7. Ownership of Documents.

It is understood and agreed the CITY has full and complete and absolute title to all plans, drawings, reports, and other documents supplied by the CITY to SERVICE PROVIDER during the course of this Agreement, or prepared by SERVICE PROVIDER for the CITY during the course of this Agreement.

8. Insurance.

During the term of this Agreement, SERVICE PROVIDER shall maintain in full

force and effect, and deposit with the CITY, insurance or certificate of insurance, which shall evidence the fact that SERVICE PROVIDER has in full force and effect a comprehensive personal injury and property damage policy protecting SERVICE PROVIDER and the CITY from liability for personal injury and property damage arising from the performance of duties under this Agreement, including the operation of any vehicle, in the amounts of one million dollars (\$1,000,000), combined single limits. Said policy shall contain a provision that the same cannot be canceled without at least thirty (30) days notice to the CITY thereof and shall name the CITY as additional insured.

9. Indemnity.

SERVICE PROVIDER shall indemnify and save the CITY harmless from any suits, claims or actions brought by any person or persons, including his agents or employees, for or on account of any injuries or damages or other loss, cost or expense caused by the negligent or wrongful act or omission of SERVICE PROVIDER, his agents and employees, or his subcontractors and the agents and employees thereof, arising out of the services to be performed by SERVICE PROVIDER pursuant to this Agreement.

10. Assumption of Risk.

SERVICE PROVIDER does hereby assume all risks to himself, his personnel, subcontractors and agents, and any employees thereof, of personal injury or death, and all risk of property damage or loss to any property, wares, vehicles, or materials owned or possessed by SERVICE PROVIDER and said SERVICE PROVIDER further releases the CITY, its officers and employees, from any liability therefor.

11. Prevailing Rate of Wages.

The Director of Public Works at the direction of the City Council has obtained from the Department of Industrial Relations, State of California, the prevailing rate of per diem wage, and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type or workmen needed to carry out this agreement. In that regard, pursuant to Section 1773 of the Labor Code, holidays, upon which such rate shall be paid, need not be specified in this agreement, but shall be all holidays recognized in the collective bargaining agreement applicable to the particular craft, classification or type or workmen employed on the project. Copies of the prevailing rate of per diem wages are on file at the Public Works office, City Hall, and are available to any interested party on request. Referenced hereto and made a part hereof as though set forth in full are rates applicable to this project and contract, and the contractor shall pay not less than the minimum thereof.

12. Reservation of Rights.

Nothing in this Agreement shall be deemed to bind the CITY to any course of conduct other than its obligation hereunder to pay SERVICE PROVIDER for said services

rendered. It is understood the CITY reserves complete right within its discretion to reject all or any part of any design, plan, specification or recommendation made to it, or submitted by said SERVICE PROVIDER. It is further understood that acceptance herein by the CITY of any design, plan, specification or recommendation of SERVICE PROVIDER shall be for the purpose of compensating SERVICE PROVIDER only, and shall not be binding on the CITY as to any other further course of action. The CITY reserves the complete right to authorize additional, other or independent SERVICE PROVIDER services or studies, and it is agreed that SERVICE PROVIDER does not have any exclusive rights to said services from the CITY.

13. Notice.

Any notice required to be given hereunder shall be deemed to have been given by depositing said notice in the United States mail in an envelope with postage prepaid thereon, addressed as follows:

To the CITY:

CITY CLERK
CITY OF LAKEWOOD
5050 N. CLARK AVE.
LAKEWOOD, CA 90712

To the SERVICE PROVIDER:

SOUTHERN CALIFORNIA PRECISION
CONCRETE INC.
13089 PEYTON DR. #C235
CHINO HILLS, CA 91709

14. Safety Program

SERVICE PROVIDER shall be solely responsible for the safety of his employees. SERVICE PROVIDER shall develop and maintain an Injury and Illness Protection Program (IIPP) in accordance with the Cal/OSHA requirements contained in the California Code of Regulations, Title 8 Section 3203 (CCR T8 Section 3203), "Injury and Illness Prevention Program." SERVICE PROVIDER shall provide safety, health, and job skills training so as to provide a safe and healthful workplace, and meet all applicable Cal/OSHA requirements. SERVICE PROVIDER shall maintain all OSHA 300 logs and records, and make them available for inspection upon request by the CITY.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as follows:

SERVICE PROVIDER

CITY OF LAKEWOOD

SOUTHERN CALIFORNIA PRECISION CONCRETE INC.

MAYOR

APPROVED AS TO FORM:

ATTEST:

CITY ATTORNEY

CITY CLERK

MASTER SERVICE AGREEMENT

This Master Services Agreement (AGREEMENT) made as of this date, February, 15, 2023, by and between Precision Concrete Cutting (“CONTRACTOR”) and The California Joint Powers Insurance Authority (“AUTHORITY”).

This AGREEMENT is created for the sole purpose of establishing an agreed-upon set of services and related costs in order to allow California JPIA members (“MEMBER”) access to professional sidewalk inspection and maintenance services.

Further, this AGREEMENT creates no obligation or expectation that any work will result from this agreement. The CONTRACTOR’s specific services are defined below, and are available to members on as as-needed basis; the exact terms and conditions of such services are to be arranged between CONTRACTOR and MEMBER. MEMBERS are responsible for initiating and requesting any work of CONTRACTOR.

Service Option 1

SIDEWALK ASSESSMENT SERVICES

CONTRACTOR will inspect sidewalks and provide a written inspection report in the format approved by the MEMBER (optional curbs and gutters can be included in the scope of work). The inspection reports shall include the identification, location, and description of each problem and recommended action to be taken. The format and information required may be changed at the request of MEMBER with the agreement of both parties.

Sidewalk Assessment Fee Schedule

Cost Per Sidewalk Mile	Total Sidewalk Miles	Estimated Cost per Day	Estimated Man Days	Total Estimate Assessment Cost
\$455.00	TBD	\$1,000	TBD	\$ TBD

Sample Services and Responsibilities

1. MEMBER shall provide maps of specified areas to CONTRACTOR.
2. CONTRACTOR shall inspect public right-of-ways designated on the maps.
3. CONTRACTOR shall use current ADA standards and Member standards in determining tripping hazards. These hazards shall include, but not be limited to:
 - a) Differential displacement between sidewalk sections 3/8 inch or greater
 - b) Spall surfaces, holes in surfaces, and cracks above 1 inch wide or greater
 - c) Deteriorated joints that have an eroded condition and are 1/2 inch wide or greater
4. CONTRACTOR shall record location of damaged sections in a GPS device.

5. Data entered into the GPS device shall be provided in writing to the MEMBER.
6. CONTRACTOR shall provide written inspection report that shall include, but not be limited to:
 - a. Identification and description of each problem condition
 - b. Physical address and location including GPS location data
 - c. Size of the hazards in height, length, and square foot
 - d. Probable cause of the hazard, if evident
 - e. Pictures of damaged areas
 - f. Priority for repair; high, medium, low
 - g. Recommended action to be taken.
7. CONTRACTOR shall report to the MEMBER the results of the inspection upon completion.

Service Option 2

SIDEWALK TRIP HAZARD REMOVAL

Hazard Class	Small 3/8" to 1/2"	Medium >1/2" to 1"	Large >1"	Lineal Foot per Location	Square Foot per Location
Price per Hazard	\$31.00	\$62.00	\$125.00	5 lin. feet	25 sq. ft.

CONTRACTOR shall be paid a fee for specialized trip-hazard repair service on lifted sidewalk with a difference in vertical elevation above 1/4" to 2 1/2".

The fee paid to CONTRACTOR for trip-hazard removal shall be charged on a cost per hazard category per 5 lineal feet location. A removal of a trip hazard greater than 5 lineal feet shall be charged incremental cost per 5 feet location for the hazard class as follows:

Example: A less severe hazard (3/8" to 1/2" high) that is 7 lineal feet long shall be charged 2 locations (7 lineal feet = 5 feet + 2 feet) = \$31 x 2 locations = \$62.00

Sample Services and Responsibilities

1. CONTRACTOR shall repair sidewalk trip hazards above 1/4" and up to 2 1/2" in designated work areas as determined by the MEMBER.
2. CONTRACTOR shall remove hazards completely, from one end of the raised sidewalk joint to the other, if applicable, leaving a zero point of differential between slabs.
3. CONTRACTOR shall not cause any damage to landscaping, trees, retaining walls, curbs, sprinkler heads, utility covers or other objects adjacent to sidewalks. If CONTRACTOR and/or CONTRACTOR's equipment does cause damage to above, the MEMBER must

be notified immediately and damages must be repaired at the CONTRACTOR's expense within 24 hours of the time the damage occurred.

4. CONTRACTOR shall completely and immediately clean up all debris after each hazard is repaired. All costs incurred for disposal of waste material shall be included in unit cost and not paid for separately.
5. CONTRACTOR shall repair each sidewalk trip hazard without damage to adjacent slab(s) or curb(s).
6. CONTRACTOR shall cut dry with dust abatement mechanism. No water-cooling is allowed, which creates slurry and contaminates storm drains or causes excessive environmental impact.
7. CONTRACTOR shall submit an itemized summary of all repaired hazards which includes:
 - a. The specific hazard height – both high side and low side measurement – in 8ths of an inch
 - b. The actual length of the repair to the nearest ½ foot
 - c. The total width of actual repair to the nearest ½ foot
 - d. The square feet of the effective panel from joint to nearest joint or score line
 - e. The calculated unit for measurement shall be the square foot of the effected panel
 - f. The physical location (address) of each repair
 - g. Pictures of each repair as requested
 - h. Itemized cost of each repaired trip hazard
8. CONTRACTOR shall submit a detailed invoice setting forth the services performed, in accordance with the formula for saw-cutting calculations. All invoices must show the cut depth, size, length, width, square feet, address, the number of locations, and the date repaired for each hazard removal.

The billing unit for invoice calculation shall be the number of locations where one (1) location is up to 5 lineal feet.
9. CONTRACTOR shall guarantee specified repair slope (1:12 or 1:8 based upon requirements outlined by the Americans with Disabilities Act) is achieved. If defined slope is not achieved, CONTRACTOR must repair to specification at no additional charge within 24 hours of discovery.
10. CONTRACTOR shall guarantee that the removed trip hazard will have a uniform appearance and texture. The finished surface shall have a co-efficient of friction of at least 0.6.
11. Method of trip-hazard removal shall entail precise saw-cutting performed with hand-held, electric-powered equipment, using a machined hub and flush-mounted, diamond-tipped blades. Must be capable of cutting at any angle and perform trip-hazard removal in hard-to-reach areas, around obstacles, on narrow walkways, and next to fences and retaining walls or buildings.

12. CONTRACTOR shall make its best effort to notify residents 3 days in advance of any work and schedule the operations so as to cause a minimum of interruption, interference or disturbance to the operation of stores, businesses, office buildings, hotels, churches, etc., and allow access by pedestrians and emergency, delivery and service vehicles at all times.

Sidewalk repair equipment and all other items incidental to the work shall not be left or stored on the sidewalk or on private property while not in use.

13. CONTRACTOR shall take precautions during saw-cutting operations not to disfigure, scar, or impair the health of any tree on public or private property.

Service Option 3

SIDEWALK ASSESSMENT AND TRIP HAZARD REMOVAL

Hazard Class	Small 3/8" to 1/2"	Medium >1/2" to 1"	Large >1"	Lineal Foot per Location	Square Foot per Location
Price per Hazard	\$37.00	\$74.00	\$148.00	5 lin. Feet	25 sq. ft.

See sample services and responsibilities under respective sections in Service Option 1 and Service Option 2.

Service Option 4

FIVE-YEAR MAINTENANCE PROGRAM

Hazard Class	Small 3/8" to 1/2"	Medium >1/2" to 1"	Large >1"	Lineal Foot per Location	Square Foot per Location
Price per Hazard	\$37.00	\$74.00	\$148.00	5 lin. Feet	25 sq. ft.

Sample Sidewalk Survey Services and Responsibilities

1. CONTRACTOR shall perform annual, semi-annual, or quarterly sidewalk inspection as determined by the scope of services to be defined by terms mutually set between the MEMBER and CONTRACTOR.
2. CONTRACTOR shall specify problems and recommend action to be taken.
3. CONTRACTOR shall prioritize the areas and problems to be resolved.
4. CONTRACTOR shall identify repairs to be accomplished by saw cutting.
5. CONTRACTOR shall identify spall surfaces, holes in surfaces, and cracks above 1" wide or greater.
6. CONTRACTOR shall recommend areas to be demolished and replaced.
7. CONTRACTOR shall provide written inspection report that shall include, but not be limited to:
 - a. Identification and description of each problem condition

- b. Physical address and location including GPS location data
- c. Size of the hazards in height, length, and square foot
- d. Probable cause of the hazard, if evident
- e. Pictures of damaged areas
- f. Priority for repair; high, medium, low
- g. Recommended action to be taken.
- h. CONTRACTOR shall report to the MEMBER the results of the inspection upon completion.

Sample Sidewalk Trip Hazard Removal Services and Responsibilities

1. CONTRACTOR shall make repairs and recommendations to achieve the lowest overall cost to the MEMBER.
2. CONTRACTOR shall remove the existing trip hazards by saw cutting changes in elevation between adjacent panels from above ¼ inch up to 2 ½ inches in height as specified in the scope of work defined by mutually set terms between the MEMBER and CONTRACTOR.
3. The MEMBER shall set a fixed budget “not to exceed” per month, per quarter, or per year.
4. CONTRACTOR shall provide in-depth report, audit-able for maintenance and risk management

Sample Remove/Replacement Survey Reporting Services and Responsibilities

1. CONTRACTOR shall survey and report all areas not recommended for saw cutting.
2. CONTRACTOR shall identify remove and replacement locations to maximize the repair of locations that truly need to be replaced.
3. CONTRACTOR shall provide a written report that identifies the location, length, width, and square foot measurement of the effected panels to be replaced.
4. CONTRACTOR shall provide GPS locations, maps and photographs of areas recommended for removal and replacement.
5. CONTRACTOR shall provide monthly an in-depth report, audit-able for maintenance and risk management.

Bonding Requirements

Direct cost associated with any specific bonding requirements beyond the required Contractors License Bond including the cost of Performance Bond, Payment Bond, or any other additional bonding requirements are not included in the fee schedule listed above and will be added to the cost of the project.

CPI Escalation

The fees charged by Precision Concrete Cutting which are expressed as stated dollar amounts in this schedule shall be increased annually commencing on the one-year anniversary date of the Effective Date. Any increase must include written justification such as CPI figures and is subject to approval if it exceeds the annual 3% allowable increase.

Authorization

CONTRACTOR shall inspect and report only those sidewalk conditions and trip hazards as specified in the performance in this AGREEMENT, and therefore makes no representation that other trip hazards outside the scope of work have been identified. CONTRACTOR shall not be responsible for conditions outside the control of CONTRACTOR that have changed after completion of the inspections due to tree roots, water, settling, and other causes, and shall not be liable for any claims, losses, or damages arising from known or unknown trip hazards. Additionally, CONTRACTOR shall carry out authorized remediation and repair work as specified in the performance of this AGREEMENT, and based on locations either identified through their inspection process or identified separately from the CONTRACTOR'S inspection process. CONTRACTOR shall be responsible for removal of all trip hazards that have been identified and authorized through the performance of this AGREEMENT. CONTRACTOR shall not be responsible for trip hazards that arise after completion of the remediation and repair work as specified in the performance of this AGREEMENT due to conditions outside the control of the CONTRACTOR, such as tree roots, water, settling, and other causes.

FOR AUTHORITY:

Jonathan Shull

NAME

Chief Executive Officer

TITLE



SIGNATURE

February 7, 2023

DATE

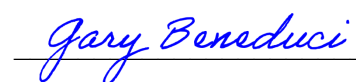
FOR CONTRACTOR:

Gary Beneduci

NAME

General Manager

TITLE



SIGNATURE

February 7, 2023

DATE

DIVIDER SHEET

COUNCIL AGENDA

May 28, 2024

TO: The Honorable Mayor and City Council

SUBJECT: Approve Proposal with Ardurra – Neighborhood Traffic Calming Study

INTRODUCTION

Staff had previously issued an informal request for letter proposals from three (3) engineering consulting firms, Ardurra, Willdan and KOA to provide citywide ‘Neighborhood Traffic Calming’ consulting services. A subcommittee of City staff, inclusive of the City Manager, Public Works and Public Safety staff selected Ardurra as the most qualified proposal. The scope of work will address resident’s concerns regarding speeding on residential streets. Ardurra currently has an ongoing agreement with the City of Lakewood to assist with various engineering matters.

STATEMENT OF FACT

Ardurra will review a five year history of the City’s data concerning pedestrian and traffic safety, including speeding. This data will include City service requests, information from the Sheriff’s department, collision data, and minutes from both the Community Safety Commission and the Public Safety Committee. They will create a list of residential “hotspots” of those pedestrian and traffic concerns, and they will provide a list of recommendations that will address the residential speeding.

Once they collect the data and develop a list of recommendations, they will compare those recommendations to the City’s Local Road Safety Plan (LRSP) and will determine if the LRSP addresses all the known hotspots identified in the study. They will utilize the collision data to determine any collision trends and will identify if the collision trends occur within identified hotspots from the study.

After Ardurra compiles and reviews all of the data, they will prepare a list of recommendations of speed reduction measures that would address the residential hotspots. They will compare those recommendations to industry standards as well as provide a narrative regarding the efficacy of those traffic calming measures as observed in cities that have already implemented them. Ardurra will prepare a report summarizing their findings and recommendations and will develop a traffic calming policy tiered approach. Phase one of this approach will address non-physical features for quick low-cost solutions. Phase two of this approach will address physical changes. They will verify that all school zones are in compliance with MUTCD (Manual on Uniform Traffic Control Devices). They will also evaluate funding opportunities for the improvements, including grants applicable to traffic calming and school zone improvements.

Approve Proposal with Ardurra – Neighborhood Traffic Calming Study

May 28, 2024

Page 2 of 2


The fee for this work is \$32,795. There are insufficient funds for this work in the CIP project account 10109908-58800-60062, Traffic and Pedestrian Safety Upgrade. Staff recommends appropriating \$33,000 in the project account 10109908-58800-60062 for the work.

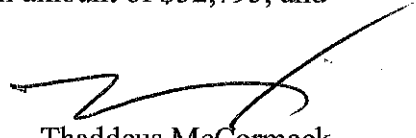
On May 20, 2024, the CIP Committee concurred with staff's recommendation to bring the item to the Council for approval.

RECOMMENDATION

It is the recommended that the City Council:

1. Approve the appropriation of \$33,000 from the General Fund, for the engineering services related to the neighborhood traffic calming study.
2. Authorize Ardurra's engineering services to provide the neighborhood traffic calming study services, under their existing Agreement for Engineering Services, in an amount of \$32,795, and authorize the Mayor to sign the proposal.

Kelli Pickler 
Director of Public Works


Thaddeus McCormack
City Manager



May 13, 2024

Ms. Kelli Pickler, Director of Public Works
City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

**SUBJECT: PROPOSAL TO PROVIDE TRAFFIC ENGINEERING SERVICES –
NEIGHBORHOOD TRAFFIC CALMING ASSISTANCE**

Dear Ms. Pickler,

As requested, Ardurra Group, Inc. (Ardurra) is pleased to present this letter proposal to the City of Lakewood (City) to provide Neighborhood Traffic Calming consulting services as requested. It is our understanding that we will provide an in-depth analysis of lessons learned from typical traffic calming applications and speed and pedestrian safety. We will provide first-hand engineering experience regarding which tools are effective and the circumstances that precipitated the success. We will also explore tools that are proven not to work and provide engineering judgement regarding their ineffectiveness. We will also focus our evaluation on vehicle/pedestrian collisions and which tools will mitigate them, if any.

Our proposed scope of work will address residents' concerns regarding speeding on residential streets with proven countermeasures, and highlight the following:

- Conduct a comprehensive research and literature review, including local jurisdictions, to identify various traffic calming methods and their effectiveness.
- Review various documents that provide the City's history of service requests regarding speeding on residential streets, and other City resources concerning pedestrian and traffic safety.
- Create a list of residential street hotspots regarding speeding concerns.
- Recommend a list of actions to be taken to address residential speeding.

SCOPE OF SERVICES

We propose the following scope of services during the course of this engagement:

1. Kick-off meeting to discuss the project, including the following:
 - a. The target areas for traffic calming, i.e., speeding, cut-through traffic on residential/collector streets, pedestrian crossings, including mid-block crosswalks, bicycle safety.
 - b. Discuss concerns, particularly problematic "hotspots."
 - c. The City's historical background and current political landscape regarding traffic calming.



2. Comprehensive research and literature review, including the following:
 - a. Conduct comprehensive research and literature review to identify various traffic calming methods and their effectiveness, including case studies.
 - b. Obtain data from professional organizations, such as ITE, FHWA, NHTSA and NACTO, regarding the best use of and efficacy of traffic calming measures in the industry.
 - c. Contact local agencies to obtain assessments regarding their experience with different traffic calming measures.
 - d. Provide personal accounts of each tool and their effectiveness/ineffectiveness in various Southern California communities.
3. Review City Documents, including the following:
 - a. Service Requests regarding speeding on residential streets- Five Year History
 - i. Identify target areas of speeding.
 - ii. Create a list of hotspots.
 - b. Minutes from the Community Safety Commission and Public Safety Committee regarding traffic complaints/issues – Five Year History
 - i. Identify target areas of speeding.
 - ii. Create a list of hotspots to be combined with the list in Task 3.a.ii.
 - c. Sheriff's information on hotspots/complaints/associated radar data – Five Year History
 - i. Identify target areas of speeding.
 - ii. Create a list of hotspots to be combined with the list in Task 3.a.ii.
 - d. Uncontrolled Crosswalk Study
 - i. Identify any crosswalks that overlap with residential/local street locations.
 - ii. Identify crosswalks within school zones.
 - e. Local Road Safety Plan (LRSP) report and status of improvements
 - i. Compare the locations and recommendations to hotspots identified in previous tasks.
 - ii. Use the related recommendations as the basis for recommended treatments.
 - iii. Identify intersections with school zones.
 - f. Evaluate SWITRS-Five Year Period
 - i. Collect all vehicle, pedestrian, and bicycle collisions.
 - ii. Determine collision trend, by year.
 - iii. Identify if trend occurs within hotspot locations as determined in Tasks 3.a.ii, 3.b.ii, and 3.c.ii..
 - g. Identify existing traffic calming devices within the city.
4. Develop a list of potential traffic calming devices/tools and a list of parameters for evaluating the tools to reduce speeding and improve pedestrian/bicycle safety, based on current industry standards, policies developed by local agencies, and our own experience, and would be



appropriate to address the City's residential hotspots. The list would also include JPIA recommendations regarding traffic calming.

Present the list of traffic calming tools and the evaluation parameters to the City for review and approval before proceeding with the evaluation.

- a. It is expected that the list of traffic calming tools/devices would include the following, however, it could be expanded based on the research results in Task 2:
 - i. Horizontal Deflection (traffic circle, mini-roundabout, roundabout, chicane, lateral shift)
 - ii. Vertical Deflection (speed hump, speed cushion, speed table, raised crosswalk, raised intersection)
 - iii. Street Width Reduction (curb extension at intersection, mid-block choker, median island, road diet, white edge lines)
 - iv. Routing Restriction (diagonal diverter, full road closure, half-closure, forced turn island)
 - v. Safety Enhancements (ladder striping, advance limit line & warning signs, flashing beacons/RRFBs, pedestrian hybrid beacon, midblock crosswalk safety island for refuge, staged crosswalk crossings, LED Stop signs)
 - vi. Other (speed feedback signs/trailers, signage, education, enforcement)
 - b. It is expected that the evaluation parameters for speeding would include the following, however, it could be expanded based on the research results in Task 2:
 - i. Estimated Cost
 - ii. Historical Effectiveness/Ineffectiveness (vehicle speed/traffic volume reduction/diversion, increase in safety)
 - iii. Likelihood of Acceptability
 - iv. Impact on parking/visibility
 - v. Impact on Safety and Mobility of:
 - Pedestrians
 - Bicyclists
 - Motorists
 - Emergency Vehicles
 - Large Vehicles
 - vi. Accessibility of Adjacent Property
 - vii. Relationship to Existing Environment
 - viii. Design Issues
5. Review the collected information and assess the various traffic calming tools developed in Task 4.a., based on the parameters developed in Task 4.b. and consider how they might be applied to Lakewood residential streets. Discuss potential City liability for misused traffic control measures.



6. Develop a draft matrix that identifies the pros and cons as well as the effectiveness and estimated cost of each traffic calming tool, and submit to City staff for review. Finalize the matrix based on City staff comments and submit for final approval.
7. Generate a residential street hotspot location list with speed data.
 - a. Compare all identified roadway segments from the reviewed resources.
 - b. Identify hotspot locations within school zones.
 - c. Finalize the draft list and discuss it with City staff and the Sheriff's Department prior to finalizing it for speed data collection.
 - d. Make recommendations based on speed data.
8. In preparation for the City's update of the Engineering and Traffic Survey (E&TS) to update speed limits, review speed limit-related changes to the MUTCD and CVC, and liability concerns.
 - a. Note how new laws could impact speed limits on local streets.
 - b. Discuss the pros and cons of including every City street in the E&TS.
 - c. Provide alternatives to including every City street that would address speeding concerns.
9. Data Collection
 - a. Collect data for all locations on hotspot list.
 - b. City will collect data for E&TS.
10. Develop Recommend Next Steps, which would be expected to include the following:
 - a. Create a Traffic Calming Policy tiered approach. Recommend best practices and include the most effective for the following:
 - i. Phase I- Nonphysical features for immediate low-cost solutions.
 - ii. Phase II – Physical features include a toolbox with various traffic calming measures.
 - b. Review all school zones for MUTCD Compliance.
 - c. Create a list of school zones that need upgrades.
 - d. Recommend funding opportunities.
 - i. Grants applicable to traffic calming.
 - ii. Grants applicable to updating school zones.
11. Prepare a draft report that includes the items listed below. Submit the draft report to City staff for review and finalize the report based on City staff comments.
 - a. The draft matrix, including a discussion of any notable or relevant findings of interest, especially regarding the removal of speed humps or other traffic calming measures.
 - b. The residential street hotspot location list.
 - c. A discussion of the changes to the MUTCD and CVC and liability concerns.
 - d. Recommended next steps.



KEY PERSONNEL

We propose **Ruth Smith, TE, PTP** and **Angelina Miralaie** to provide these services as they are traffic calming experts in the industry and have been providing traffic calming services to a variety of communities in Southern California for over 40+ years. **Nicole Jules, PE** will serve as the Project Manager and will be your primary contact for administrative needs. We are confident that our team possesses the experience and skills necessary to work with City staff and to successfully deliver the required services. Below are short biographies highlighting both Ruth's and Angelina's traffic calming experience.

Nicole Jules, PE – Nicole offers 28 years of transportation engineering and management experience having managed a team of traffic engineers for over 2 decades and working for local agencies while providing and advising on traffic calming techniques and strategies. Nicole has provided these services to local agencies including the cities of Costa Mesa, Rancho Palos Verdes, Compton, Hermosa Beach, Eastvale, Wildomar, San Jacinto, Palm Desert, Redondo Beach, Oxnard, Santa Maria, Hanford, Vallejo, and Antioch to name a few.

Ruth Smith, TE, PTP – Ruth offers over 40+ years of traffic engineering experience having served dozens of cities in Southern California including the cities of Santa Ana, Costa Mesa, Rancho Palos Verdes, San Marino, Compton, San Juan Capistrano, Eastvale, Wildomar, Vallejo, and Elk Grove to name a few. Her categorical experience is highlighted below:

Speed-Related Traffic Calming

1. City of Compton: Updated the Speed Hump Policy, including the addition of speed cushions, and determining when they should be used versus speed humps. The update also included reviewing the existing policy and researching programs in other cities. Managed the Speed Hump Program, which included re-starting the program, resident interface, evaluating resident requests, coordinating with the Sheriff's Department and Fire Department, and assisting City staff with the balloting process and City Council staff reports. Also helped the City develop measures to address intersection take-overs (no successful measures have yet been found, despite research).
2. City of Santa Ana: Developed and managed the City's Neighborhood Traffic Management Program (NTMP), which included speed humps and traffic diverters. The development of the NTMP included researching programs in other cities and applying the best practices to create the City's policy, including speed hump design. Program management included resident interface, data collection, coordinating with Police, Fire and Community Development, neighborhood meetings, balloting, presentations to the Environmental and Transportation Advisory Commission and City Council, determination of speed hump placement, supervision of traffic diverter/street closure design, and oversight of device installations. The City's speed hump program was successful and well received by the residents – Santa Ana was installing and retaining speed humps when other cities were removing them due to resident complaints. The difference was in the speed hump design and placement. Also expanded, enhanced, and managed the Permit Parking Program.
3. City of Eastvale: Prepared a draft Neighborhood Traffic Management Plan, which included a trial run in one neighborhood. The preparation included researching programs in other cities and best



practices nationwide. Assisted with the consideration, design and implementation of minor traffic calming measures, particularly white edge lines to narrow the roadway.

4. City of San Marino: Considered different alternatives to reduce speeds on a residential street that paralleled and terminated at the City's major thoroughfare, including edge line striping, a lateral shift of the centerline, bulb-outs/chokers, chicanes and raised intersections. The evaluation included an initial screening of a variety of traffic calming measures regarding their applicability to the particular roadway. The City elected to go with edge line striping.
5. City of Costa Mesa: Assisted with the consideration and design of white edge lines to reduce traffic speeds.

Midblock Xwalk-Related Traffic Calming

1. City of Hanford: Reviewed 12 existing midblock crosswalks in the downtown shopping area to determine if they should be removed or enhanced. Enhancements included upgrading to current ADA standards and providing chockers to shorten the crossings and make the pedestrians more visible to motorists.
2. Cities of Vallejo, Eastvale and Compton: Reviewed off-site signing and striping plans and site plans for proposed developments, which included crosswalks both on public streets and within shopping center parking lots. In some cases, required crosswalk enhancements or relocations to improve pedestrian safety.
3. City of Santa Ana: Applied for and administered two OTS grants to improve pedestrian safety citywide. One was a citywide traffic study of uncontrolled marked crosswalks, which developed a policy regarding the installation of uncontrolled marked crosswalks and then determined if any existing ones should be removed based on the policy.

Angelina Miralae – Angie offers over 30+ years of traffic engineering experience having served several cities in Southern California including the cities of El Monte, Anaheim, La Habra, Garden Grove, Compton, South Pasadena, Antioch and Vallejo to name a few. Her categorical experience is highlighted below:

Speed-Related Traffic Calming

1. City of La Habra: Assisted in writing the program and have run the program from infancy to currently updating the Neighborhood Traffic Management Plan (NTMP) to meet current industry standards. Communicated with residents from initial request to balloting, worked with the design consultants, performed field reviews to verify speed hump locations and inspected speed hump installations.
2. City of Anaheim: Assisted in creating the upgraded version of the NTMP and spent two years managing the program, from dealing with residents' initial requests to balloting, running neighborhood traffic committee meetings, managing design, field review, and inspecting the installation of speed humps.
3. City of El Monte: Developed the speed hump policy and currently managing the speed hump program.



4. City of Antioch: Assisted in evaluating speed hump requests per City policy and recommending various traffic calming measures.
5. City of Vallejo: Created preliminary traffic calming criteria in order to consolidate a massive backlog of speed hump requests. Recommended Phase I traffic calming recommendations for neighborhoods that met minimum criteria that resulted in over 10 year of CIP improvement projects.
6. City of South Pasadena: Prepared the City's Neighborhood Traffic Management Program.

Midblock Xwalk-Related Traffic Calming

1. City of La Habra: Assisted with the development and installation of a raised crosswalks, installation of bulb-outs for school area crosswalks, and basic signing and striping designs that included high visibility ladder crosswalks within school zones with pedestrian-activated RRFB.
2. City of Garden Grove: Assisted with the development and installation of Botts Dots placement at various midblock crosswalk locations.

FEE

Below is our cost breakdown to provide the requested services.

Staff	Position	Rate	Frequency	Extended Cost
Nicole Jules, PE	PROJECT MANAGER	\$245	10 hours	\$2,450
Ruth Smith, TE PTP	SENIOR TRAFFIC ENGINEER	\$210	52 hours	\$10,920
Angelina Miralaie	ENGINEERING ASSOC.	\$185	105 hours	\$19,425
Total				\$32,795

The total fee for the requested services is \$32,795. Please note that it does not include the cost of traffic data collection since the number of residential hotspots will be determined in Task 7.

TERMS

Terms are subject to Ardurra's review and acceptance of the City of Lakewood's Purchase Order (PO) or Professional Service Agreement (PSA) terms. We will expedite review, comment/revision, acceptance and/or execution as soon as the PSA or PO is transmitted to Ardurra by the City.

Thank you again for the opportunity to assist the City of Lakewood. Please do not hesitate to contact Nicole at 949.368.4156 or njules@ardurra.com should you have any questions.

Sincerely,

Dino D'Emilia, PE, F.ASCE, QSD
California Public Works Practice Director
cc: Lisa M. Penna, PE, F.ASCE, QSD

Nicole Jules, PE
Traffic & Transportation Group Leader

DIVIDER SHEET

COUNCIL AGENDA

May 28, 2024

TO: The Honorable Mayor and City Council

SUBJECT: Construction Management Services for Tot Lot Playground Improvements to Biscailuz Park & Playground Improvements to Boyar Park

INTRODUCTION

On May 14th, 2024, City Council awarded the project to low bidder Orteo Inc. in the base bid amount of \$647,369.37 for the Tot Lot Playground Improvements to Biscailuz Park & Playground Improvements to Boyar Park projects. Staff has now received a proposal from our on-call engineer Ardurra for construction support services for the projects.

STATEMENT OF FACT


The consulting engineering firm of Ardurra has an agreement with the City of Lakewood to assist with various engineering matters. Staff requested a proposal for construction management assistance on the project, which includes playground replacements at both Biscailuz Park and Boyar Park. The scope of work includes construction management, contract administration, certified playground safety inspection (CPSI), geotechnical services, and construction observation for the projects. The fee for this scope of work is \$90,919.50. There are sufficient funds in the project account 17449922-58800-70130 for this work.

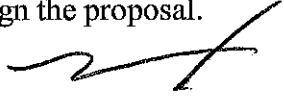
Measure A Funding

The City has an annual allocation of Measure A funds administered by Los Angeles County Regional Park and Open Space District (RPOSD). The Recreation and Community Services department originally applied for use of \$1,035,886 in Measure A funds to complete playground replacements at three parks: Biscailuz, Boyar, and Bloomfield. There are insufficient funds to proceed with the replacement of Bloomfield playground with the existing project balance. RCS will modify their application for Measure A grant funds to apply future Measure A allocations to Bloomfield Park. The annual Measure A allocation for FY 23-24 was \$275,000, and is not currently included in the project balance. The annual Measure A allocation for FY 24-25 is \$280,500.

RECOMMENDATION

It is the recommendation of staff to authorize Ardurra's engineering services to provide the construction management assistance, under their existing Agreement for Engineering Services, in an amount of \$90,919.50, and authorize the Mayor to sign the proposal.


Kelli Pickler
Director of Public Works


Thaddeus McCormack
City Manager



May 23, 2024

Kelli Pickler, PE
Director of Public Works
City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

SUBJECT: PROPOSAL TO PROVIDE PART-TIME PROFESSIONAL PROJECT FIELD REPRESENTATIVE SERVICES FOR THE CITY OF LAKEWOOD TOT LOT PLAYGROUND IMPROVEMENTS TO BISCAILUZ PARK & PLAYGROUND IMPROVEMENTS TO BOYAR PARK PROJECT.

Dear Kelli,

Ardurra Group, Inc. (Ardurra) is pleased to submit this proposal to the City of Lakewood (City) for part-time professional Project Field Representative services for the City's Tot Lot Playground Improvements to Biscailuz Park & Playground Improvements to Boyar Park Project.

We appreciate the opportunity to present our qualifications and approach toward delivering this project on time and within budget. As an experienced and reliable civil engineering, construction management, and inspection firm, the Ardurra team offers the following benefits to the City:

- **Strong leadership for a successful project delivery.** Gafur Oyewo is proposed to serve in the project field representative role. Gafur has more than 14 years of project/construction management and inspection experience and has worked on facilities upgrade projects similar to the City of Lakewood Tot Lot Playground Improvements to Biscailuz Park & Playground Improvements to Boyar Park Project. Gafur is skilled at managing multiple projects and understands the importance of high-level coordination efforts and interdepartmental coordination as it relates to Tot Lot Playground Improvements to Biscailuz Park & Playground Improvements to Boyar Park Project.
- **Team built for success.** With the support of our talented project controls staff and our subconsultants, Ninyo & Moore for soil compaction testing and BSAFE Playground Inspections Services for CPSI Inspection, the proposed team will competently represent the City in the field and advocate for the City's best interests throughout the duration of the project.
- **Peace of mind through each phase of your project.** Our professionals have years of experience managing a wide variety of public works projects—from scoping to design to construction to closeout and commissioning. Our time-tested, proactive approach will serve to anticipate and expeditiously address challenges to keep the project moving forward. Our proven process minimizes unexpected challenges, provides predictability, and streamlines delivery.



Ardurra has engaged Ninyo & Moore, a geotechnical firm, to observe the contractor's compaction efforts and provide sampling and testing during subgrade preparation and aggregate base placement. Ardurra has also included optional concrete sampling and testing should the City decide to include that service.

For play equipment compliance and safety inspection Ardurra has engaged BSAFE Playground Inspection Services, a CPSI firm, to perform site visits to confirm compliance relating to the play equipment distances (fall zone compliance) and resilient surfacing impact testing. The proposed scope includes but is not limited to:

- Site inspections and reports (1 total for all playgrounds).
- Impact tests and reports (1 total for all playgrounds).

We appreciate the opportunity to submit this proposal and look forward to working with the City on the successful delivery of this project. Please feel free to contact me at (949) 533-3012 or ocalameddine@ardurra.com should you have any questions or require additional information.

Respectfully submitted,

Ardurra Group, Inc.

Omar Alameddine
Project and Construction Management Group Leader

Mark Lewis, PE, TE
Project Director, Municipal Services



PROJECT UNDERSTANDING

Ardurra understands that the City seeks to retain a qualified consultant to provide part-time professional services in the form of a Project Field Representative (inspector & construction manager) for the City of Lakewood Tot Lot Playground Improvements to Biscailuz Park & Playground Improvements to Boyar Park Project. The project includes but is not limited to demolition, grading, concrete foundations, removal & replacement of chain link fabric, removal of existing play equipment, sand, and surfacing, installation of new Owner Furnished Contractor Installed (OFCI) play equipment and resilient surfacing, and miscellaneous related improvements as required at both Biscailuz Park and Boyar Park.

Ardurra understands the construction duration is 53 working days and has assumed 1 day for preconstruction activities and 2 days for post-construction activities.

Phases are estimated, and additional fees may be required if the phase duration and level of effort are exceeded.

SCOPE OF SERVICES

PROJECT FIELD REPRESENTATIVE SERVICES

Construction management services are proposed to be a scaled-back, limited version that will include, but not be limited to, the tasks listed below and will be performed as needed.

- Collaborate and work cooperatively with the City's Project Manager assigned to the project.
- Act as the City's representative and monitor whether the actions taken are in accordance with the City's policy, philosophy, strategy, and standards.
- Coordinate between the Contractor and City (all groups and departments) as needed.
- Assist the City's PM with responding to requests for information (RFIs) and submittals as needed.
- Assist the City's PM with reviewing, analyzing, negotiating, and recommending for approval all change orders (potential and actual).
- Assist the City's PM with reviewing the construction schedule provided by the Contractor. Request and assist with reviewing the updated schedule from the Contractor when actual progress deviates from the baseline schedule as needed.
- Assist the City's PM as needed with reviewing and recommending progress payments for approval. Present any disputed items and recommend non-disputed items for payment.
- Monitor compliance with the City's Quality Management Plan (QAP) and/or plans, specifications, and referenced standards as applicable.
- Assist in monitoring the Contractor's implementation and maintenance of SWPPP / BMP measures as applicable.
- Provide support to the City's PM in addressing and expeditiously resolving field problems that may arise.
- Track all pending inspection issues and follow up until issues are resolved.
- Assist the City's PM with project closeout and filing of the Notice of Completion and Release of Retention.
- Review and familiarization with contract documents.



- Participate in pre-construction meetings, other meetings, and conferences, as required.
- Review and, in conjunction with the City's Project Manager (PM), monitor and expedite the Contractor's proposed construction schedule.
- Monitor and document the Contractor's compliance with plans, specifications, and referenced standards.
- Assist in the review of "submittals" required by the specifications.
- Assist with coordination between PM, Contractor, and any other entities that may be involved.
- Review Contractor performance and expedite corrective measures for discrepancies as they occur.
- Coordinate and provide assistance and direction to technicians performing material tests. Measure the work-in-place to verify quantities.
- Closely monitor testing results and require the Contractor to take corrective actions if results are unsatisfactory.
- Assist the City with public outreach. Document and respond to public inquiries, monitor and document compliance with working hours, noise levels, and dust mitigation requirements.
- Review and make recommendations for the processing of payment requests.
- Assist with the consideration, negotiation, and processing of change orders.



RESUMES

GAFUR OYEWO

INSPECTION SERVICES MANAGER/SENIOR CONSTRUCTION MANAGER

EDUCATION

MS Asset Integrity
Management
Robert Gordon University,
Aberdeen, Scotland
BEng Naval Architecture State
University of New York
Maritime College

CERTIFICATIONS

OSHA 10-Hour Construction &
Safety
OSHA 30-Hour Construction &
Safety

PROFESSIONAL AFFILIATIONS

Royal Institution of Naval
Architects
Society of Naval Architects
and Marine Engineers

SOFTWARE

Microsoft Project, Primavera
P6, AutoCAD, GHS, NavCad,
Rhinoceros, Maxsurf,
Hydromax, Hullspeed,
Hecsalv, ShipConstructor,
Seekeeper

YEAR ENTERED PROFESSION

2010

ARDURRA HIRE

2021

QUALIFICATIONS

Gafur Oyewo brings 14 years of project and construction management experience, with proficiency in large-scale public works project administrative and management processes such as critical path management (CPM), project scope management, payment/requisition processing, and safety management. He has extensive knowledge in commercial and residential property rehabilitation and restoration, as well as floating and fixed marine asset dry-docking and repair. His experience spans projects involving a diverse range of installations, which include landscaping, roofing, asbestos abatement, masonry, steel structure erection, concrete, electrical, plumbing, and interior renovation.

PROJECT EXPERIENCE

Mary K. Giordano Regional Transit Center, Torrance Public Works Department (Torrance, CA) – Inspector for this flagship terminal for the City's 11-route agency, Torrance Transit, and other public transportation providers. This LEED v2009 Gold project included a 15,000-square-foot building that accommodates a transit store, an operator layover area with amenities, offices, a security office/post communications room, a training/conference room, a storage room, and the ability to house areas for small retail use. The 5-acre terminal facility provides eight bus berths, a 250-space parking lot, a passenger drop-off zone, eight bicycle lockers, an electric car charging station infrastructure, CCTV security cameras, and anti-vandalism/anti-skating devices. The project also involved offsite improvements for the installation of required utilities, the widening of Crenshaw Boulevard, and the construction of an extension of 208th Street. *2024 Merit Award, ACEC California*

Redondo Beach South Bay Regional Intermodal Transit Center, City of Redondo Beach (Redondo Beach, CA) – Alternate Inspector. The new \$13.2-million LEED-certified transit center includes a 2,900-SF building that houses an operator lounge, passenger waiting area with restrooms, and offices. Other improvements included a kiss-and-ride parking lot and passenger drop-off area, as well as 11 bus bays, signalized crosswalks, traffic signals, striping, and an upper-level parking lot. *2024 Merit Award, ACEC California; 2023 Project Achievement Award for Transportation, CMAA Southern California; and 2023 BEST Project of the Year (Facilities), APWA Southern California*

Polliwog Park Lower Playground Replacement Project, Manhattan Beach Public Works (Manhattan Beach, CA) – Alternate Construction Manager. The project includes the removal and replacement of out-of-service play equipment, play



surface, and fencing, as well as the renovation of parking lots and walkways. The new playground will include a pirate and beach-themed playground designed using a community consensus process, complete with new play surfaces and shade structures.

Belmont Plaza Pool Rebuild/Revitalization Project, *Long Beach Public Works Department (Long Beach, CA)* – Assistant Project Manager. The project consists of the construction of a world-class aquatics facility that will replace the now-demolished Belmont Olympic Pool. The new facility will host swimming, water polo, and platform diving events at the local, regional, and national levels. Ardurra is representing the City and its interests in all negotiations, meetings, community outreach, entitlements, permitting, design management, and related activities throughout the project. Helped prepare an application to the California Coastal Commission for a Coastal Development Permit. Ardurra is spearheading value engineering analyses and a subsequent entitlement and community outreach project to adjust the project to available funding sources.

Borough of Manhattan Community College Entrance Plaza Rehabilitation*, *Dormitory Authority of the State of New York (New York, NY)* – Project Manager. The project involved the rehabilitation of the entrance plaza through major landscaping upgrades. Work performed included, but was not limited to, removal and disposal of existing landscaping; rehabilitation of planter boxes; demolition of the existing concrete slab; excavation of sub-grade soil to establish tree pit large enough to accept CU structural soil for tree stabilization, planting soil, and placement landscaping (trees and shrubs); and relocation or disposal of above-grade cylindrical concrete planters using heavy lift cranes. Ensured landscaping subcontractor's preconstruction product submittals (soil analysis, certificates, etc.), test results (compaction/proctor, sieve analysis, etc.), and post-construction maintenance and warranty submittals satisfactory to contract requirements.

Performed quality control verification through oversight, inspection, and documentation of installation/daily construction activities, ensuring tree root ball stabilization mechanisms were installed and located per contract drawings and to avoid non-conformance reports (NCR). Efficiently coordinated activities between landscaping and electrical subcontractors, ensuring tree/planter lighting was installed satisfactorily. Managed critical path schedule, ensuring long lead items such as trees and shrubs on planting schedules, sloped planter boxes, etc., were procured, delivered, and planted/installed during planting season. Additional responsibilities included oversight and management of multiple subcontractors (roofing, asbestos abatement, concrete, electrical, plumbing, and structural steel) through coordination and review of a two-week look-ahead schedule and access to work areas along with the project phasing plans to avoid dead time, impedances, and/or safety violations. Management of project scope, change orders, requests for information (RFI), budgets, and procurement of resources. Generation and processing schedule of values (SOV), payment requisitions, additional work/change order proposals, and negotiation of values. Provided health, safety, and environment (HS&E) management, facilitation, and creation of site safety plans and other safety documentation/programs; shop drawings and layouts; and material product/technical data and safety data sheet (SDS) submittals.

P.S. 811 M – Mickey Mantle School Rehabilitation*, *New York City School Construction Authority (New York, NY)* – Project Manager. The project included exterior masonry and flood elimination. Managed critical path schedule to make sure that the project was delivered on time. Responsible for oversight and management of multiple subcontractors through coordination and review of a two-week look-ahead schedule along with the project plans to avoid dead time, impedances, and/or safety violations. Coordinated access and activities in public spaces to minimize impact on the client, students, staff, visitors, etc. Managed the project scope, change orders, RFIs, budgets, and procurement of resources. Performed quality control verification through



inspection and documentation of daily construction activities to ensure compliance with contract requirements and avoid NCRs. Generated and processed SOV, payment requisitions, additional work/change order proposals, and negotiation of values. Provided HS&E management, facilitation, and creation of site safety plans and other safety documentation/programs; shop drawings and layouts; material product/technical data; and SDS submittals.

Coney Island Houses, Hurricane Sandy Restoration*, *New York City Housing Authority (Brooklyn, NY)* – Project Manager. roof replacement and exterior restoration project for Coney Island Houses. Following Superstorm Sandy, NYCHA was tasked with the monumental goal of repairing 33 damaged developments housing 60,000 residents and building them back stronger and more resilient.

Ocean Bay (Oceanside), Hurricane Sandy Restoration*, *New York City Housing Authority (Queens, NY)* – Project Engineer. In the aftermath of Superstorm Sandy, buildings on NYCHA developments were without electricity, heat, and hot water. NYCHA's recovery effort included major rehabilitation of building infrastructure, including the Ocean Bay housing development. The project included the installation of emergency generators on roofs, the replacement of electrical panels, and the installation of connecting risers. Services included tracking and coordination of scheduled work with the general contractor. Responsible for the creation of shop drawings, project status reports, submittals, job inventory, notifications of delay, quality control through RFIs, identification of additional/extra work, processing of change orders, and attending weekly progress meetings.

Shirley A. Chisholm State Office Building Restoration Project*, *New York State Office of General Supply (New York, NY)* – Assistant Project Manager. repair the Shirley A. Chisholm State Office Building, which is a 13-story facility that houses 12 state agencies. The scope of this project included window and door replacement; facade restoration; terracotta band, water table, and cornice replacement; concrete restoration; sidewalk replacement; structural steel repair or replacement; mezzanine skylight and curtain wall replacement; acoustical ceiling repair or replacement; asbestos abatement; roof replacement; new metal siding installation; interior sheetrock and soffit installation; bulkhead demolition; roof parapet demolition; and waterproofing and rebuild. Responsible for management and coordination of critical path subcontractor (multiple) work to ensure minimal slip to the construction schedule; procurement and coordination of long lead items such as windows and doors, mezzanine skylight and curtain wall system, tapered insulation roof system, precast concrete lintels, terracotta bands and cornices, roof metal siding system, and soffits. Generated and coordinated submittals, RFIs, and additional work estimates with the construction manager and architect/engineer of record. Negotiated change orders based on additional work bulletins; performed monthly site safety walkthroughs and inspections with client safety management personnel; provided construction permit management; and conducted monthly payment requisition processing and negotiation.

On-Call Building Inspection Services, *Los Angeles County Department of Public Works (Los Angeles County, CA)* – Inspection Services Manager. Overseeing a team of building inspectors providing certified inspection coverage on a multitude of projects across various locations throughout the County. Upon notification from Los Angeles County that consultant inspection assistance is required, presents options from qualified staff who meet the County's certification requirements and works with the County to ensure the selected candidate is fully prepared to protect the County's interests.

Felicidad Water Main Replacement Design-Build, *Anaheim Public Works Department (Anaheim, CA)* – Contract Administrator. Water main replacement project that involves installing approximately 630 LF of 12-inch and 3,960 LF of 8-inch ductile-iron pipe (DIP) as well as new water services and appurtenances at two



project sites: Site 1 – Felicidad Street and Felicidad Circle (1,350 LF of 8-inch DIP) and Site 2 – Freedom Avenue, Liberty Avenue, National Avenue, American Avenue (630 LF of 12-inch DIP and 2,610 LF of 8-inch DIP). The project also includes traffic control, removal and restoration of existing improvements, excavation, backfill, shutdowns, dewatering, temporary high-lining of water service, hydrant installation, coordination with water service customers, chlorination, dichlorination, pressure testing, and site cleanup.

Knott Avenue Water Main Replacement – Phase 1 Design-Build, *Anaheim Public Works Department (Anaheim, CA)* – Contract Administrator/Construction Manager. Providing contract administration and construction management services that include administering design workshops and progress meetings and reviewing and processing submittals, RFIs, progress billings, and as-needed extra work orders for the duration of this water main replacement design-build project located on Knott Avenue.

Opal Avenue & Eagle Drive Water Main Replacement Design-Build, *Anaheim Public Works Department (Anaheim, CA)* – Contract Administrator/Construction Manager. Providing contract administration and construction management services, including administering design workshops and progress meetings and reviewing and processing submittals, RFIs, progress billings, and as-needed extra work orders for the duration of this water main replacement design-build project located on Opal Avenue and Eagle Drive.

Miscellaneous Water Vault Nos. 10, 25, 49, and 94 Rehabilitations, *Anaheim Public Works Department (Anaheim, CA)* – Construction Manager. This project involves abandoning vaults and associated pipes and appurtenances, replacing electrical facilities, and installing water line connections.

Miscellaneous Water Vault Nos. 26, 33, and 55 Rehabilitations, *Anaheim Public Works Department (Anaheim, CA)* – Construction Manager. The project involves abandoning vaults and associated pipes and appurtenances, replacing electrical facilities, and installing water line connections.

Santa Ana Street Railroad Water Main Crossing with Metrolink/SCRRA, *Anaheim Public Works Department (Anaheim, CA)* – Assistant Construction Manager. This project consists of boring and jacking trenchless installation method, furnishing, and installing approximately 70 LF of 24-inch steel casing pipe (1/2-inch thickness) welded joints and 12-inch zinc-coated ductile iron pipe class 56 and by open-cut construction method, furnishing and installing approximately 75 LF of 12-inch zinc-coated ductile iron pipe class 52. Work also consisted of installing fittings, appurtenances, all valves, and thrust blocks, abandoning in place existing water main and water services, including interfering portions removal and disposal, pressure testing and disinfecting the water pipeline, and restoring the site to the original conditions, including paving and striping restoration and disposal off-site.

Orangewood Avenue Improvements (from State College Boulevard to the Santa Ana River), *Anaheim Public Works Department (Anaheim, CA)* – Assistant Construction Manager. Road widening project on Orangewood Avenue from State College Boulevard to the Santa Ana River. This project spans a largely commercial area within proximity to several freeways and highways (SR-57, SR-55, SR-22, and I-5) along the south entrance to Angel Stadium of Anaheim. This widening project consists of electrical undergrounding with telecommunication lines relocation, installation of a new City of Anaheim and City of Orange water mainline, traffic signal improvements, and a new variable message board. Widening improvements include, but are not limited to, roadway widening and paving, sidewalks, slough walls, curbs, and gutters, retaining/block/sound walls, driveways, cross gutters and spandrels, drainage improvements, catch basins, WQMP BMP improvements, Disney Resort-Style hardscape and landscaping, irrigation improvements, and signing and striping.



Telecommunication Poles Coordination and Inspection, *Anaheim Public Works Department (Anaheim, CA)* – Assistant Coordinator/Inspector. smart communication effort through its development and permitting services. Coordinates and schedules inspections for three different telecommunication companies' contractors. Inspects the installation of the streetlight pole foundations as well as traffic control for various related work in accordance with the approved permits and plans. Reviews and delivers closeout submittal packages for the acceptance of the newly installed streetlight pole and facilitates turnover to the City of Anaheim Public Utilities Department. Maintains a daily log and time tracking for over 100 ongoing permits.

Alamitos Beach Concession, *Long Beach Public Works Department (Long Beach, CA)* – Inspector. construction of a two-story beach concession stand/restaurant and two auxiliary buildings. Responsibilities include submittal review, meeting preparation, keeping RFI log up to date, logging and filing inspection requests and reports, assisting in preparing independent cost estimates, and updating plan sheets. The City had become concerned that the contractor would potentially be taking on too much work outside of his demonstrated expertise and improperly staffing the job to maintain both field and office progress. The City selected the Ardurra PM/CM team to assist the contractor in keeping the project on track and able to deliver a successful project to the City. Ardurra provides document control services to streamline the workload and lessen the budget needed to complete the project.

Palos Verdes Estates Guardrail Replacement Project, *Palos Verdes Public Works Department (Palos Verdes, CA)* – Inspector. The Project consists of the construction of approximately one-half mile of existing metal beam guardrail replacement to the California Department of Transportation (Caltrans) Midwest Guardrail System (MGS) standards. The purpose of this project is to improve roadway safety and the construction phase for the project is funded by the Federal Highway Safety Improvement Program (HSIP) and local funds and will be contracted in accordance with the Caltrans Local Assistance Procedures Manual (LAPM). The Project encompasses 11 locations, and the work includes upgrading existing metal beam guardrails to MGS standards, including new end treatments and beam sections, and relocating guardrails.

Construction Management and Inspection Services for the Equipping of Well Commission 22A (O-0746), *Long Beach Water Department, (Long Beach, CA)* – Inspector. Construction of this equipping of water well Commission 22A project located in El Dorado Park North. This project is part of a program to enhance and expand the use of local water supplies to meet the increasing demands within LBWD's service area and enhance the LBWD's local groundwater supply portfolio. The project is divided into the following phases: demolition, well equipping, conveyance pipeline, and ultimately, startup and testing. The first phase involves demolishing the existing Commission 22 site and its existing electrical systems, existing CMU structure, and existing above- and below-grade piping. Work also involves the equipping of Commission 22A and associated site improvement, including installation of a new pump and motor, new CMU enclosure, installation of piping to connect to the existing 24-inch groundwater collection main, and associated electrical work. The project also involves complex phasing of SCADA equipment and controls to ensure operational control, as this site controls other well sites.

Ocean Place Construction Management and Inspection, *Seal Beach Public Works Department (Seal Beach, CA)* – Inspector. The project included grading and construction of the road and utility infrastructure supporting Ocean Place, a neighborhood of 30 luxury homes in an environmentally sensitive beachfront location. It also included street improvements, storm drains, domestic water, and sanitary sewer lines.

**Work performed prior to joining Ardurra*



ESTIMATED FEE

Estimated Fee Project Field Representative Services For the Tot Lot Playground Improvements to Biscailuz Park & Playground Improvements to Boyar Park Project City of Lakewood				
Pre-Construction Period		1	Working Days	
TITLE	Est. Hours Per Day	Total Hours	Hourly Rate	Extended Fee
Project Field Representative	4.00	4.00	\$ 250.00	\$ 1,000.00
Public Works Inspector (Prevailing Wage)	-	-	\$ 187.00	-
Project Controls Engineer	2.00	2.00	\$ 175.00	\$ 350.00
Subtotal Pre-Construction				\$ 1,350.00
Construction Period		53	Working Days	
TITLE	Est. Hours Per Day	Total Hours	Hourly Rate	Extended Fee
Project Field Representative	4.00	212.00	\$ 250.00	\$ 53,000.00
Public Works Inspector (Prevailing Wage)	-	-	\$ 187.00	-
Project Controls Engineer	1.00	53.00	\$ 175.00	\$ 9,275.00
Geotechnical Testing (Allowance)				\$ 16,249.50
CPSI Inspections (Allowance for 3 Inspections with Report)				\$ 5,520.00
Subtotal Construction				\$ 84,044.50
Post-Construction Period		2	Working Days	
TITLE	Est. Hours Per Day	Total Hours	Hourly Rate	Extended Fee
Project Field Representative	4.00	8.00	\$ 250.00	\$ 2,000.00
Public Works Inspector (Prevailing Wage)	-	-	\$ 187.00	-
Project Controls Engineer	1.50	3.00	\$ 175.00	\$ 525.00
Subtotal Construction				\$ 2,525.00
Other Direct Costs				
Item				Amount
Miscellaneous ODCs (Allowance)				\$ 3,000.00
Subtotal Close Out				\$ 3,000.00
Total Estimated Fee				\$ 90,919.50
Optional Services				
Item				Amount
Additional Construction Management (Allowance)				\$ 30,000.00
Concrete Testing (Allowance)				\$ 5,885.70
CPSI Inspections (Allowance for additional site visits as needed)				\$ 15,000.00
Total Optional Services				\$ 50,885.70

Notes: The terms and conditions are pursuant to the City of Lakewood Engineering and Project Management Support Services Contract dated June 15, 2023.



Assumptions: Based on Ardurra's project understanding, the following assumptions have been made in the preparation of our estimated fee:

1. Minimal level of effort is required from Ardurra during the preconstruction and postconstruction phases.
2. Ardurra will not exceed the budgeted levels of effort unless directed/approved by the City in writing.
3. Concrete sampling and testing services will be provided if the City elects to authorize the proposed optional services.
4. CPSI inspection is based on (1) a site visit upon the contractor's completion of both parks.
5. Ardurra's Project Field Representative services are limited to the tasks detailed in the scope of services above during the part-time level of effort budgeted in the proposed fee below.
6. To the extent feasible, work completed by the Contractor during durations when the Ardurra Field Representative is absent from the site will be observed on subsequent visits.

Exclusions to Scope and Fee: The following items are specifically excluded:

1. Legal advice
2. Temporary field office facilities, equipment, furniture, utilities, and/or services
3. Observation of work performed by Contractor during hours that Ardurra is not scheduled to be on site
4. Night, weekend, or special shift work
5. Construction labor, materials, and/or equipment
6. Additional services not specifically called for in the proposal.
7. Expert witness services
8. Standby services

DIVIDER SHEET

COUNCIL AGENDA

May 28, 2024

TO: The Honorable Mayor and City Council

SUBJECT: Approval of Agreement with SoundThinking, Inc. for ShotSpotter Pilot Project

INTRODUCTION

The use of technology enhances public safety by providing law enforcement with additional tools to combat and investigate crime, and serves as a force multiplier which is critical in times of limited resources and personnel being tasked with increased responsibilities. Lakewood has successfully used a variety of technology, to include Automated License Plate Reader cameras and security cameras, for many years. In recent years, gunshot detection technology has advanced and has helped enhance public safety.

STATEMENT OF FACT

Gun violence is a nationwide epidemic with devastating impacts on communities. While gun violence is not prevalent in Lakewood, Lakewood is not immune. Unfortunately, as with other crime, gun related crime is underreported, by as much as 75-80% based on studies that examined data comparing gunshot detection alerts to reported gun related crime.

Cities throughout California and the nation have implemented gunshot detection, alert and analysis technology, and have reported significant reductions in gun related crime, numerous lives saved, quicker response to gun related crimes, and numerous firearms recovered and suspects arrests. Policing agencies agree that the sooner law enforcement is alerted to an incident of gunfire, the faster they can respond to the scene saving lives and increasing the probability of apprehending suspects.

City and Sheriff's staff learned of other cities in Los Angeles County, including neighboring Hawaiian Gardens, who have implemented gunshot detection technology and met with representatives with SoundThinking, Inc. for a presentation of their proprietary gunshot detection, alert and analysis system, ShotSpotter, to learn more about the technology and its potential uses. ShotSpotter is a robust subscription-based system that provides real-time alerts to law enforcement in the field and dispatch, and provides a comprehensive analysis of detected gunshot incidents for further investigative and prosecutorial purposes.

ShotSpotter uses acoustic sensors that register impulsive sounds greater than 120dB. Upon the detection of a sound, a two-part analysis is conducted by an advanced algorithm and an acoustic expert at the ShotSpotter Incident Review Center which is staffed 24 hours a day, 365 days a year. The characteristics of the soundwave are assessed to determine the location of the sound (to within approximately 75 feet) by triangulating between multiple sensors, identify the number and sequence of gunshots, and the number of different firearms discharged and respective caliber of

each. The analysis process filters out non-gunshot sounds (fireworks, vehicle backfire, industrial noise).

A detailed alert is then sent to dispatch personnel and field patrol units through the ShotSpotter web based and mobile device application, prompting an immediate response to the location of the detected gunfire. This information is critical for patrol units to respond timely and strategically. The entire analysis process, from detection to alert, happens within 1 minute or less. ShotSpotter also includes tools to aid with investigations, resource allocation, and prosecution. ShotSpotter also provides detailed reports which are court admissible. ShotSpotter also provides initial and ongoing training as well as support.

As ShotSpotter is a subscription based service, SoundThinking handles installation and maintenance of the acoustic devices which are deployed on buildings and infrastructure such as street lights throughout a defined coverage area. The proposed coverage area Lakewood is approximately 1.4 square miles bounded by the San Gabriel River, Carson Street, Del Amo Boulevard and Coyote Creek. This area borders Hawaiian Gardens which has already deployed ShotSpotter, thereby easily extending the footprint of ShotSpotter into Lakewood. Additionally, dispatch personnel and many of the Deputy personnel at Lakewood Sheriff's Station are trained or familiar with ShotSpotter system.

Staff presented ShotSpotter to the Public Safety Committee at their March 5, 2024 meeting and directed staff to negotiate with SoundThinking, Inc. for a pilot program of ShotSpotter to determine the efficacy of the system.

SoundThinking provided staff a proposal for a 39-month term of ShotSpotter services, commencing with a 3-month evaluation period to allow the city to thoroughly assess the system. Based on the outcomes of the evaluation period, the city will have 10 days to notify SoundThinking of a decision to continue services for the remaining 36 months or terminate services. The cost to city for the evaluation period is \$10,000 to cover SoundThinking's expenses to deploy and remove the acoustic sensors should the city elect to terminate services. Should the city elect to continue services, the remaining 36 months will commence immediately following the end of the evaluation period.

During the evaluation period, staff will work closely with the Sheriff's Department and ShotSpotter's Customer Success Team to track alerts to compare with 9-1-1 calls for service and evaluate other data to determine effectiveness of the system to report back to the City Council.

The annual cost of services is \$70,785. The initial payment of \$10,000, should the city elect to continue services following the evaluation period, will be credited toward the first year of service, resulting in a balance of \$60,785 to be paid for year one. The total cost of the 39-month term is \$212,355.


Sufficient funds are available using FY2023 Justice Assistance Grant in the amount of \$20,043 and in the FY2023-24 General Fund budget in the amount of \$192,312 for the purchase of a 39-month term of the ShotSpotter system.

The purchasing policy allows purchases from a provider as a sole source based on factors that may include proprietary items sold direct from the manufacturer. ShotSpotter uses proprietary technology, supported by over 40 patents, and is an all-inclusive subscription service provided and supported directly from the manufacturer, Sound Thinking, Inc. Therefore, purchase of a ShotSpotter subscription aligns with the purchasing policy as a sole source purchase.


RECOMMENDATION

Staff recommends the City Council approve an agreement with SoundThinking, Inc. for ShotSpotter Subscription Based services for a period of 39-months, inclusive of a 3-month evaluation period and option to discontinue services within 10 calendar days following the evaluation period, for a total cost of \$212,355, and authorize the Mayor to sign the agreement in a form as approved by the City Attorney.

Joshua Yordt
Public Safety Director



Thaddeus McCormack
City Manager



D I V I D E R S H E E T

Public Hearings

Item 1.1 - Introduction of Ordinance to Authorize Backyard Beekeeping of Honeybees
will be continued to June 11, 2024

D I V I D E R S H E E T

COUNCIL AGENDA

May 28, 2024

TO: Honorable Mayor and Members of the City Council

SUBJECT: Ordinance Pertaining to Mixed-Use Development

INTRODUCTION

The purpose of this Mixed-Use (MU) ordinance is to accommodate additional capacity for residential units by establishing standards for MU development. The 2021-2029 Housing Element sets forth the housing plan to accommodate Lakewood's Regional Housing Needs Assessment (RHNA) of 3,922 additional dwelling units. In response to the requirements of Senate Bill 166, a 15% buffer was added to the RHNA to ensure an adequate capacity exists to accommodate the RHNA. The total amount with the RHNA and the buffer is 4,510 dwelling units.

The table below shows the City's RHNA and 15% buffer:

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,296	637	653	1,336	3,922
15% Buffer	194	96	98	200	588
Total w/ Buffer	1,490	733	751	1,536	4,510
Percentage	33.0%	16.3%	16.7%	34.1%	100.0%

One of the 2021-2029 Housing Element programs is to adopt a MU ordinance. The MU ordinance establishes an overlay zoning district to allow dwelling units in the C-1, C-3, C-4, and M-1 zones. The MU ordinance will potentially allow 1,950 units or 43% of the total number of units anticipated by the 2021-2029 Housing Element. The MU ordinance will also permit residential uses suitable for households of varying income as identified by the 2021-2029 Housing Element.

STATEMENT OF FACTS

Lakewood's MU ordinance must contemplate a variety of development scenarios across different land use zones while remaining sufficiently flexible to encourage quality developments that are compatible with the surrounding area in which they may be built, and which satisfies the housing production goals as anticipated by the 2021-2029 Housing Element. The proposed ordinance was initially written by acknowledging the following six assumptions to model four of the six MU projects included in 2021-2029 Housing Element:

1. One level of at-grade parking spaces, maximized on each site plan. Below-grade parking was not utilized due to the high water table presence in various locations and the costs associated with mitigating such soil conditions.

2. Provide 2.1 parking spaces per residential unit (2 spaces per unit, plus 10% guest parking). In surveying the MU ordinances of other cities, the number of parking spaces for studio, 1-bedroom, and 2-bedroom units averaged 1.96 parking spaces per unit. The proposed ordinance assumed two parking spaces per unit, plus ten percent for guest parking which aligns with Lakewood's current guest parking requirements for multi-family development in the M-F-R zone.
3. Minimum front yard setback of 10 feet.
4. No minimum side or rear yard setbacks unless the site abuts any other residentially-zoned property in which case a 30-foot setback must be maintained.
5. Residential building heights are limited by zone.
6. Incorporating input from project proponents.

These factors were used to model potential developments at the locations shown on the table below which was presented to the Commission at its August 19, 2022 workshop.

Site Name (Zone)	Site Area (acres)	Min Unit Size	Max Unit Size	Max # of Residential Floors	Min # of Units	Max # of Units	D.U. per Acre	Units in Housing Element
SEC Palo Verde & South (C-3)	3.69	500	1,400	3	103	321	32.5	141
SWC Paramount & Del Amo (C-3)	1.36	500	1,400	2	42	118	32.4	18
NEC Paramount & Carson (C-3)	0.57	500	1,400	4	15	49	63.2	36
NEC Woodruff & Carson (C-4)	1.2	500	1,400	3	33	104	60	60
LCM (Regional Shopping Center C-4)	16.0	500	1,400	5	448	1,393	200	1,000
Watson Plaza (M-1)	14.1	500	1,400	5	396	1,233	31.9	695
Total Units:								1,950

Public Input

An important component to the mixed-use ordinance was providing opportunities for the owners of MU sites identified in the Housing Element to review and provide feedback on the ordinance. Staff did receive comments, conduct further research, and make adjustments to the ordinance under many topics. Staff presented the ordinance to the Ad Hoc Committee as the ordinance evolved while continuing to receive feedback from stakeholders. Below is a list of key meeting dates from the adoption of the Housing Element to this public hearing date.

August 18, 2022	PEC Mixed-Use Workshop
June 23, 2022	Meeting with Charles Company
October 3, 2022	Meeting with Macerich/Kosmont
November 18, 2022	Mixed-Use Ad Hoc Committee
February 23, 2022	Meeting with Charles Company
August 1, 2023	Mixed-Use Ordinance Feedback Meeting
February 16, 2023	Meeting with Macerich

Ordinance Pertaining to Mixed-Use Development

May 28, 2024

Page 3

April 11, 2023	Mixed-Use Ad Hoc Committee
June 20, 2023	Meeting with Bob Pyke (NEC Paramount/Carson)
June 28, 2023	Meeting with Macerich
October 17, 2023	Meeting with Macerich
November 13, 2023	Meeting with Bob Pyke (NEC Paramount/Carson)
February 1, 2024	Meeting with Macerich
March 5, 2024	Meeting with Doug Maupin (NEC Paramount/Carson)
March 14, 2023	Mixed-Use Ad Hoc Committee
April 15, 2024	PEC Public Hearing

Proposed Ordinance

The proposed ordinance creates Section 9369 to establish an MU zone. The existing Sign Regulations ordinance would also be amended in order to integrate the MU development standards in with that ordinance. The ordinance is summarized as follows:

9369.1 Applicable Zones, Application Procedures

The ordinance would apply to the C-1, C-3, C-4, and M-1 zones. No additional discretionary action shall be required to implement the MU zone. Subsection A lists the required application contents.

9369.2 Uses Permitted

Uses permitted include those allowed by the underlying zone, uses requiring a CUP but are not co-located within a residential building, various non-habitable accessory structures, various multi-family residential units, and land uses permitted as a matter of course under the base zoning within a residential building. Housing for the elderly and disabled persons is listed as a permitted use.

9369.3 Uses Permitted Subject to a Conditional Use Permit

Sale of alcoholic beverages for on-site consumption, commercial recreation with a lease area or floor area 10,000 square feet or more, mixed-use buildings containing residential units exceeding the building height specified for that zone, off-street parking for residential units at a ratio less than that require by the MU ordinance, and other uses not specified. Housing for the elderly and disabled persons where the standards will be less restrictive or different from the MU ordinance is listed as a conditional use, with reference to minimum standards in the existing M-F-R ordinance.

9369.4 Restricted Land Uses

The hours of operation for commercial recreation with a lease area or floor area less than 10,000 square feet is limited to 6:00 AM to 10:00 PM, and live entertainment, dancing, and similar uses require a permit from the Permit and License Hearing Board.

9369.5 Development Standards

Minimum lot area is 4,500 square feet. The front yard setback from a collector street, minor arterial roadway, or major arterial roadway is ten feet (10'). No side or rear yard setback is required, unless the project abuts a property in the R-1, R-A, or PD-SF zone, in which case the setback shall be at least 30 feet.

Building Height

1. C-1 zone allows up to two (2) stories or 35 feet, whichever is less.
2. C-3 zone allows up to three (3) stories or 50 feet, whichever is less.
3. C-4 zone allows up to four (4) stories or 65 feet, whichever is less.
4. Regional Shopping Centers not more than 85 feet in height.
5. M-1 zone allows up to five (5) stories or 85 feet, whichever is less.

Floor Area

1. Efficiency Units: 150 square feet (per Health and Safety Code Section 17958.1)
2. Studio and One-Bedroom Units: Not less than 360 square feet.
3. Two-Bedroom Units: Not less than 650 square feet.
4. Three or more Bedroom Units: Not less than 650 square feet, plus 70 square feet for each additional bedroom.

Private Open Space

1. Average of 70 square feet of exterior private open space for each residential unit. Private open space may include patios, porches, balconies, and sun decks.
2. Private open space shall be contiguous to, and directly accessible to, the dwelling units served by the private open space.
3. The minimum interior dimension for any private open space shall be at least six feet (6') in any horizontal direction.

Common Open Space

1. A minimum of 75 square feet of common open space for each residential unit. Exterior common open space may include arbors, balconies, patios, sun decks, swimming pool areas, and other outdoor areas suitable for active uses as determined acceptable by the Director of Community Development. Common open space areas shall be consolidated and provided at a ratio of one common open space area for each 100 residential units or portion thereof.
2. Interior common open space shall count toward a maximum of 25% of the common open space requirement provided the entire area of the interior common open space is designed and made available for the exclusive use by the development's residents. Interior common open space may include community rooms, childcare facilities, gymnasiums, recreation rooms, and other indoor areas.
3. The minimum dimension for any common open space shall be not less than 10 feet (10') in any horizontal direction.
4. No portion of any parking space, driveway, or utility area, including pool equipment areas and/or trash areas, shall constitute common or private open space. Required

front yard areas and other passive landscaped areas shall not count towards required common open space.

5. All common open space areas shall include seating. Site furniture shall use graffiti-resistant materials and/or coatings, as well as skateboard deterrent devices to retain the attractiveness of the site's furniture as appropriate.
6. All common open space areas shall be developed and maintained in a neat and orderly manner for the safety of the residents and adjacent areas. Common open space areas shall be adequately surfaced with concrete, tile, brick, composite, decomposed granite, or similar weather-resistant materials.
7. Not less than one amenity shall be included as part of each mixed-use development containing residential units. Amenities may include area features such as barbeques, pet exercise areas, fireplaces, game courts, gymnasiums, outdoor dining furniture, playground equipment, putting greens, saunas, sitting areas, swimming pools and/or spas, tot lot, and other amenities as determined acceptable by the Director of Community Development.
8. All common open space areas shall be secured with minimum six-foot tall fences and/or walls to prevent unauthorized entry. All exterior doors and gates to such areas shall be fitted with locks to allow exclusive access to residents and shall remain accessible to those with mobility challenges.
9. At least ten percent of exterior common open space areas shall be landscaped but shall not exceed 20% of the total exterior common open space area.

On-Site Circulation

This portion of the ordinance addresses pedestrian circulation such as walkways, crosswalks, benches, lighting, and related elements that form a comprehensive on-site pedestrian network. The ordinance also requires provisions for bicycle circulation including connections to off-site bicycle routes, bicycle storage racks, bicycle lockers, signage, etc. A comprehensive vehicle circulation plan is required, including traffic control devices (as appropriate), and signs. Driveways must be at least 12 feet wide for each travel direction unless a greater dimension is required by the Building or Fire Code.

Parking

1. MU projects in the C-1, C-3, and C-4 zones require two (2) parking spaces for each residential unit containing up to two (2) bedrooms, two and one-half (2.5) parking spaces for each residential unit containing three (3) bedrooms, three (3) parking spaces for each residential unit containing four (4) or more bedrooms, plus an additional 10% of the total required off-street parking shall be provided and maintained for guest parking. This matches the requirements in our M-F-R zone.
2. MU projects in a Regional Shopping Center and the M-1 zones require one on-site parking space for each bedroom, plus one space for each studio unit, plus an additional 10% of the total required on-site parking shall be provided for guest parking. No more than two parking spaces shall be required for units with more than two bedrooms.
3. The PEC may approve a CUP for projects with a lesser amount of parking justified through a parking study.

4. Parking for non-residential uses are calculated based on existing parking requirements (LMC Section 9490).
5. On-site residential parking spaces cannot be located within the required front yard.
6. One parking space for each residential unit shall be within a garage or carport.
7. Standard size MU parking stalls are nine feet wide by 18 feet deep. Compact MU parking stalls are eight feet wide by 16 feet deep.
8. Up to 40% of the required parking may be compact parking.
9. Parallel parking spaces are nine feet wide by 24 feet long.
10. Tandem parking spaces are only permitted for efficiency and studio residential units and cannot exceed 10% of the total number of required residential parking spaces.
11. Trailers, boats on trailers, inoperative vehicles, and other such vehicles cannot be stored in a MU project.
12. Accessible parking spaces shall be provided in accordance with the Building Code.
13. Ninety-degree (90°) parking stalls shall have a drive aisle back-up width of not less than 24 feet unless a wider drive aisle is required by the fire department.
14. Parking stalls shall be double-striped.
15. Parking spaces shall be assigned and painted to correspond with their residential unit number.
16. Electric vehicle charging stations are to be provided in accordance with the Green Building Code.
17. Access to parking garages and other parking areas where parking is reserved for residents shall be controlled by gates, parking arms, or other traffic barrier system.

Delivery and Loading Zones

One (1) 10' x 25' delivery space shall be provided per 45,000 square feet of commercial floor area and one for each 350 residential units in a mixed-use building. A standard size parking space shall be provided as a passenger loading zone for each 50 residential units. Delivery and passenger loading zone spaces must be marked with minimum 12-inch tall letters. Non-residential loading zones must be located at the rear of a building and screened from view.

Fences and Walls

The ordinance refers to existing code requirements, however if a fence, wall, or hedge does not share a common lot line with property in any other residential zone, it may exceed the height limits subject to prior approval from the Development Review Board and without having to obtain a CUP.

Mechanical, Electrical, and Plumbing Installations

The ordinance contains standards concerning the concealment, installation, and placement of various utilities including HVAC equipment, electrical switch gear, PV panels, water heaters, etc.

Landscaping

Landscape and irrigation for MU developments shall comply with existing site landscaping standards, landscaping for MU common open space, and any objective design standards. Landscape and irrigation plans shall also comply with the City's water conservation requirements.

Waste Collection Procedures

This portion of the ordinance requires that a comprehensive trash and recycling program be prepared for each MU project. The program addresses type, size, and location of bins, storage area, compactors, trash chutes, trash rooms, access doors and gates, and spacing of such facilities within projects.

9369.6 Operational Standards

Hours of Operation

The ordinance restricts commercial deliveries and horn honking between 10:01 P.M. and 6:00 A.M., but it does exempt "quick-serve" deliveries of food, groceries, or goods to individual residents as those typically utilize passenger-type vehicles and are brief in nature. Commercial establishments cannot empty trash into outdoor bins after 10:00 P.M. where located within 30 feet of a residence.

Noise

Sounds generated by businesses located within a building containing residential units shall not be exceed 45 decibels (45 dB(A)) within any residential unit.

Exterior Lighting

Exterior lighting is limited to 0.5 foot-candles as measured at grade level at the property line and cannot exceed two foot-candles on exterior elevations of a mixed-use building containing residential units. Security lighting is required at the front and rear of each tenant space.

Public Safety and Security Plan

A Public Safety and Security Plan (PSSP) must be prepared for each project. A PSSP typically includes a Letter of Agency, provisions for a Sheriff's liaison, requires managers are at least 18 years of age, requires security systems include cameras, alarm/panic systems, data backup, automatic locks on service doors, and security signage.

9369.7 Objective Design Standards

The ordinance provides for Objective Design Standards which will be developed and adopted at a future date. Pursuant to Government Code 65589.5(f), Lakewood's Objective Mixed-Use Design Standards shall be "objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of the regional housing needs."

9500 Sign Regulations

The primary change to the Sign Regulations ordinance is the establishment of a definition for Projecting Identification Signs. These types of signs typically identify the name of a mixed-use building containing residential units where the signs are placed. The ordinance allows up to four such signs per building, one on each elevation, along with size limitations, and distances from common property lines.

CEQA

The proposed ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. This ordinance has no impact on the physical environment as it will only modify administrative procedures and not result in any changes to the physical environment.

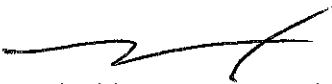
PUBLIC NOTICE

Pursuant to Section 9422 of the Lakewood Municipal Code and State Law, notice of the public hearing for this amendment was posted on the City's webpage on May 17, 2024, posted in three public places on May 17, 2024, and published in the Press Telegram newspaper on May 17, 2024, pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State Law.

RECOMMENDATION

On April 15, 2024, the Planning and Environment Commission adopted Resolution No. 6-2024 recommending that the City Council adopt the proposed ordinance. Staff recommends that the City Council introduce the proposed ordinance pertaining to mixed-use development and approve the associated Categorical Exemption.


Abel Avalos
Director of Community Development


Thaddeus McCormack
City Manager

RESOLUTION NO. 6-2024

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING WITH REPORT AND FINDINGS THAT THE PROPOSED ORDINANCES BE ADOPTED BY THE CITY COUNCIL AMENDING THE LAKEWOOD MUNICIPAL CODE AND OFFICIAL ZONING ORDINANCE PERTAINING TO MIXED USE DEVELOPMENT.

THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning and Environment Commission of the City of Lakewood initiated a hearing, pursuant to Section 9411 of the Lakewood Municipal Code, pertaining to an amendment to the Lakewood Municipal Code and Official Zoning Ordinance pertaining to Mixed-Use Development; and said Commission, on April 15, 2024, following notice given in the time and manner required by law, did consider the ordinance proposing to amend the Lakewood Municipal Code as described above. This Resolution with the findings and recommendations herein contained, along with the record of the proceedings of the Planning and Environment Commission, constitutes said Commission's report to the City Council.

SECTION 2. In connection with this proposed ordinance, the Planning and Environment recommends that the City Council find the proposed ordinances to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and that CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

SECTION 3. The Commission reports that the Planning and Environment Commission held a duly noticed public hearing on April 15, 2024 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt a resolution recommending that the City Council adopt this ordinance.

SECTION 4. The Planning and Environment Commission hereby finds that the proposed ordinance should be adopted for the following reasons and findings:

A. The proposed amendment to the Lakewood Municipal Code will not be in conflict with the City's General Plan.

B. The proposed Mixed-Use Ordinance contemplates a variety of development scenarios across different land use zones while remaining sufficiently flexible to encourage quality developments that are compatible with the surrounding area in which they may be built and which satisfies the housing production goals as anticipated by the 2021-2029 Housing Element.

SECTION 5. This ordinance complies with the authority granted by and the current regulatory mandates of the California Constitution and State law relating to local zoning regulation.

SECTION 6. Based on the aforementioned findings, the Planning and Environment Commission recommends to the City Council that the City Council prepare and adopt, after holding a public hearing as required by law, the attached ordinance pertaining to sign regulation updates.

ADOPTED THIS 15th day of April, 2024 by the members of the Planning and Environment Commission voting as follows:

AYES:	COMMISSIONERS: Stuckey, Ung, Baca
NOES:	COMMISSIONERS: n/a
ABSENT:	COMMISSIONERS: Cole
ABSTAIN:	COMMISSIONERS: n/a



Bill Baca, Chairperson

ATTEST:



Abel Avalos, Secretary

ORDINANCE NO. 2024-3

AN ORDINANCE OF THE CITY OF LAKEWOOD AMENDING
ARTICLE IX OF THE LAKEWOOD MUNICIPAL CODE
ESTABLISHING A MIXED-USE OVERLAY ZONE AND RELATED
DEVELOPMENT STANDARDS AND PROCEDURES.

WHEREAS, Program 10 of the General Plan Land Use Element encourages the City to explore alternative forms of zoning such as overlay zoning and performance zoning, to allow residential uses to be integrated into large commercial centers, and to increase commercial and industrial floor area ratios; and

WHEREAS, Housing Element Program A-1 of the 2021-2029 Housing Element commits the City to adopt an Ordinance establishing a Mixed-Use Overlay (MU) zoning district. The MU Overlay zone is hereby added to all properties as specified herein. This rezoning action expands the potential for residential development to no less than 125 acres citywide and is consistent with the requirements of Government Code Section 65583.2; and

WHEREAS, Housing Element Program B-4 requires development standards, including those for mixed-use projects, to be objective and promote certainty in the planning and approval process pursuant to SB 330; and

WHEREAS, the Southern California Association of Government's Regional Housing Needs Assessment (RHNA) for the sixth (6th) cycle of the housing element update for the City of Lakewood is 3,922 dwelling units, which exceeds the City's ability to plan for such growth based on the current land supply, housing density, and zoning standards; and

WHEREAS, mixed-use development has been shown to be a successful alternative method to create housing opportunities and that will provide opportunities for the City to achieve its Regional Housing Needs Assessment allocation; and

WHEREAS, establishing a comprehensive mixed-use development Ordinance will provide guidance for creating thoughtful, viable future mixed-use developments; and

WHEREAS, the Planning and Environment Commission recommended approval of this proposed mixed-use Ordinance at its public hearing on April 15, 2024.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby finds and determines that each of the findings set forth above is true and correct.

SECTION 2. PURPOSE AND INTENT. Article IX of the Lakewood Municipal Code is hereby amended as provided in this Ordinance to establish and then apply an overlay zone for mixed-use development to all properties as specified herein, pursuant to Public Hearings before the Planning and Environment Commission and the City Council. The intent of the Mixed-Use Overlay (MU) zone is to allow residential uses as described in this Ordinance while continuing to allow non-residential development in accordance with underlying zone regulations for land within such zone.

SECTION 3. Section 9340.B.28 of Article IX of the Lakewood Municipal Code regarding uses permitted in the C-1 (Neighborhood Commercial) zone is hereby added to read as follows:

...

28a. Mixed-use development subject to the conditions, limitations, and standards set forth in Section 9369.

SECTION 4. Subsection 9302.31d of the Lakewood Municipal Code regarding the definition of Mixed-Use Development is added to read as follows:

9302.31d. MIXED-USE DEVELOPMENT. A development in a commercial or manufacturing zone that includes residential uses available for sale and/or rent including all permitted and conditionally permitted uses allowed under the same base zoning for commercial uses as provided in the Mixed-Use Overlay (MU) zone. A mixed-use development may also include accessory uses, open space areas, resident amenities, and parking facilities as specified.

SECTION 5. The following new Part 6B, including Sections 9369 et. seq., is hereby added to Chapter 3 of Article IX of the Lakewood Municipal Code:

PART 6B

MU (MIXED-USE OVERLAY) ZONE REGULATIONS

9369. MIXED-USE DEVELOPMENT OVERLAY ZONE. A Mixed-Use Overlay (MU) zone is hereby created and added to the development opportunities allowed on all properties as specified herein to provide areas within the City where mixed-use development may be constructed in order to implement the City's 2021-2029 Housing Element. The intent of the MU zone is to encourage vibrant, walkable communities, increase the availability of for-sale and/or for-rent housing choices in the City, while preserving the vitality of existing commercially and industrially zoned areas of the City. Mixed-use developments may also include amenities for residents, open space areas, internal circulation programs, and parking facilities as specified. The objectives of the Mixed-Use Overlay (MU) zone shall be as follows:

A. Expand the options and opportunities for commercially zoned properties by allowing for combinations of commercial and multi-family residential uses on the same lot subject to specific objective standards, rules, and procedures.

B. Create the potential for more intensive development in certain commercial and industrial areas, while providing transitional spaces between mixed-use developments and existing single-family residential zones.

C. Retain and bolster the City's commercial tax base by encouraging commercial uses that focus on providing goods and services at the neighborhood and regional level.

D. Plan for projects that achieve the desired neighborhood character through appropriate architectural design.

E. Affirmatively further fair housing by expanding housing choices for the City's diverse populations.

9369.1 MIXED-USE OVERLAY PROCEDURE. Upon approval of the Mixed-Use Overlay (MU) zone as an implementing action of the City's Housing Element, the MU zone shall apply to all properties located partially or completely within the C-1, C-3, C-4, and/or M-1 zones and having a lot area of not less than 4,500 square feet. No additional discretionary action shall be required to implement the MU zone.

A. A Mixed-Use Overlay (MU) zone development application shall be submitted and deemed complete prior to a ministerial review to determine compliance with the Mixed-Use Overlay (MU) zone development standards and requirements. As part of the MU development application, the Director of Community Development may require such other information as deemed necessary to render a decision on the completeness of the proposed MU development application. Additional items may include the following:

1. Utility plans showing the location of all existing and proposed sewer, electricity, water, gas, and telecommunications.

2. A conceptual grading plan showing finished grades, storm water retention and treatment facilities, and Low Impact Development features in accordance with Section 9379 et seq.

3. Street and circulation plans consistent with MU zone Development Standards, a traffic study to determine whether the project will result in conditions that exceed Level of Service (LOS) thresholds of significance in the General Plan's Master Environmental Impact Report (MEIR).

4. A Vehicle Miles Traveled (VMT) study.

5. A parking study for projects containing less than the number of parking spaces required in Section 9369.5.J unless otherwise modified by State law.

6. Architectural plans consistent with Lakewood's Objective Mixed-Use Design Standards for the Mixed-Use Overlay (MU) zone. The plans shall include existing buildings to remain, new buildings, and conversion of buildings as applicable.

7. Landscape and irrigation plans that comply with Sections 8600, 9346, and 9492.P shall be submitted according to the City's Water Conservation in Landscaping – Rules, Regulations, and Procedures.

8. Exterior lighting plans and the corresponding photometric study.

9. Sign program, if applicable.

10. Waste collection and recycling procedures program.

11. Public Safety and Security Plan.

B. Once the Mixed-Use Overlay (MU) zone development application is deemed complete, staff shall conduct a ministerial review of the project to determine the project's compliance with

the development standards of this section. Staff shall alert the applicant of any areas where the plans do not comply with the development standards and/or if the plans as proposed require a Conditional Use Permit or other discretionary action.

C. Following satisfactory completion of the steps in subsection B above, staff shall approve the proposed project and grant the land use entitlement.

9369.2 USES PERMITTED. Uses specifically allowed for mixed-use developments are set forth below and shall comply with the zoning regulations and development standards applicable to both the MU zone district and the underlying zone district.

A. Uses permitted as a matter of course in the applicable underlying zone and which are not co-located within a residential building.

B. Conditionally permitted uses for which a conditional use permit has been granted and which remain in full force and effect and that are not co-located within a residential building.

C. Non-habitable accessory structures including arbors, cabanas, colonnades, and unenclosed patio covers.

D. Multi-family residential housing units, as part of a horizontal or vertical mixed-use development or stand-alone, and accessory and appurtenant uses thereto including but not limited to:

1. Residential – Apartments.
2. Residential – For-Sale Units (e.g., townhomes or condominiums).
3. Residential – Housing for elderly or disabled persons as defined in Section 9302.19a.
4. Residential – live/work and artist lofts.
5. All land uses permitted as a matter of course under the base zoning within a residential building.

9369.3 USES PERMITTED SUBJECT TO A CONDITIONAL USE PERMIT. The following land uses shall be allowed only with a Conditional Use Permit and subject to underlying zoning regulations within a mixed-use building containing residential units.

A. Restaurants or establishments selling alcoholic beverages for on-site consumption where the restaurant or establishment is located within a mixed-use building containing residential units.

B. Commercial recreation with a lease area or floor area 10,000 square feet or greater and where the use is located within a mixed-use building containing residential units.

C. Mixed-use buildings containing residential units exceeding the building height allowed in Section 9369.5.C.

D. Housing for elderly or disabled persons at standards less restrictive or different than those set forth in this Part. In determining whether or not a Conditional Use Permit shall be issued in authorizing different development standards, the Planning and Environment Commission shall consider the factors listed in Section 9332.1.B with respect to Availability of Services, Establishment of Need, and Denial for Incompatibility. Any housing project for elderly or disabled persons for which a Conditional Use Permit is issued with less restrictive or different standards shall in any case meet the minimum requirements contained in Section 9332.1.C.

E. Off-street parking for residential units at a ratio less than that required under Section 9369.5.J.

F. Uses not specified. The PEC may grant approval of a Conditional Use Permit to allow a non-residential use not specified elsewhere in this Part if it finds that the proposed non-residential use will not have an adverse impact on the residential land uses on the project site, adjacent uses, or otherwise negatively impacts adjacent uses or the surrounding area.

9369.4 RESTRICTED LAND USES. The following use restrictions shall apply to mixed-use buildings containing residential units in the Mixed-Use Overlay (MU) zone:

A. Commercial recreation facilities with a lease area or floor area less than 10,000 square feet. The hours of operation for such facilities shall be limited to 6:00 AM to 10:00 PM.

B. Live entertainment, dancing, and similar uses where the use is located within a mixed-use building containing residential units shall obtain a permit from the Permit and License Hearing Board pursuant to Article VI. This section does not permit adult entertainment businesses.

9369.5 MIXED-USE DEVELOPMENT STANDARDS.

A. **Minimum Lot Area.** All Mixed-Use Overlay (MU) zone parcels developed with a building or buildings containing residential units shall have a lot area of no less than 4,500 square feet. This provision shall not apply to for-sale residential units such as condominiums.

B. **Yard Requirements.** Any building in a mixed-use development containing residential units shall observe the following setback requirements from the public right-of-way.

1. Mixed-use buildings within a MU zone containing residential units: Front yard: 10 feet (10') from a collector street, minor arterial roadway, or major arterial roadway.

2. Side yard - no side yard setback required unless the project site abuts property located in the R-1 (Single-Family Residential), R-A (Single-Family Residential – Limited Agriculture) zone, or PD-SF (Single Family Dwelling Unit Planned Development) zone in which case the side yard setback shall be not less than 30 feet (30').

3. Rear yard – no rear yard setback required unless the project site abuts property located in the R-1, R-A, or PD-SF zone, in which case the rear yard setback shall be not less than 30 feet (30').

C. **Building Height.** Any mixed-use building containing residential units shall observe the following building height requirements as follows:

1. C-1 zone allows up to two (2) stories or 35 feet, whichever is less.

2. C-3 zone allows up to three (3) stories or 50 feet, whichever is less.

3. C-4 zone allows up to four (4) stories or 65 feet, whichever is less.

4. Regional Shopping Centers not more than 85 feet in height.

5. M-1 zone allows up to five (5) stories or 85 feet, whichever is less.

6. For the purposes of this Section, ground level stories, including those utilized for commercial space or vehicle parking, shall not exceed 20 feet (20') as measured from floor to ceiling, and all subsequent floors shall not exceed 15 feet (15') feet in height as measured from floor to ceiling. If the garage is at grade level, then it counts as a story. A semi-subterranean garage shall be considered as a story when more than 50% of the height of that floor is above finished grade. If more than 50% of the height of that floor is below finished grade then such a floor does not count as a story for the purposes of determining building height.

7. Non-residential spaces with taller ceilings including primary entrances, lofts, mezzanines, and similar features are allowed, provided they do not exceed 10% of the ground floor

area of the entire building. Residential spaces with taller ceilings may be permitted to accommodate lofts and mezzanines as permitted by the Building Code.

8. Penthouses or roof structures may exceed the building heights of this Section pursuant to Section 9380.

9. **Daylight Plane.** No portion of the building volume shall encroach into a daylight plane of an existing single-family residential dwelling. The daylight plane is measured at the beginning of any point 25 feet (25') above the property line abutting any lot with an existing single-family residential dwelling and sloping upward at a 45-degree angle toward the interior of the project site.

D. Floor Area. The following minimum floor area requirements shall apply to residential dwelling units within a mixed-use development.

1. Efficiency Units: 150 square feet. Efficiency units per Health and Safety Code Section 17958.1 and shall be identified by labeling such units on the floor plan submittal.
2. Studio and One-Bedroom Units: Not less than 360 square feet.
3. Two-Bedroom Units: Not less than 650 square feet.
4. Three or more Bedroom Units: Not less than 650 square feet, plus 70 square feet for each additional bedroom over two bedrooms.

E. Private Open Space. An average of 70 square feet of exterior private open space shall be provided for each residential unit in a mixed-use development. Units facing an interior courtyard at an angle 135 degrees or less from another unit facing the same interior courtyard shall not be required to provide private open space. Required front yard areas shall not count toward this requirement. All private open space areas shall comply with the following standards:

1. Private open space may include patios, porches, (including covered, unenclosed patios), balconies, and sun decks.

2. Private open space shall be contiguous to, and directly accessible to the occupants of, the dwelling units served by the private open space.

3. The minimum interior dimension for any private open space shall be at least six feet (6') in any horizontal direction. More than one private open space area may be provided for each residential unit, however, the minimum dimension for each private open space shall be at least six feet (6').

4. All private open space shall be developed and maintained in a neat and orderly manner for the safety of the residents and adjacent areas. Private open space areas shall be adequately surfaced with concrete, tile, brick, composite, or similar weather resistant material.

5. Private open space areas shall be separated from adjacent areas with a fence or wall at least 42 inches (42") in height.

6. **Private Storage Space.** Each dwelling unit shall be provided with an enclosed private storage space with a minimum capacity of 125 cubic feet. The minimum interior dimension for any private storage space shall be at least four feet (4') in any direction. More than one private storage space area may be provided for each residential unit. Private storage spaces may be located adjacent to its assigned residential unit, within a residential unit but not including closets inside of a bedroom, adjacent to the central mailbox area, or adjacent to the same parking area serving its assigned residential unit.

F. Mailboxes. Each mixed-use building containing residential units shall include a covered area serving as a central mailbox area for the residential units.

G. Common Open Space. A minimum of 75 square feet of open space shall be provided for each dwelling unit for the exclusive use of residents of the development. Common open space areas shall be located at or above ground level and shall comply with the following standards:

1. Exterior common open space may include arbors, balconies, cabanas, colonnades, dog parks, patios (including covered, unenclosed patios), spas, sundecks, swimming pool areas, and other outdoor areas suitable for active uses as determined acceptable by the Director of Community Development. Exterior common open space areas shall be consolidated and provided at a ratio of one common open space area up to 100 residential units or portion thereof.

2. Interior common open space shall count toward a maximum of 25% of the common open space requirement provided the entire area of the interior common open space is designed and made available for the exclusive use by the development's residents. Interior common open space may include community rooms, childcare facilities, event rooms, gymnasiums, lounges, recreation rooms, saunas, and other indoor areas suitable for common activity uses as determined acceptable by the Director of Community Development.

3. The minimum dimension for any common open space shall be not less than 10 feet (10') in any horizontal direction.

4. No portion of any parking space, driveway, or utility area, including pool equipment areas and/or trash areas, shall constitute common or private open space. Required front yard areas and other passive landscaped areas shall not count towards required common open space.

5. All common open space areas shall include seating. Site furniture shall use graffiti-resistant materials and/or coatings, as well as skateboard deterrent devices to retain the attractiveness of the site's furniture as appropriate.

6. All common open space areas shall be developed and maintained in a neat and orderly manner for the safety of the residents and adjacent areas. Common open space areas shall be adequately surfaced with concrete, tile, brick, composite, decomposed granite, or similar weather resistant material.

7. Not less than one amenity shall be included as part of each mixed-use development containing residential units. Amenities may include area features such as barbecues, community gardens, dining furniture, pet exercise areas, pet washes, fire pits, fireplaces, game courts, gymnasiums, playground equipment, putting greens, saunas, sitting areas, swimming pools and/or spas, tot lot, and other amenities as determined acceptable by the Director of Community Development.

8. All common open space areas shall be secured with minimum six-foot tall fences and/or walls to prevent unauthorized entry. All exterior doors and gates to such areas shall be fitted with locks to allow exclusive access to residents and shall remain accessible to those with mobility challenges.

9. A minimum of ten percent (10%) of exterior common open space areas shall be landscaped but shall not exceed 20% of the total exterior common open space area.

H. On-Site Circulation. On-site circulation pertains to the movement and storage of vehicles (including vehicles belonging to residents, customers, visitors, employees, delivery, and services), bicycles, and pedestrians.

1. Pedestrian Circulation

- a. A comprehensive pedestrian circulation plan shall be submitted for each MU development and shall include a network of pedestrian walkways that connect the public right-of-

way, parking areas, main building entrances, common open space areas, and commercial components. The walkways shall be clearly marked at entry points and crosswalks (e.g., special paving, coloring, or texture). The pedestrian circulation plan shall include the location and types of features such as arbors, benches, trash/recycle cans, pedestrian-oriented lighting and way-finding signs at key points along the walkways, such as intersections, main building entrances, connections to public sidewalks as appropriate, and easements as required.

b. Crosswalks providing access to buildings containing residential units shall have a different paving material or pattern than adjacent driveway surfaces to delineate the pedestrian path of travel.

c. Walkways shall not be less than 36 inches in width, clear of any obstructions including trees, light poles, bicycle racks, street amenities, and/or barriers that would otherwise impede pedestrian movements.

d. Walkways shall have a slope no greater than the maximum allowed by the Building Code for accessibility.

e. Walkways shall be illuminated with either light standards or building-mounted lighting, or a combination of the two.

2. Bicycle Circulation

a. A comprehensive bicycle circulation plan shall be submitted with each mixed-use development application and shall demonstrate connections with existing public bicycle paths and routes. The mixed-use development shall provide short-term and long-term bicycle storage facilities. Bicycle connections shall be incorporated to connect between adjoining residential, common open space, and commercial elements of each mixed-use development. The bicycle circulation plan shall include the locations and types of traffic control devices and signs.

b. Bicycle racks or bicycle lockers for residents shall be provided at the rate of one bicycle space per 20 parking spaces.

c. Bicycle racks or bicycle lockers for residents shall be placed in public view and shall be within 50 feet of main building entrances.

3. Vehicle Circulation and Driveways

a. A comprehensive vehicle circulation plan shall be submitted for each mixed-use development and shall include a network of private streets and/or driveways that connect the public right-of-way, parking areas, and delivery areas. The vehicle circulation plan shall include the locations and types of vehicle traffic control devices, signs, signals, and easements.

b. Driveways and drive aisles shall have a minimum width of twelve feet (12') for each travel direction unless a greater width is required by the Building Code or Fire Code.

c. Entrances to parking garages and other parking areas where access is controlled by parking arms shall provide a queuing length of not less than 20 feet in front of the parking arm and the entrance to the garage or parking area.

d. Crosswalks providing access to buildings containing residential units shall have a different paving material or pattern than adjacent driveway surfaces to delineate the pedestrian path of travel.

J. Mixed-Use Overlay (MU) Zone Parking Standards. At the time of construction of any mixed-use development containing residential units, or any time any such building or development is enlarged or increased in capacity by adding residential units and/or the number of bedrooms in the residential units, there shall be provided for increased capacity, the following minimum on-site

parking spaces, with adequate provisions for safe ingress and egress, and said parking spaces shall thereafter be maintained in connection with such building or development and use of land. Parking requirements for a mixed-use building containing residential units shall be in addition to the parking requirements for the non-residential uses within that building and/or on the site.

1. For mixed-use projects within the C-1, C-3, and C-4 zones, two (2) on-site parking spaces shall be provided for each residential unit containing up to two (2) bedrooms, two and one-half (2.5) parking spaces for each residential unit containing three (3) or more bedrooms, plus an additional 10% of the total required on-site parking shall be provided and maintained for guest parking.

2. For mixed-use projects within a Regional Shopping Center and the M-1 zones, one (1) on-site parking space shall be provided for each bedroom, plus one (1) space for each studio unit, plus an additional 10% of the total required on-site parking shall be provided for guest parking. Not more than two (2) parking spaces shall be required for units with more than two bedrooms.

3. A lesser amount of parking may be approved by the Planning and Environment Commission (PEC) upon the PEC's approval of a Conditional Use Permit that justifies through a parking study that a lesser amount of parking will provide adequate parking for all uses on the site. These parking requirements shall not apply to the extent modified or waived by application of State law.

4. Parking for non-residential uses shall be provided in accordance with Section 9490.

5. Residential parking spaces shall not be located within the required front yard.

6. At least one parking space for each residential unit shall be within a garage, carport, or shall otherwise be covered.

7. Parking stall dimensions and design criteria. The minimum dimensions of a standard size residential parking stall shall be not less than nine feet (9') in width by 18 feet (18') in depth. The minimum dimensions of a compact size residential parking stall shall be not less than eight feet (8') in width by 16 feet (16') in depth.

8. Not more than 40% of the required parking stalls may be compact parking stalls. Each compact parking stall shall be clearly marked as "COMPACT" in 12-inch tall letters painted to contrast the parking surface.

9. All parallel parking spaces shall be not less than nine feet (9') in width by 24 feet (24') in length.

10. Tandem parking spaces shall only be permitted for efficiency and studio residential units. In no case shall the number of tandem parking spaces exceed 10% of the total number of required residential parking spaces.

11. No trailers, boats on trailers, inoperative vehicles (for more than 30 days), recreational vehicles, or other such vehicles shall be stored in any garage, parking space, or any other location in a mixed-use development, and no non-emergency auto repairs shall be allowed in any open parking space, garage space, or any other location in a mixed-use development.

12. The number, dimensions, location, and design of accessible parking spaces for the disabled shall be provided in accordance with the California Building Code and the Green Building Code.

13. Ninety-degree (90°) parking stalls shall have a drive aisle back-up width of not less than 24 feet. Wider drive aisle shall be provided to the satisfaction of the Fire Chief to accommodate fire department vehicles. Angled parking stalls shall have a drive aisle back-up

width in accordance with the charts, diagrams, and standards on file in the office of the Director of Community Development.

14. All parking stalls shall be double-striped in accordance with the charts, diagrams, and standards on file in the office of the Director of Community Development.

15. Residential parking spaces in open garages and parking areas shall be assigned and painted to their corresponding residential unit number in minimum 12-inch tall letters painted to contrast the parking surface.

16. The number and location of electric vehicle capable and electric vehicle charging stations shall be provided in accordance with the California Green Building Code.

17. Access to parking garages and other parking areas where parking is reserved for residents shall be controlled by gates, parking arms, or other traffic barrier system.

K. Mixed-Use Parking Space Separate Rental Prohibited. The requirement herein for on-site parking spaces in a mixed-use building containing residential units is designed to provide vehicle parking for residents and guests of residential units in a mixed-use building in a safe and secure manner. In order to assure the availability of such parking spaces, it is hereby made unlawful for any tenant to sublet any of the aforementioned parking spaces.

L. Delivery and Loading Zones.

1. One (1) 10' x 25' delivery space shall be provided for every 45,000 square feet of gross commercial floor area or portion thereof.

2. One (1) 10' x 25' delivery space shall be provided for each 350 residential units in a mixed-use building.

3. One (1) standard-size residential parking space shall be provided as a passenger loading zone for each 50 residential units in a mixed-use building.

4. Each delivery space stall shall be clearly marked as "LOADING ZONE ONLY" and passenger loading zone shall be clearly marked as "PASSENGER LOADING ONLY" in minimum 12-inch tall letters painted to contrast the parking surface.

5. Non-residential loading zones shall be located at the rear of the building and shall be concealed from the public right-of-way using a wall or landscape screen.

M. Fences, Walls, and Hedges. Fences, walls, and hedges shall comply with Section 9384. However, fences, walls, and hedges not sharing a common lot line with property in the R-1, R-A, PD-SF, M-F-R, or PD-MF zone may exceed the height limits prescribed in Section 9384 subject to prior approval from the Development Review Board without having to obtain a conditional use permit.

N. Mechanical, Electrical, and Plumbing Installations.

1. Air condition condensers, heat pumps, and similar equipment shall not be located within required yards. Roof-mounted equipment shall be located behind parapets and shall not be visible from ground level. Equipment located on patios, porches, decks, and balconies shall be screened from view by a solid wall matching the architecture of the building. All conduit and line set shall be located within the building.

2. All electrical equipment rooms, electrical panels, and similar enclosures shall be flush with the exterior surface of the building. All doors and covers shall be painted to match adjacent wall surfaces. All conduit shall be located within the building. All electrical utility lines shall be located underground.

3. Photovoltaic panels and solar water heater panels may be roof mounted or located above open parking areas. All conduit and plumbing shall be located within the building or structure and shall not be run between buildings above grade. Connecting conduit shall be painted to match adjacent surfaces.

4. All water heaters, water softeners, and similar appliances shall be located within the building envelope. All plumbing and conduit shall be located within the building.

5. Wireless facilities on private property shall comply with Part 21 commencing with Section 9600.

O. Landscaping.

1. Plans shall be submitted for all proposed landscape areas in accordance with the City's Water Conservation in Landscaping Ordinance.

2. All landscape areas shall comply with Sections 9346 and 9369.5.G.9, and with the City's Objective Mixed-Use Design Standards, as applicable.

3. All landscape areas shall be developed and maintained for the safety of residents and visitors.

P. Waste Collection Procedures. The construction debris and waste collection procedures program and trash enclosures shall comply with current City and State requirements and standards. The property owner shall prepare and obtain approval from the City Public Works Department a comprehensive solid waste collection and recycling procedures program. This shall be reviewed and be acceptable to the City Public Works Department. The waste collection and recycling procedures program shall include:

1. Types, size, and location of bins, as well as the frequency of pickup to satisfy volume.

2. Sufficient capacity and storage areas for all required forms of collection, this includes normal solid waste, required recycling, and required organic (food and landscape cuttings) waste storage, as required to comply with all related current state laws.

3. Methods to address compliance with SB 1383 (Lara 2016) regarding organic recycling and the required reduction of Short-Lived Climate Pollutants (SLCP), such as methane, hydrofluorocarbon gases, and anthropogenic black carbon, as applicable.

4. The waste collection program shall address any use of a trash compactor and the external storage of wood pallets and bales of compacted cardboard.

5. The waste collection program shall include a schedule for cleaning the trash enclosure or trash room and trash chutes.

6. Any trash enclosure or trash room is required to be properly maintained by the property owner/operator/tenant with all trash inside the authorized collection devices. No spillover or other external storage of debris or waste is permitted.

7. All trash bins shall either be located inside the building or in an exterior fully secured, roofed, illuminated, and lockable trash enclosure. There shall be no unscreened and/or unsecured exterior storage of waste materials.

8. All trash enclosures shall comply with the current City guidelines for a fully secured trash enclosure. Fully secured trash enclosures shall be constructed with:

- a. A rainproof roof tall enough to accommodate fully opening the top of the bins;
- b. Welded wire mesh between the roof and wall with no gap greater than two inches;
- c. Lockable access doors or gates with and shall be self-closing; and

d. The trash enclosure area shall be illuminated during all hours of darkness to discourage unauthorized access, disposal, vandalism, or scavenging.

9. The trash enclosure shall have on each side thereof a solid reinforced masonry wall of not less than five feet (5') height except for openings. All openings shall be equipped with lockable steel gates or doors. Such doors or gates shall at all times be equipped with fully operating, self-closing devices.

10. At least one door or gate, at least three feet (3') in width, shall be provided to afford pedestrian access to the trash enclosure or trash room. The door or gate shall at all times be located and maintained at such a place and in such a fashion that access to the storage area for the deposit and removal of garbage, organic waste, recyclables, refuse, and trash is reasonably accessible.

11. There shall be provided and maintained within two hundred feet (200') of each mixed-use building a trash enclosure for the purpose of storing garbage, organic waste, recyclables, refuse, and trash of all persons and businesses occupying any mixed-use residential or non-residential building.

12. Mixed-use buildings containing residential units, and which are more than two stories in height shall include trash chute doors at each floor that lead to trash chutes for each waste stream that lead directly to the appropriate solid waste, required recycling, and required organic (food scraps) waste storage bin, as appropriate. Trash chutes shall be located in such a manner that no residential unit shall be farther than two hundred feet (200') from a trash chute.

9369.6 OPERATIONAL STANDARDS. The following standards shall be implemented as part of a mixed-use development to protect residents from late night noise and light and to ensure the safety and security of commercial and residential uses and their visitors.

A. Hours of operation.

1. No commercial distributors shall unload or deliver any food, goods, wares, merchandise, or other personal property to any place of business, between the hours of 10:01 P.M. and 6:00 A.M. of the following day within 30 feet of any residential unit. Quick-serve deliveries of food, groceries, or goods to individual residents are permitted.

2. No delivery driver shall operate, honk or sound any horn or vehicular sounding device for the purpose of such a delivery, between the hours of 10:01 P.M. and 6:00 A.M. of the following day within 30 feet of any residential unit.

3. Commercial establishments located within 30 feet of any residence shall not empty any trash, including bottles and cans, into an outdoor trash bin between the hours of 10:01 P.M. and 6:00 A.M. of the following day. This condition does not apply to interior trash chutes.

B. Noise.

1. Sounds generated by businesses located within a building containing residential units shall not exceed 45 dB(A) within any residential unit.

C. Exterior Lighting.

1. Exterior lighting of parking areas, parking structures, walkways, and grounds shall be designed and arranged so as not to reflect direct or indirect light upon abutting or adjacent properties outside of the project site, with a maximum light spill of point .5 foot-candles as measured at grade level at property line.

2. Exterior lighting of parking areas, parking structures, walkways, and grounds shall be designed and arranged in order to provide safe use thereof.

3. Exterior lighting shall not exceed an average of two (2) foot-candles on exterior elevations of a mixed-use building containing residential units as measured at each story containing such units.

4. Security lighting shall be provided at the front and rear entrance of each tenant space.

D. Public Safety and Security Plan. The property owner shall prepare, submit, and obtain approval of a Public Safety and Security Plan (PSSP) to the Lakewood Public Safety Department (PSD), prior to final inspection and/or occupancy of the Project. The PSSP shall be reviewed in coordination with the Los Angeles County Sheriff's Department (Sheriff's Department). The PSSP shall include:

1. Letter of Agency. The applicant shall sign a Letter of Agency with the Sheriff's Department to authorize on-site enforcement for loitering, trespassing, vandalism, etc.

2. Liaison Relationship. Building management shall establish an on-going liaison relationship with members of the Sheriff's Department and the Lakewood PSD staff so that communication can be timely and effective when problems occur. This relationship shall include providing to the Sheriff's Department and Lakewood PSD the applicant's written store security protocols.

3. Management. A statement that a manager or supervisor 18 years of age or older shall be available during all hours of operation, that any loitering shall be strictly monitored and aggressively discouraged by management, and that management shall immediately notify law enforcement should they observe any criminal activity.

4. Security System. Following approval from the Lakewood PSD, a state-of-the-art security system shall be designed and installed that include: a) 24-hour, closed circuit video cameras with audio capabilities; b) color monitors; and c) alarm/panic systems. The security backup data shall be stored for 30 days in an off-site location and shall be made available to law enforcement when requested.

5. Storage medium. On-site storage medium shall be secured in such a manner as to not facilitate the easy removal by unauthorized personnel or by staff under duress.

6. POS View. Store windows and doors shall continuously maintain a clear view from adjacent streets or driveways to the point-of-sale (POS) cash register(s).

7. Service Doors. Service doors shall be equipped on the inside with an automatic locking and alarm device. These doors shall always be closed, except for deliveries.

8. Unauthorized Access. To discourage unauthorized access to residential common space areas, service areas, and similar restricted areas, all doors and gates shall be equipped with self-closing devices and required panic hardware and shall remain closed at all times except when necessary for ingress or egress.

9. Parking Signage. Site plans and floor plans shall be prepared showing the locations of "NO LOITERING" signs placed and remain clearly posted in and around parking areas.

9369.7 OBJECTIVE DESIGN STANDARDS.

Lakewood's Objective Design Standards for the Mixed-Use Overlay (MU) zone is a separate document providing key, objective requirements for the development of mixed-use projects in Lakewood's C-1, C-3, C-4, and M-1 zones. The Objective Mixed-Use Design Standards shall become effective following adoption by City Council resolution. The Director of Community

Development shall prepare the Objective Mixed-Use Design Standards and is authorized to update the Objective Mixed-Use Design Standards from time to time.

SECTION 6. Section 9500 et seq. of the Lakewood Municipal Code regarding Sign Regulations is amended to read as follows:

9502.28.a PROJECTING IDENTIFICATION SIGN. A sign identifying the address, logo, and/or name of a mixed-use building containing residential units where the sign is placed.

9503. GENERAL REGULATIONS

A. PROHIBITED SIGNS. The following signs are not allowed, except as otherwise provided in this Part; Any flag-type A-frame, H-wire frame, or other moveable sidewalk signs, pennants, balloons, inflated, air-infused, any mechanical mannequin or human sign holders or twirlers and any vehicles or trailers being used as portable signs. No sign, except as otherwise provided by this Part, shall be erected, maintained, approved, or permitted where the sign:

1. Illumination exceeds .5 foot-candles at any residential property line, except at the exterior elevations of a mixed-use building containing residential units as measured at each story containing such units, exterior lighting shall not exceed an average of two (2) foot-candles.

9506. SIGNS IN COMMERCIAL AND MANUFACTURING ZONES. Any sign not prohibited by Section 9503 or exempted by Section 9504 shall be allowed in any commercial or any manufacturing zone, subject to the general provisions of Section 9505 and, in addition, shall be subject to the following conditions and limitations. The provisions of this Section shall also apply to residential mixed-use buildings.

...

B. NON-FREESTANDING SIGNS.

...

1. Prohibited. No sign except those exempted by Section 9504 may be placed on a building elevation which faces a residential zone less than 2050 feet away from that sign; unless the residential use is part of a mixed-use development.

...

9. Projecting Identification Signs. Projecting Identification Signs may be attached to the exterior of a mixed-use building containing residential units subject to the standards below:

a. Projecting Identification Signs shall be permitted as an alternative to and not in addition to any other allowed Identification Signs for the elevation upon which they are placed.

b. Projection Identification Signs shall not hang over or otherwise encroach into the public right-of-way.

c. There shall be not more than four (4) Projecting Identification Signs for each mixed-use building containing residential units.

d. There shall be not more than one (1) Projecting Identification Sign per building elevation.

e. Projecting Identification Signs shall not be placed on a building elevation which faces an R-1, R-A, PD-SF, M-F-R, or PD-MF residential zone less than 50 feet away from that sign.

f. The sign area of each Projecting Identification Sign shall not exceed one-half (0.5) square-foot per linear foot of the elevation upon which the sign is located, as measured horizontally at ground level.

g. A Projecting Identification Sign shall have a minimum clearance of 12 feet between the bottom of such sign and finished grade.

h. The maximum allowable projection from the wall surface to which a sign is attached shall not exceed 10 percent (10%) of the height of the building elevation upon which it is placed.

i. A Projecting Identification Sign shall be located a minimum of 15 feet (15') from any common property line.

SECTION 7. CEQA. This Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. This Ordinance has no impact on the physical environment as it will only modify administrative procedures and not result in any changes to the physical environment.

SECTION 8. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this Ordinance or its application to any person or circumstance, is for any reason held to be invalid, unenforceable or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to any other person or circumstance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraph, sentences, clauses, phrases, or portions thereof be declared invalid, unenforceable or unconstitutional.

SECTION 9. CONTINUITY. To the extent the provisions of the Lakewood Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this Ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 10. CERTIFICATION. The City Clerk shall certify the adoption of this Ordinance and shall post a certified copy of this Ordinance, including the vote for and against same, in the Office of the City Clerk, in accordance with Government Code Section 36933. The City Council hereby finds and determines there are no newspapers of general circulation both published and circulated within the City and, in compliance with Section 36933 of the Government Code, directs the City Clerk to cause the Ordinance within 15 days after its passage to be posted in at least three (3) public places within the City as established by Ordinance.

APPROVED AND ADOPTED this ____ day of ____, 2024, by the following roll call vote:

	AYES	NAYS	ABSENT
Council Member Wood	_____	_____	_____
Council Member Croft	_____	_____	_____
Council Member Arellano	_____	_____	_____
Vice Mayor Chase	_____	_____	_____
Mayor Rogers	_____	_____	_____

Mayor

ATTEST:

City Clerk

DIVIDER SHEET

COUNCIL AGENDA

May 28, 2024

TO: Honorable Mayor and City Council

SUBJECT: Resolution of Intention to form an Enhanced Infrastructure Financing District (EIFD); establish the Lakewood EIFD Public Finance Authority; and appointment of members to the EIFD Public Finance Authority

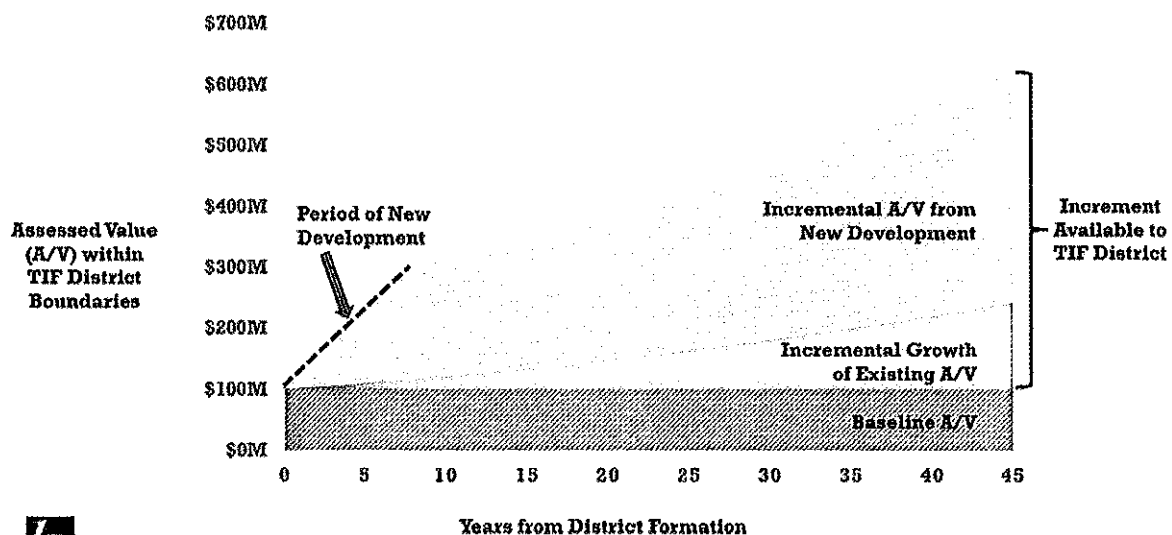
INTRODUCTION

As a result of the elimination of redevelopment agencies in California, the City of Lakewood ("City") lost a tax increment financing (TIF) tool to invest in public facilities supporting the development of communities. In 2014, SB 628 created a new tax increment financing tool called the Enhanced Infrastructure Financing District (EIFD). The original legislation has been amended to modify the EIFD formation procedural requirements and requirements to issue bonds to finance infrastructure.

STATEMENT OF FACTS

EIFDs aid cities in funding public facilities and other public investments to foster future development and increase property values. By capturing tax increment revenue generated within the district as new development occurs and property values increase over time, like a redevelopment project area, a portion of tax increment revenue is redirected from the taxing entity to the EIFD. Importantly, the establishment of EIFDs does not increase property taxes or any other taxes for landowners within or outside the EIFD boundaries.

The following chart illustrates how tax TIF captures that new revenue from new development into the EIFD (note these dollars are for illustrative purposes only):



Note: Illustrative. Conservative 2% growth of existing assessed value (A/V) shown; does not include mark-to-market increases associated with property sales.

The City has been evaluating the use of an EIFD to facilitate economic development in Lakewood Center and select other development opportunity sites via investment into critical infrastructure. To date, staff and consultant Kosmont Companies have prepared detailed analysis and conducted meetings with the City's Economic Development Committee, County of Los Angeles staff from the Chief Executive Office, County staff from Supervisor Janice Hahn's office, and certain affected property owners. Feedback from stakeholder outreach has been positive thus far, including receptiveness from the County to be a partner to the City in the EIFD.

ANALYSIS

Adoption of the City Council's Resolution of Intention (Attachment 1) provides for the following:

1. **Preliminary boundaries of the EIFD.** The proposed EIFD boundaries are noted in color in Exhibit A of the Resolution of Intention. Though the exact boundaries of the EIFD are subject to further review and refinement as the formation process continues, the current boundary is focused on the Lakewood Center shopping center and various other development opportunity sites, with emphasis on Housing Development Opportunity Sites identified in the City's Housing Element (properties with potential for new development or rehabilitation). The land included in these boundaries totals approximately 352 acres (approx. 5.8% of the City) and approximately \$1.03 billion in existing assessed property value.
2. **The public facilities and development proposed to be financed by the EIFD.** The activities listed under the Resolution of Intention include all eligible activities under the EIFD legislation and are listed in Exhibit B to the Resolution of Intention (more specific projects will be delineated in the required Infrastructure Financing Plan prior to district formation). Discussions so far at the staff level between the City and County have identified the following examples of potential projects to be funded:
 - Water, sewer, and other utility capacity enhancements for new development and rehabilitation of aging commercial sites
 - Affordable housing
 - Water reclamation improvements
 - Parking / circulation improvements
 - Lakewood Boulevard Corridor Smart Streets (utility undergrounding, bike lanes, bus rapid transit infrastructure)
 - Remediation of contaminated sites
 - Broadband internet improvements
3. **Use of Incremental Tax Revenue.** The Resolution of Intention anticipates that a portion (not all) of the City's future property tax increment revenue generated within the EIFD will be allocated to the EIFD. The exact amounts will be determined in future resolutions adopted by the City Council. It is anticipated that the County will additionally participate in the EIFD, in which case, a portion of the County's property tax increment revenue will also be allocated to the EIFD.

4. **Establishes a Public Financing Authority to serve as the governing board of the EIFD.** Given the anticipated participation of the County in the EIFD, the Public Finance Authority (PFA) membership is comprised of two members of the City Council, one County Supervisor, one member of the public appointed by the City Council (to be appointed at a future date), and one member of the public appointed by the County Board of Supervisors. An alternate PFA board member will also be appointed to represent the City Council in the absence of a regular member.
5. **Sets a time and place for the first public hearing on the EIFD to be conducted by the Public Financing Authority.** The first public hearing is tentatively scheduled for July 9, 2024, at 6:30 p.m., or as soon thereafter as the matter may be heard, in the City Hall Council Chambers, 5050 Clark Avenue, Lakewood, CA 90712.

Approval of the Resolution of Intention and appointments to the PFA begin a series of activities that will take place over the next several months, primarily by the PFA Board. The following schedule outlines the various key tasks and milestones in the formation process. As the schedule indicates, the final City Council approvals follow later in Fall of 2024:

Task	Target Date	Notes
Initial meeting of PFA	June 2024	PFA will review the EIFD, adopt bylaws, direct the preparation of the draft Infrastructure Financing Plan (IFP)
PFA meets to review draft IFP	July 2024	
PFA holds Public Hearing #1	August 2024	Written and oral comments taken on IFP; no action taken
City Council adopts resolution approving the IFP and allocation of property tax increment	Aug/Sep 2024	
County Board of Supervisors adopts resolution approving the IFP and allocation of property tax increment	Aug/Sep 2024	
PFA holds Public Hearing #2	September 2024	Additional comments taken; PFA takes action to approve, modify, or reject IFP
PFA holds Public Hearing #3 and Protest Proceeding	October 2024	If majority protest exists – takes action to terminate EIFD. If no majority protest, PFA can propose adoption of the IFP and formation of the EIFD
Staff files EIFD with State Board of Equalization (BOE)	November 2024	

The IFP referenced in the timeline above becomes the roadmap for the work to be accomplished by the EIFD. The IFP will analyze the tax increment anticipated to be generated by the properties in the EIFD boundary, consider the cost of various infrastructure options to be considered for investment, evaluate the bonding capacity created by the tax increment generated, estimated

general fund fiscal impacts, and provide a plan for how the EIFD will capture tax increment to fund infrastructure investments. The IFP contents are currently under development and will be provided in draft format to the public, PFA, and City Council in accordance with the schedule above.

Public information is an important part of the EIFD formation process. A web page will be developed that will serve as a resource to interested stakeholders. Landowners and residents within the EIFD boundaries will also receive mailed notifications of public meetings and hearings throughout the formation process, and public hearings will additionally be advertised via local newspaper. In the event of a majority protest by property owners or residents within the boundaries, the formation proceedings would be discontinued.

CEQA REVIEW

The City Council's adoption of the Resolution of Intention and establishment of the PFA are exempt from the California Environmental Quality Act (CEQA) as they are actions solely related to the creation of a government funding mechanism and the administrative or organizational activities of the City. Therefore, these actions do not constitute a "project" pursuant to CEQA Guidelines Sections 15378(b)(4) and 15378(b)(5). Neither of these actions could result in a physical change in the environment because the City has not committed itself to any specific project(s) that could be funded by the EIFD. As a separate and independent ground, these actions are exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that they will have a significant effect on the environment. However, future actions (such as the approval of infrastructure improvements using funding from the EIFD) will be subject to environmental review in accordance with CEQA.

FISCAL IMPACT

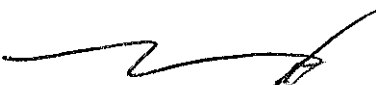
There is no immediate fiscal impact for establishing the Lakewood EIFD or PFA. If ultimately established, the EIFD would create the opportunity to use tax increment financing to fund targeted infrastructure investments in the City. Further information regarding fiscal impact will be analyzed as part of the development of the IFP, which will be presented to the PFA and City Council as noted in the timeline above.

RECOMMENDATION

Staff recommends that the City Council:

1. Adopt the proposed resolution declaring its intention to establish the Lakewood Enhanced Infrastructure Financing District (EIFD) and establishing the Lakewood EIFD Public Financing Authority (PFA); and
2. Appoint two members of the City Council, to be nominated by the Mayor, to the Public Financing Authority Board, and appoint one member of the City Council, to be nominated by the Mayor, as alternate Board member.


Abel Avalos
Director of Community Development


Thaddeus McCormack
City Manager

RESOLUTION NO. 2024-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD DECLARING ITS INTENTION TO ESTABLISH THE LAKEWOOD ENHANCED INFRASTRUCTURE FINANCING DISTRICT TO FINANCE THE CONSTRUCTION, REPAIR, ACQUISITION, AND/OR MAINTENANCE OF CAPITAL IMPROVEMENTS AND FACILITIES, INCLUDING THE ACQUISITION AND/OR REMEDIATION OF LAND FOR SUCH IMPROVEMENTS AND FACILITIES; ESTABLISHING A PUBLIC FINANCING AUTHORITY; AND AUTHORIZING CERTAIN OTHER ACTIONS RELATED THERETO

WHEREAS, SB 628, effective as of January 1, 2015, allows a city or county to create a separate government entity known as an “Enhanced Infrastructure Financing District” (EIFD) within a defined area to finance certain infrastructure projects with community-wide benefits; and

WHEREAS, pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 53398.50) (the "EIFD Law"), the City Council of the City of Lakewood ("Council") is authorized to initiate the process to establish an EIFD; and,

WHEREAS, EIFDs are financed through tax increment generated from the growth in property taxes collected from within a designated district boundary. There are no new taxes or impacts to the property owner within an established EIFD; and,

WHEREAS, EIFD tax increment may be used to pay for a variety of public facilities and other projects authorized by the EIFD Law within the established EIFD boundaries or outside of the established EIFD boundaries if there is a tangible connection to the work of the EIFD, including but not limited to infrastructure such as roads, utilities, streetscapes, parks and public recreation, or other community facilities. Funding may also be used to facilitate public-private activities by enticing development with infrastructure development and expansion, including new industrial-manufacturing facility construction and repair, and brownfields remediation. Affordable housing, including affordable senior housing, is also an eligible activity; and,

WHEREAS, the City retained Kosmont & Associates, Inc. DBA Kosmont Companies as a consultant to prepare an evaluation of EIFD implementation feasibility; and,

WHEREAS, the prerequisites set forth in Government Code Section 53398.54 have been complied with prior to the City initiating the creation of or participating in the governance of the EIFD, and the City will provide the required certification to the California Department of Finance (“DOF”) in accordance with the EIFD Law; and,

WHEREAS, the proposed boundaries of the Lakewood EIFD are identified on Exhibit A entitled "Proposed Lakewood EIFD Boundary", a copy which is on file in the office of the City Clerk; and,

WHEREAS, the EIFD will be governed by a Public Financing Authority ("PFA") board which will be responsible for implementing the Infrastructure Financing Plan for the EIFD ("IFP"), and the PFA is required to be established by the City Council at the same time that the Council adopts its intention to form the proposed EIFD; and,

WHEREAS, this action is exempt from the California Environmental Quality Act ("CEQA") as an action solely related to financing and is not in-and-of itself a "project" (pursuant to CEQA Guidelines Section 15378) since it does not result in a physical change in the environment because the City has not committed itself to fund any specific projects through the EIFD. However, future actions (such as the funding and/or approval of infrastructure improvements using funding from the EIFD) will be subject to environmental review in accordance with CEQA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The City Council of the City of Lakewood proposes and intends to cause the establishment of an EIFD under the provisions of the EIFD Law.

SECTION 2. The name proposed for the EIFD shall be the "Lakewood Enhanced Infrastructure Financing District."

SECTION 3. The proposed boundaries of the EIFD are as shown on Exhibit A attached hereto, which are preliminarily approved and on file in the office of the City Clerk and incorporated herein by reference.

SECTION 4. The types of public facilities and development proposed to be financed or assisted by the EIFD pursuant to the EIFD Law are those listed on Exhibit B, attached hereto and incorporated herein by reference.

SECTION 5. The City Council hereby finds that the EIFD is necessary for the area within the boundaries of the EIFD and the City. The City Council's stated goals for the EIFD are to create a means by which to assist in the provision of public facilities or other specified projects of communitywide significance that provide significant benefits to, promote economic development of, and enhance quality of life within, the boundaries of the EIFD or the surrounding community.

SECTION 6. The City Council hereby declares that, pursuant to the EIFD Law and if approved by resolution pursuant to Government Code Section 53398.68, incremental property tax revenue from the City of Lakewood and some or all other affected taxing entities within the EIFD may be used to finance the activities described in Section 4 and listed on Exhibit B. The

incremental property tax financing will be described in an IFP to be prepared for approval by the PFA, the City Council, and the legislative bodies of all participating taxing entities under EIFD Law.

SECTION 7. The City or County of Los Angeles may allocate tax revenues derived from local sales and use taxes imposed pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law (Part 1.5 (commencing with Section 7200) of Division 2 of the Revenue and Taxation Code) or transactions and use taxes imposed in accordance with the Transactions and Use Tax Law (Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code) to the EIFD pursuant to Government Code Section 53398.75.5, if applicable. The City Council does not intend to contribute sales and use taxes or transactions and use taxes to the EIFD.

SECTION 8. The City Council hereby establishes the “Public Financing Authority of the Lakewood Enhanced Infrastructure Financing District” to serve as the governing board of the EIFD:

A. The PFA membership shall be comprised initially of three members of the City Council appointed by the City Council and two public members selected by the City Council. Members shall serve at the pleasure of the City Council, as the case may be, and shall serve until their successor assumes office.

B. The City Council further declares that, pursuant to Government Code Section 53398.51.1, should another taxing entity agree to participate as a taxing entity, then the PFA membership shall be modified in accordance with Government Code Section 53398.51.1. For example, if the County of Los Angeles (“County”) agrees to participate as a taxing entity and the participating taxing entities consist of the City and the County, then the PFA membership shall be modified to be two members of the City Council, one member of the County Board of Supervisors (“Board of Supervisors”), one member of the public appointed by the City Council, and one member of the public appointed by the Board of Supervisors. Members shall serve at the pleasure of their respective appointing legislative bodies and shall serve until their successor assumes office.

C. The legislative body of each participating taxing entity may appoint one of its members to be an alternate member of the PFA board who may serve and vote in place of a member who is absent or disqualifies themselves from participating in a meeting of the PFA.

D. The members are subject to compliance with the EIFD Law and all applicable ethics laws, including Article 2.4 (commencing with Section 53234) of Chapter 2 of the Government Code.

E. The City Council, and the governing bodies of any other participating entities shall comply with Government Code Section 54974.

SECTION 9. The City Council hereby sets the time and place for a public hearing of the PFA, the proposed EIFD and IFP, to be held on July 9, 2024, at 6:30 p.m., or as soon thereafter as the matter may be heard, at City Hall Council Chambers, 5050 Clark Avenue, Lakewood, CA 90712.

SECTION 10. Pursuant to Government Code Section 53398.60, the City Clerk is hereby directed to mail a copy of this Resolution to the PFA and each owner of land (as defined in the EIFD Law), or alternatively with respect to the owners of land may mail a single-page notice of intention identified in Government Code Section 53398.60(b), within the EIFD and to each affected taxing entity (as defined in the EIFD Law). In addition, the City Clerk is hereby directed to cause notice of the public hearing to be published not less than once a week for four successive weeks in a newspaper of general circulation published in the City. The notice shall state that the EIFD will be used to finance public works, briefly describe the facilities, briefly describe the proposed financial arrangements, including the proposed commitment of incremental tax revenue, describe the boundaries of the proposed EIFD and state the day, hour, and place, when and where any persons having any objections to the proposed IFP, or the regularity of any of the prior proceedings, may appear before the PFA and object to the adoption of the proposed IFP.

SECTION 11. The Successor Agency to the Redevelopment Agency of the City of Lakewood (Successor Agency) has received a finding of completion, as specified in California Health and Safety Code Section 34179.7.

SECTION 12. In accordance with Government Code Section 53398.54, the City certifies to the DOF and to the PFA that no former Redevelopment Agency of the City of Lakewood (Former RDA) assets that are the subject of litigation involving the State of California, where the City or the Successor Agency are a named plaintiff, have been or will be used to benefit any efforts of the EIFD unless the litigation and all possible appeals have been resolved in a court of law. The City Clerk is authorized and directed on behalf of the City to provide or make this certification to the DOF within 10 days after the City Council's action to participate in the EIFD pursuant to Government Code Section 53398.68 or the City Council's action to form the EIFD pursuant to Government Code Section 53398.69, by delivery of a copy of the appropriate Resolution or signing a separate certification, if and as required by the DOF.

SECTION 13. The State Controller has completed its review as specified in California Health and Safety Code Section 34167.5 of asset transfers between the Former RDA, the City or any other public agency. The Successor Agency and the City have complied with all of the State Controller's findings and orders stemming from such review.

SECTION 14. This Resolution in no way obligates the PFA to establish any EIFD.

SECTION 15. If any section, subsection, phrase or clause of this Resolution is for any reason found to be invalid, such section, subsection, phrase or clause shall be severed from, and shall not affect the validity of, all remaining portions of this Resolution that can be given effect

without the severed portion.

SECTION 16. This Resolution shall take effect immediately upon its adoption.

SECTION 17. The City Manager, or designee, are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution.

SECTION 18. The City Clerk of the City of Lakewood shall certify as to the adoption of this Resolution.

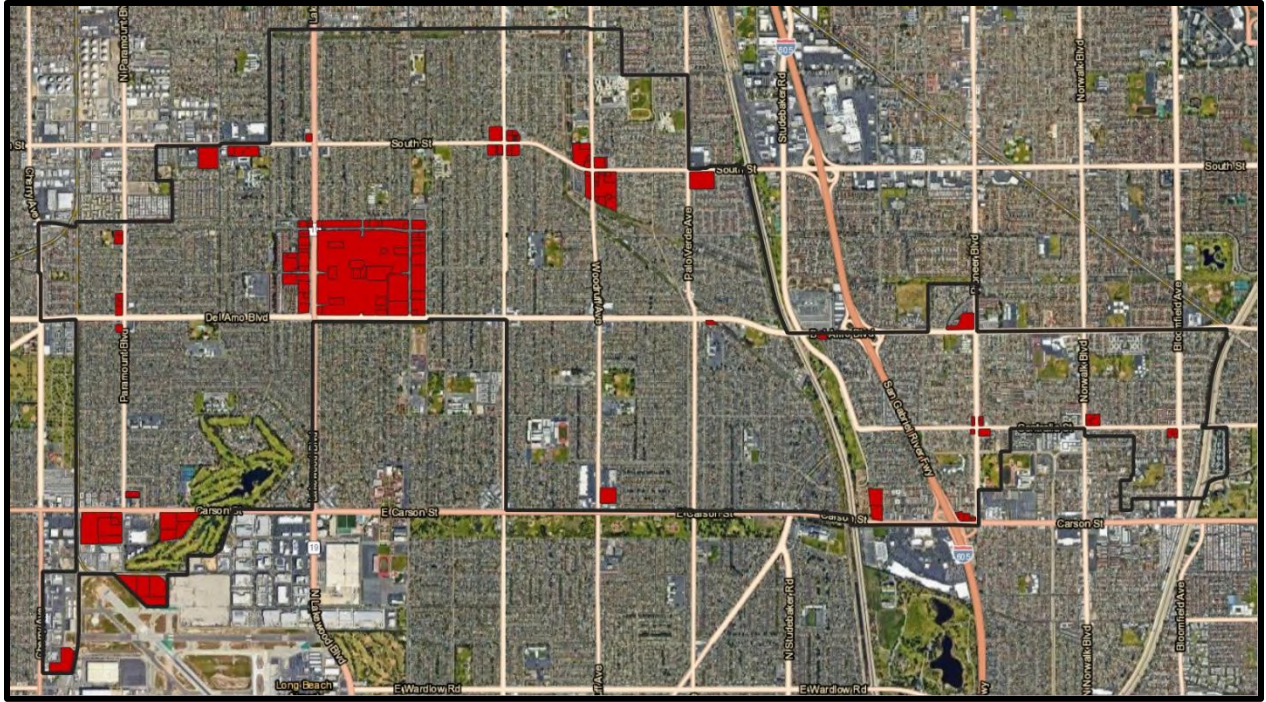
ADOPTED AND APPROVED THIS 28TH DAY OF MAY, 2024.

Mayor

ATTEST:

City Clerk

EXHIBIT A
Proposed Lakewood EIFD Boundaries



*Proposed EIFD parcels highlighted in red (approx. 352 acres).
Lakewood City boundaries noted in black.*

EXHIBIT B

CITY OF LAKEWOOD ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) LIST OF AUTHORIZED PUBLIC FACILITIES

The Lakewood EIFD may finance the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real tangible property with an estimated useful life of 15 years or longer which are public capital facilities or other projects of community-wide significance that provide significant benefits to the EIFD or the surrounding community. The EIFD may also finance the ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the EIFD. Facilities funded may be located outside the boundaries of the EIFD, as long as they have a tangible connection to the work of the EIFD as detailed in the infrastructure financing plan. The EIFD may also finance the planning and design work that is directly related to the purchase, construction, expansion, or rehabilitation of property. The EIFD may finance costs described in Government Code Sections [53398.52 [list of eligible improvements]] 53398.56 [replacement housing and relocation obligations if required by actions of EIFD] and 53398.57. Projects financed by the EIFD may include, but not be limited to, all of the following:

- Highways, interchanges, and ramps;
- Bridges;
- Arterial streets;
- Parking facilities;
- Transit facilities;
- Parks, recreational facilities, and open space;
- Sewage treatment and water reclamation plants and interceptor pipes;
- Facilities for the collection and treatment of water for urban uses;
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles;
- Storm water conveyance and collection facilities;
- Flood control levees and dams, retention basins, and drainage channels;
- Child care facilities;
- Libraries;
- Broadband and telecommunications infrastructure;
- Sidewalks and streetscape improvements;
- Bicycle lanes and paths;
- Public art;
- Corporation yards;
- Police facilities;
- Brownfield restoration and other environmental mitigation;
- Affordable housing as authorized under the EIFD Law;
- Projects that implement a sustainable communities strategy and transit priority projects;
- Acquisition, construction, or repair of industrial structures for private use;
- Acquisition, construction, or repair of commercial structures by the small business occupant of such structures, if such acquisition, construction, or repair is for purposes of fostering economic recovery from the COVID-19 pandemic and of ensuring the long-term economic sustainability of small businesses;
- Projects that enable communities to adapt to the impacts of climate change, including, but not limited to, higher average temperatures, decreased air and water quality, the spread of infectious and vector-borne diseases, other public health impacts, extreme weather events, sea level rise, flooding, heat waves, wildfires, and drought;

EXHIBIT B

CITY OF LAKEWOOD ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) LIST OF AUTHORIZED PUBLIC FACILITIES

- Facilities in which nonprofit community organizations provide health, youth, homeless, and social services.

Other Expenses

In addition to the direct costs of the above facilities, other incidental expenses as authorized by the EIFD Law, including, but not limited to, the cost of environmental evaluation and environmental remediation; engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the facilities; costs of project/construction management; costs (including the costs of legal services) associated with the creation of the EIFD; costs of issuance of bonds or other debt of the EIFD, of a community facilities district of the City, or of any other public agency for authorized facilities and payment of debt service thereon; financing costs of improvements incurred by developers until reimbursement from the EIFD; costs incurred by the County or the EIFD in connection with the division of taxes pursuant to Government Code Section 53398.75; or costs otherwise incurred in order to carry out the authorized purposes of the EIFD; reimbursements to other areas for facilities serving the EIFD; and any other expenses incidental to the formation and implementation of the EIFD and to the construction, completion, inspection and acquisition of the authorized facilities.

D I V I D E R S H E E T

Housing Successor

CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING
FUND SUMMARY 5/9/2024

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

3901	HOUSING SUCCESSOR AGENCY	100.00
		<hr/>
		100.00

Council Approval	<hr/>	<hr/>
	Date	City Manager
Attest	<hr/>	<hr/>
	City Clerk	Director of Finance and Administrative Services

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING
SUMMARY CHECK REGISTER**

CHECK DATE	VENDOR NAME	CHECK AMOUNT
05/09/2024	CHICAGO TITLE COMPANY	50.00
05/09/2024	CHICAGO TITLE COMPANY	50.00
	Totals:	100.00