

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

March 14, 2017, 7:30 p.m.

CALL TO ORDER

INVOCATION: Mr. Omid Dadgar, Spiritual Assembly of Bahá'í of Lakewood

PLEDGE OF ALLEGIANCE: Girl Scout Troop 5543

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

ANNOUNCEMENTS AND PRESENTATIONS:

Presentation by Lisa Harris Declaring March 2017 as American Red Cross Awareness Month

ROUTINE ITEMS:

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

RI-1 Approval of Minutes of the Meetings held February 14, and February 28, 2017

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 Approval of Monthly Report of Investment Transactions

RI-5 Approval of Sheriff's Station Lease Agreement

RI-6 Approval of Proposition A Fund Exchange and Assignment Agreement

RI-7 Approval of Emergency Roof Repairs at Nye Library

RI-8 Consideration of Using Tablets for City Council Agenda Packets

RI-9 Authorizing Interest Rate Lock for the Consideration of Tax-exempt Financing,
Resolution No. 2017-4

City Council Agenda

March 14, 2017

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PUBLIC HEARINGS:

1.1 Appeal of the Decision of the Planning and Environment Commission in the Matter of the Abatement for 5708 Candor Street

LEGISLATION:

2.1 Introduction of Ordinance No. 2017-1; Reauthorizing the Public, Educational and Governmental Access Fee

REPORTS:

3.1 General Plan Annual Progress Report

3.2 Review of Annual Statement of Intergovernmental Relations Goals

ORAL COMMUNICATIONS:

ADJOURNMENT

Any qualified individual with a disability that would exclude that individual from participating in or attending the above meeting should contact the City Clerk's Office, 5050 Clark Avenue, Lakewood, CA, at 562/866-9771, ext. 2200; at least 48 hours prior to the above meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting or other reasonable auxiliary aids or services may be provided.

Copies of staff reports and other writings pertaining to this agenda are available for public review during regular business hours in the Office of the City Clerk, 5050 Clark Avenue, Lakewood, CA 90712

Routine Items

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

DIVIDER SHEET

COUNCIL AGENDA
March 14, 2017

TO: The Honorable Mayor and City Council

SUBJECT: Report of Personnel Transactions

	<u>Name</u>	<u>Title</u>	<u>Schedule</u>	<u>Effective Date</u>
1. FULL-TIME EMPLOYEES				
A. Appointments				
	Derwin Dy	Assistant Director of Water Resources	40B	03/06/2017
B. Changes				
	None			
C. Separations				
	None			
2. PART-TIME EMPLOYEES				
A. Appointments				
	None			
B. Changes				
	None			
C. Separations				
	Joshua Perez	Maintenance Trainee I	B	03/09/2017


Howard L. Chambers
City Manager

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

**CITY OF LAKEWOOD
FUND SUMMARY 2/17/2017**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 80357 through 80506. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	194,182.64
1020	CABLE TV	2,434.36
1030	CDBG CURRENT YEAR	1,249.38
1050	COMMUNITY FACILITY	12,098.95
1710	PROPOSITION "A" RECREATION	2,002.04
3001	CAPITAL IMPROV PROJECT FUND	743,940.18
3070	PROPOSITION "C"	1,140.07
5010	GRAPHICS AND COPY CENTER	3,707.23
5020	CENTRAL STORES	3,520.16
5030	FLEET MAINTENANCE	4,875.87
7500	WATER UTILITY FUND	181,112.46
		<hr/>
		1,150,263.34

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
80357	02/16/2017	2701	AIRE RITE A/C & REFRIGERATION INC	660.54	0.00	660.54
80358	02/16/2017	1700	ALLIED REFRIGERATION INC	130.75	0.00	130.75
80359	02/16/2017	4724	ARC DOCUMENT SOLUTIONS. LLC	321.81	0.00	321.81
80360	02/16/2017	443	B&M LAWN AND GARDEN INC	357.74	0.00	357.74
80361	02/16/2017	4591	BAKER COMMODITIES INC	275.00	0.00	275.00
80362	02/16/2017	66044	BENNETT-BOWEN & LIGHTHOUSE INC	309.47	0.00	309.47
80363	02/16/2017	4236	MANHATTAN STITCHING CO INC	862.00	0.00	862.00
80364	02/16/2017	307	CALIF. STATE DISBURSEMENT UNIT	183.49	0.00	183.49
80365	02/16/2017	53983	CALIF STATE FRANCHISE TAX BOARD	873.76	0.00	873.76
80366	02/16/2017	43135	CERRITOS. CITY OF - WATER DIVISION	9,742.50	0.00	9,742.50
80367	02/16/2017	4972	CHARTER COMMUNICATIONS HOLDINGS. LLC	5,442.91	0.00	5,442.91
80368	02/16/2017	45894	CINTAS CORPORATION	67.99	0.00	67.99
80369	02/16/2017	53451	COMMUNITY FAMILY GUIDANCE CTR	750.00	0.00	750.00
80370	02/16/2017	4981	COOPER. SHARRON	828.76	0.00	828.76
80371	02/16/2017	63991	DELL SERVICE SALES	1,526.60	0.00	1,526.60
80372	02/16/2017	51393	EMPLOYMENT DEVELOPMENT DEPT	10,149.00	0.00	10,149.00
80373	02/16/2017	4435	ELLIOTT AUTO SUPPLY COMPANY INC	104.22	0.00	104.22
80374	02/16/2017	52316	FEDERAL EXPRESS CORP	121.76	0.00	121.76
80375	02/16/2017	3188	GALLS LLC/OUARTEMASTER LLC	381.73	0.00	381.73
80376	02/16/2017	65779	GOLDEN STATE WATER COMPANY	4,095.41	0.00	4,095.41
80377	02/16/2017	33150	GRAINGER W W INC	41.50	0.00	41.50
80378	02/16/2017	4483	GREENFIX AMERICA. LLC	465.00	0.00	465.00
80379	02/16/2017	38311	H & H NURSERY	71.18	0.00	71.18
80380	02/16/2017	62491	HANDS ON MAILING &	517.59	0.00	517.59
80381	02/16/2017	65575	HAP'S AUTO PARTS	62.55	0.00	62.55
80382	02/16/2017	35477	HARA M LAWNMOWER CENTER	419.83	0.00	419.83
80383	02/16/2017	59486	HERMAN. LINDA	225.00	0.00	225.00
80384	02/16/2017	4985	HERNANDEZ. STEVEN	1,657.46	0.00	1,657.46
80385	02/16/2017	49520	HINDERLITER DE LLAMAS & ASSOC	5,935.04	0.00	5,935.04
80386	02/16/2017	4880	HODGE PRODUCTS INC.	1,295.76	0.00	1,295.76
80387	02/16/2017	42031	HOME DEPOT	510.69	0.00	510.69
80388	02/16/2017	41897	HOSE-MAN THE	22.88	0.00	22.88
80389	02/16/2017	65712	IDMODELING INC	2,037.50	0.00	2,037.50
80390	02/16/2017	36589	IMMEDIATE MEDICAL CARE	65.00	0.00	65.00
80391	02/16/2017	4622	JHM SUPPLY INC	50.84	0.00	50.84
80392	02/16/2017	4180	JONES RICHARD D. A PROF LAW CORP	427.50	0.00	427.50
80393	02/16/2017	36167	KARTER. JANET	561.60	0.00	561.60
80394	02/16/2017	55469	LAKEWOOD CITY EMPLOYEE ASSOCIATION	2,180.00	0.00	2,180.00
80395	02/16/2017	43017	LARSEN. DEBRA	151.32	0.00	151.32
80396	02/16/2017	2409	LIFTECH ELEVATOR SERVICES INC	507.00	0.00	507.00
80397	02/16/2017	21050	LOS ANGELES CO CLERK	75.00	0.00	75.00
80398	02/16/2017	4887	MATHESON TRI-GAS. INC.	18.39	0.00	18.39
80399	02/16/2017	23130	MC MASTER-CARR SUPPLY CO	360.57	5.04	355.53
80400	02/16/2017	4986	MENDEZ. JAVIER	214.99	0.00	214.99

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
80401	02/16/2017	4625	MERCHANT'S BUILDING MAINTENANCE LLC	13,229.38	0.00	13,229.38
80402	02/16/2017	61672	MUSCULAR DYSTROPHY ASSOC INC	20.00	0.00	20.00
80403	02/16/2017	38271	N A T O A	730.00	0.00	730.00
80404	02/16/2017	47554	OFFICE DEPOT BUSINESS SVCS	639.11	0.00	639.11
80405	02/16/2017	450	PACIFIC EH & S SERVICES INC	1,792.00	0.00	1,792.00
80406	02/16/2017	46945	TAYLOR CORPORATION	468.42	0.00	468.42
80407	02/16/2017	3888	RP AUTOMOTIVE UAG CERRITOS 1 LLC	286.03	0.00	286.03
80408	02/16/2017	51171	PERS LONG TERM CARE PROGRAM	301.10	0.00	301.10
80409	02/16/2017	4374	PITNEY BOWES INC	827.34	0.00	827.34
80410	02/16/2017	39640	RAYVERN LIGHTING SUPPLY CO INC	1,264.10	0.00	1,264.10
80411	02/16/2017	887	RDO-VERMEER LLC	25.25	0.00	25.25
80412	02/16/2017	4946	REYES CONSTRUCTION. INC.	527,216.99	0.00	527,216.99
80413	02/16/2017	4956	ROSS AVIATION INVESTMENT. LLC	3,799.78	0.00	3,799.78
80414	02/16/2017	47285	ROTARY CORP	209.50	0.00	209.50
80415	02/16/2017	2698	HYDRAULIC SYSTEMS & COMPONENTS INC	401.70	0.00	401.70
80416	02/16/2017	45437	S & J SUPPLY CO	3,435.09	0.00	3,435.09
80417	02/16/2017	3153	SECTRAN SECURITY INC	127.20	0.00	127.20
80418	02/16/2017	52279	SMART & FINAL INC	206.22	0.00	206.22
80419	02/16/2017	29400	SOUTHERN CALIFORNIA EDISON CO	49,347.73	0.00	49,347.73
80420	02/16/2017	29500	SOUTHERN CALIFORNIA GAS CO	4,809.68	0.00	4,809.68
80421	02/16/2017	4026	SPASEFF TED C	625.00	0.00	625.00
80422	02/16/2017	4368	SPECIALTY TIRES LLC	614.95	0.00	614.95
80423	02/16/2017	49529	SPICERS PAPER INC	713.80	6.56	707.24
80424	02/16/2017	59212	TETRA TECH INC	10,055.25	0.00	10,055.25
80425	02/16/2017	65737	U S BANK NATIONAL ASSOCIATION	2,999.99	0.00	2,999.99
80426	02/16/2017	66245	TYLER TECHNOLOGIES MUNIS DIVISION	2,225.00	0.00	2,225.00
80427	02/16/2017	1437	U S BANK NATIONAL ASSOCIATION	24,946.30	0.00	24,946.30
80428	02/16/2017	53760	UNITED WAY- GREATER LOS ANGELES	10.00	0.00	10.00
80429	02/16/2017	52240	ULI - URBAN LAND INSTITUTE	220.00	0.00	220.00
80430	02/16/2017	4840	VERITIV OPERATING COMPANY	422.69	0.00	422.69
80431	02/16/2017	2416	WAIT. STUART	9,291.60	0.00	9,291.60
80432	02/16/2017	7400	WATER REPLENISHMENT DISTRICT OF	145,868.58	0.00	145,868.58
80433	02/16/2017	17640	WAXIE ENTERPRISES INC	1,330.15	0.00	1,330.15
80434	02/16/2017	62628	WELLS C. PIPELINE MATERIALS	323.89	0.00	323.89
80435	02/16/2017	40925	WEST COAST ARBORISTS INC	59,561.80	0.00	59,561.80
80436	02/16/2017	37745	WESTERN EXTERMINATOR CO	52.00	0.00	52.00
80437	02/16/2017	50058	WHITE HOUSE FLORIST INC	636.19	0.00	636.19
80438	02/16/2017	35146	WILLDAN ASSOCIATES	216,723.19	0.00	216,723.19
80439	02/16/2017	3837	WORTHINGTON FORD	328.96	0.00	328.96
80440	02/16/2017	3699	A1 OUALITY ROOFING INC	117.00	0.00	117.00
80441	02/16/2017	3699	AGUILAR. JAVIER	250.00	0.00	250.00
80442	02/16/2017	3699	ANDERSON. JANICE	5.00	0.00	5.00
80443	02/16/2017	3699	BELL. BETTY	180.00	0.00	180.00
80444	02/16/2017	3699	BODY. TRACI	250.00	0.00	250.00

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
80445	02/16/2017	3699	BRICE ROOFING INC	549.90	0.00	549.90
80446	02/16/2017	3699	BURPO, BEN	250.00	0.00	250.00
80447	02/16/2017	3699	CABELLO, MARISELA	250.00	0.00	250.00
80448	02/16/2017	3699	CORTEZ, CHANELL	250.00	0.00	250.00
80449	02/16/2017	3699	D&T GENERAL CONTRACTING	374.40	0.00	374.40
80450	02/16/2017	3699	DRAKE, BETHSHELIA	96.00	0.00	96.00
80451	02/16/2017	3699	ENERGY SERVICE PARTNERS INC	583.60	0.00	583.60
80452	02/16/2017	3699	FAHEM, NARIMAN	250.00	0.00	250.00
80453	02/16/2017	3699	FINE, MARLA	250.00	0.00	250.00
80454	02/16/2017	3699	FITZHAUER CONSTRUCTION	210.60	0.00	210.60
80455	02/16/2017	3699	FULLER, STEVEN	6.00	0.00	6.00
80456	02/16/2017	3699	GARDEA, JENNIFER	50.00	0.00	50.00
80457	02/16/2017	3699	GOMEZ-LOFF, DONNA	250.00	0.00	250.00
80458	02/16/2017	3699	HALL, MARY	250.00	0.00	250.00
80459	02/16/2017	3699	HERMILA G., MARIA	58.00	0.00	58.00
80460	02/16/2017	3699	HERNANDEZ, ROSA	8.00	0.00	8.00
80461	02/16/2017	3699	HOWLETT, VALERIE	250.00	0.00	250.00
80462	02/16/2017	3699	HUGHES, DAVID	20.00	0.00	20.00
80463	02/16/2017	3699	ITKOFF, FRANCES	250.00	0.00	250.00
80464	02/16/2017	3699	JACOBS, BRENDA	9.00	0.00	9.00
80465	02/16/2017	3699	JIMENEZ, EDWINA	10.00	0.00	10.00
80466	02/16/2017	3699	KALOMBAY, MANDELA	160.00	0.00	160.00
80467	02/16/2017	3699	LAKEWOOD PACIFIC JR. FOOTBALL	250.00	0.00	250.00
80468	02/16/2017	3699	MEJIA, ENEDINA	21.00	0.00	21.00
80469	02/16/2017	3699	MIRAMONTES, VANESSA	23.00	0.00	23.00
80470	02/16/2017	3699	OCA, ROMEO	250.00	0.00	250.00
80471	02/16/2017	3699	OKURA, DAVID N	19.91	0.00	19.91
80472	02/16/2017	3699	ORBISON, LUCA	65.00	0.00	65.00
80473	02/16/2017	3699	PEARSON, ARDEN	6.00	0.00	6.00
80474	02/16/2017	3699	PENA, KARYN	18.00	0.00	18.00
80475	02/16/2017	3699	PIMENTAL, CARMEN	170.00	0.00	170.00
80476	02/16/2017	3699	POOL LOGIC	468.00	0.00	468.00
80477	02/16/2017	3699	PUGH, KATHALENE	250.00	0.00	250.00
80478	02/16/2017	3699	RAINE, PAUL	165.00	0.00	165.00
80479	02/16/2017	3699	RAMIREZ, JENNIFER	250.00	0.00	250.00
80480	02/16/2017	3699	ROBERTSON, LINDA	21.00	0.00	21.00
80481	02/16/2017	3699	ROBINSON, KEYANA	33.75	0.00	33.75
80482	02/16/2017	3699	ROGERS, JODI	250.00	0.00	250.00
80483	02/16/2017	3699	ROLAND, TRACY	11.00	0.00	11.00
80484	02/16/2017	3699	RUSSELL, JOI	28.00	0.00	28.00
80485	02/16/2017	3699	SAMOY, LAURA	8.00	0.00	8.00
80486	02/16/2017	3699	SAUCEDO, PATRICIA	30.00	0.00	30.00
80487	02/16/2017	3699	SCOTS ROOFING	462.25	0.00	462.25
80488	02/16/2017	3699	SENTMAN, JULINDA	43.00	0.00	43.00

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
80489	02/16/2017	3699	SHELTON -HALL, DENISE	18.00	0.00	18.00
80490	02/16/2017	3699	SHILLINGLAW, LORI	14.00	0.00	14.00
80491	02/16/2017	3699	SOON, JANE	14.00	0.00	14.00
80492	02/16/2017	3699	STEWART-BURGER, DEBBY	18.00	0.00	18.00
80493	02/16/2017	3699	SUNRUN INSTALLATION SVCS INC	218.44	0.00	218.44
80494	02/16/2017	3699	TISDALE, DAVID	11.50	0.00	11.50
80495	02/16/2017	3699	TOLENTINO, SANDY	250.00	0.00	250.00
80496	02/16/2017	3699	TORRES, LYNDIA	9.00	0.00	9.00
80497	02/16/2017	3699	TRANSUE, HEATHER	14.00	0.00	14.00
80498	02/16/2017	3699	VAN WIG, ALLISON	80.00	0.00	80.00
80499	02/16/2017	3699	WALL, MARY	56.00	0.00	56.00
80500	02/16/2017	3699	WEISENBERGER, KIM	32.00	0.00	32.00
80501	02/16/2017	3699	WESTLAKE, PAT	25.00	0.00	25.00
80502	02/16/2017	3699	WILKINSON, MARY	40.00	0.00	40.00
80503	02/16/2017	3699	WILLIAMS, TIFFANY	250.00	0.00	250.00
80504	02/16/2017	3699	WITHERELL, REBECCA	9.00	0.00	9.00
80505	02/16/2017	3699	WOLFSON, LYNNE	8.00	0.00	8.00
80506	02/16/2017	3699	ZIMBRON, RUTH	32.00	0.00	32.00
Totals:				<u>1,150,274.94</u>	<u>11.60</u>	<u>1,150,263.34</u>

CITY OF LAKEWOOD
FUND SUMMARY 2/23/2017

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 80507 through 80651. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	1,423,872.70
1020	CABLE TV	150.00
1030	CDBG CURRENT YEAR	3,174.34
1050	COMMUNITY FACILITY	1,605.49
1336	STATE COPS GRANT	16,228.45
5010	GRAPHICS AND COPY CENTER	2,372.35
5020	CENTRAL STORES	2,591.87
5030	FLEET MAINTENANCE	3,470.44
7500	WATER UTILITY FUND	23,154.79
8020	LOCAL REHAB LOAN	2,243.50
		<hr/>
		1,478,863.93

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
80507	02/23/2017	61307	PERRIS FENCE & SUPPLY	151.18	0.00	151.18
80508	02/23/2017	4113	SHAKER NERMINE	1,750.00	0.00	1,750.00
80509	02/23/2017	2701	AIRE RITE A/C & REFRIGERATION INC	368.00	0.00	368.00
80510	02/23/2017	1700	ALLIED REFRIGERATION INC	32.19	0.00	32.19
80511	02/23/2017	4684	AMAZON.COM LLC	2,406.12	0.00	2,406.12
80512	02/23/2017	4724	ARC DOCUMENT SOLUTIONS. LLC	1,151.51	0.00	1,151.51
80513	02/23/2017	4126	AUTOZONE PARTS INC	5.02	0.00	5.02
80514	02/23/2017	64282	BELTRAN, PAOLO	156.47	0.00	156.47
80515	02/23/2017	1935	BREA, CITY OF	35,585.00	0.00	35,585.00
80516	02/23/2017	315	CALIF PUBLIC PARKING ASSOCIATION	135.00	0.00	135.00
80517	02/23/2017	40572	CHICAGO TITLE CO	100.00	0.00	100.00
80518	02/23/2017	45894	CINTAS CORPORATION	63.87	0.00	63.87
80519	02/23/2017	4397	CM SCHOOL SUPPLY	20.67	0.00	20.67
80520	02/23/2017	4990	COLLINSWORTH, KEITH	620.31	0.00	620.31
80521	02/23/2017	3778	COMMERCIAL AQUATIC SERVICES INC	96.45	0.00	96.45
80522	02/23/2017	4776	CORELOGIC, INC.	111.75	0.00	111.75
80523	02/23/2017	4380	CAPITAL ONE NATIONAL ASSOCIATION	324.66	0.00	324.66
80524	02/23/2017	46620	CREATIVE BUS SALES	308.90	0.00	308.90
80525	02/23/2017	62407	CRN AM CAR WASH INC.	24.00	0.00	24.00
80526	02/23/2017	4442	DANIEL'S TIRE SERVICE INC	1,262.99	0.00	1,262.99
80527	02/23/2017	27200	DICKSON R F CO INC	46,126.55	0.00	46,126.55
80528	02/23/2017	10475	DU BOIS, DIANE	320.54	0.00	320.54
80529	02/23/2017	3199	EDCO WASTE SERVICES LLC	390,020.85	0.00	390,020.85
80530	02/23/2017	4435	ELLIOTT AUTO SUPPLY COMPANY INC	27.73	0.00	27.73
80531	02/23/2017	65038	FED EX OFFICE & PRINT SVCS INC	220.63	0.00	220.63
80532	02/23/2017	4584	FLECHTNER, MICHAEL	150.00	0.00	150.00
80533	02/23/2017	4884	FRONTIER CALIFORNIA INC.	79.99	0.00	79.99
80534	02/23/2017	33150	GRAINGER W W INC	9.32	0.00	9.32
80535	02/23/2017	3285	GREENO, KAREN	295.75	0.00	295.75
80536	02/23/2017	38311	H & H NURSERY	20.93	0.00	20.93
80537	02/23/2017	62491	HANDS ON MAILING &	567.42	0.00	567.42
80538	02/23/2017	65575	HAP'S AUTO PARTS	20.38	0.00	20.38
80539	02/23/2017	51384	LOS ANGELES PHILHARMONIC ASSOC	520.00	0.00	520.00
80540	02/23/2017	42031	HOME DEPOT	642.29	0.00	642.29
80541	02/23/2017	65891	HUMAN SERVICES ASSOCIATION	458.33	0.00	458.33
80542	02/23/2017	4622	JHM SUPPLY INC	1,087.10	0.00	1,087.10
80543	02/23/2017	42359	JOHNSTONE SUPPLY INC	64.77	0.00	64.77
80544	02/23/2017	4180	JONES RICHARD D. A PROF LAW CORP	16,750.00	0.00	16,750.00
80545	02/23/2017	18400	LAKEWOOD, CITY WATER DEPT	15,414.69	0.00	15,414.69
80546	02/23/2017	59144	LONG BEACH CITY	2,662.59	0.00	2,662.59
80547	02/23/2017	62156	LOS ANGELES CO SANITATION DISTRICTS	332.58	0.00	332.58
80548	02/23/2017	21600	LOS ANGELES CO SHERIFFS DEPT	862,826.03	0.00	862,826.03
80549	02/23/2017	36844	LA COUNTY DEPT OF PUBLIC WORKS	24,159.56	0.00	24,159.56
80550	02/23/2017	4845	MANLEY'S BOILER, INC.	740.00	0.00	740.00

CITY OF LAKEWOOD

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CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
80551	02/23/2017	66074	MARKSMAN MANUFACTURING	58.99	0.00	58.99
80552	02/23/2017	65220	STEVEN MAHR PRINTING INC.	382.95	0.00	382.95
80553	02/23/2017	4991	MORENO, MICHELLE	591.27	0.00	591.27
80554	02/23/2017	4798	MURTISHAW, JESSICA	39.00	0.00	39.00
80555	02/23/2017	48035	OCAJ INC	9.50	0.00	9.50
80556	02/23/2017	47554	OFFICE DEPOT BUSINESS SVCS	702.81	0.00	702.81
80557	02/23/2017	63708	DY-JO CORPORATION	740.00	0.00	740.00
80558	02/23/2017	65659	PHASE II SYSTEMS INC	4,057.97	0.00	4,057.97
80559	02/23/2017	4374	PITNEY BOWES INC	150.08	0.00	150.08
80560	02/23/2017	38829	PARK UNIVERSITY ENTERPRISES INC	79.00	0.00	79.00
80561	02/23/2017	4459	READWRITE EDUCATIONAL SOLUTIONS INC	256.75	0.00	256.75
80562	02/23/2017	2698	HYDRAULIC SYSTEMS & COMPONENTS INC	1,666.43	0.00	1,666.43
80563	02/23/2017	4309	SAFESHRED	25.00	0.00	25.00
80564	02/23/2017	240	SGS TESTCOM	19.94	0.00	19.94
80565	02/23/2017	52279	SMART & FINAL INC	40.85	0.00	40.85
80566	02/23/2017	26900	SO CALIF SECURITY CENTERS INC	99.72	0.00	99.72
80567	02/23/2017	29400	SOUTHERN CALIFORNIA EDISON CO	21,140.46	0.00	21,140.46
80568	02/23/2017	2995	STRICTLY BACKFLOW INC	312.50	0.00	312.50
80569	02/23/2017	66215	SUPERIOR COURT OF CALIFORNIA	6,952.50	0.00	6,952.50
80570	02/23/2017	66215	SUPERIOR COURT OF CALIFORNIA	5,918.00	0.00	5,918.00
80571	02/23/2017	1676	U S TELEPACIFIC CORP	430.58	0.00	430.58
80572	02/23/2017	4893	TENG, WHEA-FUN	114.40	0.00	114.40
80573	02/23/2017	59212	TETRA TECH INC	1,217.00	0.00	1,217.00
80574	02/23/2017	4873	TRANSAMERICA LIFE INSURANCE COMPANY	2,350.28	0.00	2,350.28
80575	02/23/2017	64024	U S POSTAL SERVICE	4,467.05	0.00	4,467.05
80576	02/23/2017	61019	CHRISTMAN WILLIAM B	175.00	0.00	175.00
80577	02/23/2017	17640	WAXIE ENTERPRISES INC	1,156.60	0.00	1,156.60
80578	02/23/2017	2197	WEST-LITE SUPPLY CO INC	505.76	0.00	505.76
80579	02/23/2017	37745	WESTERN EXTERMINATOR CO	48.50	0.00	48.50
80580	02/23/2017	35146	WILLDAN ASSOCIATES	6,456.25	0.00	6,456.25
80581	02/23/2017	4992	WILLIAMS, TORRE	548.53	0.00	548.53
80582	02/23/2017	4837	XEROX CORPORATION	2,149.74	0.00	2,149.74
80583	02/23/2017	3699	ANDRADE, CAREN	5.43	0.00	5.43
80584	02/23/2017	3699	ARAGON, JOHN	125.50	0.00	125.50
80585	02/23/2017	3699	ASHOURI, MARLENE	8.00	0.00	8.00
80586	02/23/2017	3699	BOYES, GOBIND	14.00	0.00	14.00
80587	02/23/2017	3699	BUSH, AMY	10.00	0.00	10.00
80588	02/23/2017	3699	CAMMARATA, MIKE	40.00	0.00	40.00
80589	02/23/2017	3699	CARSON, SIVI BANKS	7.50	0.00	7.50
80590	02/23/2017	3699	CLARK, JAIME	10.00	0.00	10.00
80591	02/23/2017	3699	CRUZ, PAUL	250.00	0.00	250.00
80592	02/23/2017	3699	DENT, SANDY	240.00	0.00	240.00
80593	02/23/2017	3699	DZIENANOWICZ, JIMMIE	250.00	0.00	250.00
80594	02/23/2017	3699	ENGLERT, JAN	10.00	0.00	10.00

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80595	02/23/2017	3699	GARVEY, ERIN	39.00	0.00	39.00
80596	02/23/2017	3699	GENAO, KARINA	15.50	0.00	15.50
80597	02/23/2017	3699	GO FAR PROFESSIONAL SERVICE INC	2,134.00	0.00	2,134.00
80598	02/23/2017	3699	HAISEN, LUCIE	120.00	0.00	120.00
80599	02/23/2017	3699	HARRISON, TWYLA	7.00	0.00	7.00
80600	02/23/2017	3699	HENRY, DARRELL	250.00	0.00	250.00
80601	02/23/2017	3699	HOWZE, TIMOTHY	250.00	0.00	250.00
80602	02/23/2017	3699	JEFFERSON, IVY	5.00	0.00	5.00
80603	02/23/2017	3699	KARBASSI, LESLIE	30.00	0.00	30.00
80604	02/23/2017	3699	LANSDORP, SUSAN	10.00	0.00	10.00
80605	02/23/2017	3699	LOCKMER, REZA	50.00	0.00	50.00
80606	02/23/2017	3699	LUGO, JOSE	250.00	0.00	250.00
80607	02/23/2017	3699	LUJAN, JOSEPH	250.00	0.00	250.00
80608	02/23/2017	3699	MAC, JACQUELINE T & NOONE, MICHAEL	79.11	0.00	79.11
80609	02/23/2017	3699	MACIAS, LISA	36.00	0.00	36.00
80610	02/23/2017	3699	MARQUEZ, LISA	22.00	0.00	22.00
80611	02/23/2017	3699	MARTIN, VIRGINIA	60.00	0.00	60.00
80612	02/23/2017	3699	MARTINEZ, ROSEMARY	40.00	0.00	40.00
80613	02/23/2017	3699	MC CLAIN, ELIZABETH	84.00	0.00	84.00
80614	02/23/2017	3699	MC NULTY, DAWN	22.00	0.00	22.00
80615	02/23/2017	3699	MILLER, NICOLLETTE	32.00	0.00	32.00
80616	02/23/2017	3699	MOM CLUB OF LAKEWOOD	250.00	0.00	250.00
80617	02/23/2017	3699	NOBLE, JULIE	46.00	0.00	46.00
80618	02/23/2017	3699	OWENS, JAN	10.00	0.00	10.00
80619	02/23/2017	3699	OZOUDE, EZINNE	250.00	0.00	250.00
80620	02/23/2017	3699	PIEHL, DENISE	10.00	0.00	10.00
80621	02/23/2017	3699	PIRAINO, BARBARA	20.00	0.00	20.00
80622	02/23/2017	3699	PLASCENCIA, SOCHIL	15.50	0.00	15.50
80623	02/23/2017	3699	PYO, MARGARET	35.00	0.00	35.00
80624	02/23/2017	3699	QUIZON, MARGARETTE	250.00	0.00	250.00
80625	02/23/2017	3699	REINEKE, CLAUDIA	44.00	0.00	44.00
80626	02/23/2017	3699	RODDY, KATHLEEN	6.00	0.00	6.00
80627	02/23/2017	3699	RODRIGUEZ, NANCY	30.00	0.00	30.00
80628	02/23/2017	3699	RONOUILLO, GENARO	250.00	0.00	250.00
80629	02/23/2017	3699	SANDOVAL, NANCY	90.00	0.00	90.00
80630	02/23/2017	3699	SAXTON, THERESA	6.00	0.00	6.00
80631	02/23/2017	3699	SCHUELLER, DANIEL R	112.86	0.00	112.86
80632	02/23/2017	3699	SENG, SOTHEA	42.00	0.00	42.00
80633	02/23/2017	3699	SHERMAN, JEN	55.00	0.00	55.00
80634	02/23/2017	3699	SINGLETON, JASON	250.00	0.00	250.00
80635	02/23/2017	3699	SOK, MOM	8.00	0.00	8.00
80636	02/23/2017	3699	SORENSEN, MARY	12.00	0.00	12.00
80637	02/23/2017	3699	SOTO, JILLIAN	5.00	0.00	5.00
80638	02/23/2017	3699	ST-HILAIRE, ANA	55.00	0.00	55.00

CITY OF LAKEWOOD

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80639	02/23/2017	3699	STILTNER, TAYLOR	5.00	0.00	5.00
80640	02/23/2017	3699	SUMLIN, HEATHER	40.00	0.00	40.00
80641	02/23/2017	3699	TIDWELL, KIRSTIN	40.00	0.00	40.00
80642	02/23/2017	3699	TORRES, JAIME	250.00	0.00	250.00
80643	02/23/2017	3699	UNG, KONG	250.00	0.00	250.00
80644	02/23/2017	3699	UTZMAN, ANDREA	44.00	0.00	44.00
80645	02/23/2017	3699	VARGAS, MICHELE	20.00	0.00	20.00
80646	02/23/2017	3699	VIGIL, MICHELLE	25.00	0.00	25.00
80647	02/23/2017	3699	WADE, TAMMY	93.00	0.00	93.00
80648	02/23/2017	3699	WHITE, LE TONIA	250.00	0.00	250.00
80649	02/23/2017	3699	WIECHERT, PAULA	120.00	0.00	120.00
80650	02/23/2017	3699	WILLOUGHBY, MARK	55.00	0.00	55.00
80651	02/23/2017	3699	WRENN, ELAINE	8.00	0.00	8.00
Totals:				<u>1,478,863.93</u>	<u>0.00</u>	<u>1,478,863.93</u>

**CITY OF LAKEWOOD
FUND SUMMARY 3/2/2017**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 80652 through 80890. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	65,511.47
1020	CABLE TV	785.00
1030	CDBG CURRENT YEAR	3,686.67
5010	GRAPHICS AND COPY CENTER	343.67
5020	CENTRAL STORES	4,041.64
5030	FLEET MAINTENANCE	5,357.95
7500	WATER UTILITY FUND	275,910.76
8020	LOCAL REHAB LOAN	7,400.00
8030	TRUST DEPOSIT	100.00
		<hr/>
		363,137.16

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
80652	03/02/2017	4369	ACME BALLOON CO	550.00	0.00	550.00
80653	03/02/2017	61142	ADAMS-HILLERY SHARRON	2,936.67	0.00	2,936.67
80654	03/02/2017	1700	ALLIED REFRIGERATION INC	53.11	0.00	53.11
80655	03/02/2017	4126	AUTOZONE PARTS INC	26.63	0.00	26.63
80656	03/02/2017	443	B&M LAWN AND GARDEN INC	154.42	0.00	154.42
80657	03/02/2017	39123	BACKFLOW APPARATUS & VALUE COMPANY	1,558.45	0.00	1,558.45
80658	03/02/2017	4790	COMPASS BANK	255,629.41	0.00	255,629.41
80659	03/02/2017	43808	BELLFLOWER AUTO TRIM	243.50	0.00	243.50
80660	03/02/2017	62737	BOYES, GOBIND	338.00	0.00	338.00
80661	03/02/2017	66457	BRENNTAG PACIFIC INC	1,288.89	0.00	1,288.89
80662	03/02/2017	42144	BROEKER, CANDACE	19.50	0.00	19.50
80663	03/02/2017	272	BRYANT, GERRI IRIS	120.00	0.00	120.00
80664	03/02/2017	307	CALIF. STATE DISBURSEMENT UNIT	155.07	0.00	155.07
80665	03/02/2017	53983	CALIF STATE FRANCHISE TAX BOARD	700.28	0.00	700.28
80666	03/02/2017	57079	CALIF JOINT POWERS INS AUTHORITY	375.00	0.00	375.00
80667	03/02/2017	6600	CALIFORNIA STATE DEPT OF JUSTICE	5,758.00	0.00	5,758.00
80668	03/02/2017	4988	CENTER THEATRE GROUP	127.00	0.00	127.00
80669	03/02/2017	7500	CENTRAL BASIN MUNICIPAL WATER	1,200.00	0.00	1,200.00
80670	03/02/2017	7800	CERRITOS CITY	855.94	0.00	855.94
80671	03/02/2017	4542	CHAHO, MICHELLE	80.00	0.00	80.00
80672	03/02/2017	45894	CINTAS CORPORATION	67.99	0.00	67.99
80673	03/02/2017	4226	CORONA CLAY COMPANY	1,425.00	0.00	1,425.00
80674	03/02/2017	4963	COUCH, RON JR.	600.00	0.00	600.00
80675	03/02/2017	60195	CR TRANSFER INC	3,261.65	0.00	3,261.65
80676	03/02/2017	4348	D&J INTERNATIONAL INC	2,664.38	0.00	2,664.38
80677	03/02/2017	4498	DELTA DENTAL INSURANCE COMPANY	1,446.91	0.00	1,446.91
80678	03/02/2017	56889	DELTA DENTAL OF CALIFORNIA	7,041.27	0.00	7,041.27
80679	03/02/2017	4954	DESCANSO GARDENS GUILD, INC.	125.00	0.00	125.00
80680	03/02/2017	4435	ELLIOTT AUTO SUPPLY COMPANY INC	113.85	0.00	113.85
80681	03/02/2017	51247	FESTIVAL OF ARTS -GROUP SALES	1,872.00	0.00	1,872.00
80682	03/02/2017	63519	FLUE STEAM INC	24.00	0.00	24.00
80683	03/02/2017	59433	GANAHL LUMBER COMPANY	72.15	0.00	72.15
80684	03/02/2017	64215	GOLD COAST AWARDS INC	2,179.09	0.00	2,179.09
80685	03/02/2017	52540	GONSALVES JOE A & SON	4,571.00	0.00	4,571.00
80686	03/02/2017	54961	HACH COMPANY	1,553.53	0.00	1,553.53
80687	03/02/2017	62491	HANDS ON MAILING &	325.00	0.00	325.00
80688	03/02/2017	65575	HAP'S AUTO PARTS	379.69	0.00	379.69
80689	03/02/2017	35477	HARA M LAWNMOWER CENTER	87.00	0.00	87.00
80690	03/02/2017	42031	HOME DEPOT	164.32	0.00	164.32
80691	03/02/2017	4461	TEXTRON INC	111.88	0.00	111.88
80692	03/02/2017	59873	JJS PALOMO'S STEEL INC	181.25	0.00	181.25
80693	03/02/2017	44339	KIDSGUIDE INC	415.00	0.00	415.00
80694	03/02/2017	4969	KILOWATT ENGINEERING INC	3,000.00	0.00	3,000.00
80695	03/02/2017	18300	LAKEWOOD CHAMBER OF COMMERCE	1,833.33	0.00	1,833.33

CITY OF LAKEWOOD

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80696	03/02/2017	18550	LAKEWOOD, CITY OF	100.00	0.00	100.00
80697	03/02/2017	3491	TRUCK LIGHTHOUSE THE	55.57	0.00	55.57
80698	03/02/2017	20300	LONG BEACH CITY GAS & WATER DEPT	83.88	0.00	83.88
80699	03/02/2017	63809	MACAULAY, CHRISTINA	150.00	0.00	150.00
80700	03/02/2017	58414	MANAGED HEALTH NETWORK	367.84	0.00	367.84
80701	03/02/2017	65773	MAYFLOWER DISTRIBUTING COMPANY	151.67	0.00	151.67
80702	03/02/2017	4731	NATIONAL METER & AUTOMATION, INC.	515.19	0.00	515.19
80703	03/02/2017	4443	O'REILLY AUTOMOTIVE STORES INC	1,007.43	33.06	974.37
80704	03/02/2017	47554	OFFICE DEPOT BUSINESS SVCS	149.68	0.00	149.68
80705	03/02/2017	46179	PAN, WILLIAM	86.99	0.00	86.99
80706	03/02/2017	50512	PATHWAYS VOLUNTEER HOSPICE	750.00	0.00	750.00
80707	03/02/2017	51171	PERS LONG TERM CARE PROGRAM	301.10	0.00	301.10
80708	03/02/2017	1615	PFM ASSET MANAGEMENT LLC	3,075.41	0.00	3,075.41
80709	03/02/2017	15600	LONG BEACH PUBLISHING CO	184.83	0.00	184.83
80710	03/02/2017	4371	ORDWAY CORPORATION	120.00	0.00	120.00
80711	03/02/2017	38829	PARK UNIVERSITY ENTERPRISES INC	158.00	0.00	158.00
80712	03/02/2017	36404	R H F INC.	106.18	0.00	106.18
80713	03/02/2017	4753	RAMIREZ, EDUARDO	250.00	0.00	250.00
80714	03/02/2017	887	RDO-VERMEER LLC	1,277.11	0.00	1,277.11
80715	03/02/2017	41691	SAFETY-KLEEN CORP	685.86	0.00	685.86
80716	03/02/2017	47359	SIERRA DISPLAY INC	1,404.82	0.00	1,404.82
80717	03/02/2017	59218	SIERRA INSTALLATIONS INC	4,807.00	0.00	4,807.00
80718	03/02/2017	52279	SMART & FINAL INC	310.85	0.00	310.85
80719	03/02/2017	26900	SO CALIF SECURITY CENTERS INC	16.04	0.00	16.04
80720	03/02/2017	50299	SPENCER, GORDON	150.00	0.00	150.00
80721	03/02/2017	49529	SPICERS PAPER INC	225.75	2.08	223.67
80722	03/02/2017	37930	STANDARD INSURANCE CO UNIT 22	2,387.90	0.00	2,387.90
80723	03/02/2017	2559	STANLEY CONVERGENT SECURITY	1,213.00	0.00	1,213.00
80724	03/02/2017	65100	STOWERS, LEWIS	80.00	0.00	80.00
80725	03/02/2017	2995	STRICTLY BACKFLOW INC	911.06	0.00	911.06
80726	03/02/2017	4364	THE RINKS-LAKEWOOD ICE	292.50	0.00	292.50
80727	03/02/2017	60685	TURF STAR	1,184.39	0.00	1,184.39
80728	03/02/2017	31800	U S POSTMASTER	225.00	0.00	225.00
80729	03/02/2017	4993	VENTURA, MICHAEL	100.00	0.00	100.00
80730	03/02/2017	57135	VISION SERVICE PLAN	4,454.45	0.00	4,454.45
80731	03/02/2017	4953	WB STUDIO ENTERPRISES INC.	1,484.00	0.00	1,484.00
80732	03/02/2017	17640	WAXIE ENTERPRISES INC	1,263.59	0.00	1,263.59
80733	03/02/2017	3699	ABELSON, MICAH	127.03	0.00	127.03
80734	03/02/2017	3699	ADAMS, J K	98.19	0.00	98.19
80735	03/02/2017	3699	AGATEP, STEVEN & KEA	87.38	0.00	87.38
80736	03/02/2017	3699	AL-ANON FAMILY GROUPS	250.00	0.00	250.00
80737	03/02/2017	3699	ALVAREZ, MIGUEL G & ALICIA G	109.52	0.00	109.52
80738	03/02/2017	3699	ANAYA, REBECCA L	87.38	0.00	87.38
80739	03/02/2017	3699	BALDONADO, L B & J B	84.29	0.00	84.29

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80740	03/02/2017	3699	BARAHONA, KENNETH & AMANDA	83.77	0.00	83.77
80741	03/02/2017	3699	BARRAGAN, ERNEST & MANDI	246.51	0.00	246.51
80742	03/02/2017	3699	BARRIENTOS, MADOLCA	2,340.00	0.00	2,340.00
80743	03/02/2017	3699	BEAIRD, JENNIFER M	101.80	0.00	101.80
80744	03/02/2017	3699	BECKER, GAIL & MAY, PATRICK L.	117.08	0.00	117.08
80745	03/02/2017	3699	BEGSHAW, DAGMAWI	90.98	0.00	90.98
80746	03/02/2017	3699	BESSOLO, MICHAEL & PAMELA	112.61	0.00	112.61
80747	03/02/2017	3699	BEVERIDGE, KELLI	10.00	0.00	10.00
80748	03/02/2017	3699	BINDER, JASON	83.77	0.00	83.77
80749	03/02/2017	3699	BOYLE, L A	87.38	0.00	87.38
80750	03/02/2017	3699	BURGRAFF, DAVID A.	112.61	0.00	112.61
80751	03/02/2017	3699	BURNS, PATRICIA	6.00	0.00	6.00
80752	03/02/2017	3699	BUTLER, DEBORAH K	112.61	0.00	112.61
80753	03/02/2017	3699	CANALES, FRANCISCO & GOMEZ, VANESSA	83.77	0.00	83.77
80754	03/02/2017	3699	CAUSING, JOHNNY	48.00	0.00	48.00
80755	03/02/2017	3699	CERULLE, TAMARA L & LEONARD S	94.59	0.00	94.59
80756	03/02/2017	3699	CHAMBERS, DEBORAH A & DAVID H	94.59	0.00	94.59
80757	03/02/2017	3699	CHAN, JOSEPH L	54.93	0.00	54.93
80758	03/02/2017	3699	CHOOMNGERN, CHARLES &	80.68	0.00	80.68
80759	03/02/2017	3699	CHOUDHURY, SHABNAM	250.00	0.00	250.00
80760	03/02/2017	3699	CHUNG, JIMMY	58.54	0.00	58.54
80761	03/02/2017	3699	COHER, STEVEN	54.93	0.00	54.93
80762	03/02/2017	3699	CONTRERAS, ROXANNA & GILBERTO	69.35	0.00	69.35
80763	03/02/2017	3699	CRANE, KEVIN J	98.19	0.00	98.19
80764	03/02/2017	3699	CUB SCOUT PACK 208	250.00	0.00	250.00
80765	03/02/2017	3699	DARLING, RORBERT	72.96	0.00	72.96
80766	03/02/2017	3699	DAVENPORT, CHRISTINA J	109.01	0.00	109.01
80767	03/02/2017	3699	DAVENPORT, TAMMY	10.00	0.00	10.00
80768	03/02/2017	3699	DAY, PAMELA & FELTEN, BRIAN	130.40	0.00	130.40
80769	03/02/2017	3699	DeVENY, AMBER & LOGAN	83.77	0.00	83.77
80770	03/02/2017	3699	DEVERA, SALVACION	105.92	0.00	105.92
80771	03/02/2017	3699	DIAZ-INIGUEZ, SILVIA	101.80	0.00	101.80
80772	03/02/2017	3699	DIZON, ALICEL & FREDERICK	54.93	0.00	54.93
80773	03/02/2017	3699	DOSHI, PALLAVI M.	159.48	0.00	159.48
80774	03/02/2017	3699	DYNASTY DEVELOPMENTS	175.50	0.00	175.50
80775	03/02/2017	3699	EHRHORN, SANDRA	123.22	0.00	123.22
80776	03/02/2017	3699	ENCINAS, ADRIENE & JAKE	87.38	0.00	87.38
80777	03/02/2017	3699	ESCALANTE, MARIO	54.93	0.00	54.93
80778	03/02/2017	3699	ESQUIVIAS, CRISTINA & VESGA, CHAZ	155.87	0.00	155.87
80779	03/02/2017	3699	ESSA, EMAD Z	106.98	0.00	106.98
80780	03/02/2017	3699	EVANS, D F	90.98	0.00	90.98
80781	03/02/2017	3699	EWER, MICHAEL S.	87.38	0.00	87.38
80782	03/02/2017	3699	FERGUSON, DALE R	76.56	0.00	76.56
80783	03/02/2017	3699	FIERRO, ROSE	69.14	0.00	69.14

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
80784	03/02/2017	3699	FOX, T R	72.96	0.00	72.96
80785	03/02/2017	3699	FREAR, M F & R W	65.75	0.00	65.75
80786	03/02/2017	3699	GARCIA, FLORENCIO	240.00	0.00	240.00
80787	03/02/2017	3699	GATES, ADAM	69.35	0.00	69.35
80788	03/02/2017	3699	GAVERO, JESSICA	250.00	0.00	250.00
80789	03/02/2017	3699	GILLILAND, JUDY & STEVE	131.50	0.00	131.50
80790	03/02/2017	3699	GIRL SCOUTS LAKEWOOD SERVICE UNIT	250.00	0.00	250.00
80791	03/02/2017	3699	GIRON, C F & M B	69.87	0.00	69.87
80792	03/02/2017	3699	GOMEZ, MARIA F & SOTO, ROBERT	119.82	0.00	119.82
80793	03/02/2017	3699	GREEN BARBER, SHONELL	250.00	0.00	250.00
80794	03/02/2017	3699	GREEN, YOLANDA	15.00	0.00	15.00
80795	03/02/2017	3699	GRIFFITH, DAN D & CATHY	94.59	0.00	94.59
80796	03/02/2017	3699	GUAY, C	101.80	0.00	101.80
80797	03/02/2017	3699	GUZMAN, SOLEDAD & ALEX	202.53	0.00	202.53
80798	03/02/2017	3699	H.D.R. CONSTRUCTION LLC	7,400.00	0.00	7,400.00
80799	03/02/2017	3699	HANSEN, SHANNON	250.00	0.00	250.00
80800	03/02/2017	3699	HAZLEWOOD, MICKIE L	72.96	0.00	72.96
80801	03/02/2017	3699	HENDERSON, CARRIE	12.00	0.00	12.00
80802	03/02/2017	3699	HENDERSON, JOHN	240.00	0.00	240.00
80803	03/02/2017	3699	HULSE, MOLLY	46.00	0.00	46.00
80804	03/02/2017	3699	HUNTER, MARY P	65.75	0.00	65.75
80805	03/02/2017	3699	IDA, A A & W D	167.20	0.00	167.20
80806	03/02/2017	3699	IJAMES, SUSAN & BENSON, COURTNEY	145.06	0.00	145.06
80807	03/02/2017	3699	ILAGAN, ESTELA C & TIMOTEO B	192.44	0.00	192.44
80808	03/02/2017	3699	JARRETT, GEORGE E	76.56	0.00	76.56
80809	03/02/2017	3699	JODWAY, KIM J	123.43	0.00	123.43
80810	03/02/2017	3699	JOHNSTON, J M	65.75	0.00	65.75
80811	03/02/2017	3699	JONES, JOSHUA & NATALIE	54.93	0.00	54.93
80812	03/02/2017	3699	KAGURABADZA, TOFA M	76.56	0.00	76.56
80813	03/02/2017	3699	KENNEDY, R P & L J	94.59	0.00	94.59
80814	03/02/2017	3699	KNIGHT, JONATHAN & DYANN	72.96	0.00	72.96
80815	03/02/2017	3699	KOCK, JO ANN	58.54	0.00	58.54
80816	03/02/2017	3699	LANG, ANNE	54.93	0.00	54.93
80817	03/02/2017	3699	LASCOLA, STEPHEN & CONSTANCE	72.96	0.00	72.96
80818	03/02/2017	3699	LEE & RANDOLF	69.35	0.00	69.35
80819	03/02/2017	3699	LEE, RUTH M.	87.38	0.00	87.38
80820	03/02/2017	3699	LIVENGOOD, DAVID & GABRIELA	98.19	0.00	98.19
80821	03/02/2017	3699	LOMELI, A J & D O	202.74	0.00	202.74
80822	03/02/2017	3699	LONG, SOTHEARY & OK, VIRYA	105.19	0.00	105.19
80823	03/02/2017	3699	LOOMIS, J F	54.93	0.00	54.93
80824	03/02/2017	3699	LOPEZ, LUPE Z	119.82	0.00	119.82
80825	03/02/2017	3699	LORD, JESSICA & AGKE, GROW	83.77	0.00	83.77
80826	03/02/2017	3699	MADDEN, ANDREW E	112.61	0.00	112.61
80827	03/02/2017	3699	MAGANIS, JOSEPHINE & G P	84.29	0.00	84.29

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
80828	03/02/2017	3699	MAIDEN, DIJANNA	250.00	0.00	250.00
80829	03/02/2017	3699	MARTINEZ, GIOVANNA	250.00	0.00	250.00
80830	03/02/2017	3699	MARTINEZ, HECTOR G & EDNA	76.56	0.00	76.56
80831	03/02/2017	3699	MAVROUDIS, EMILY & CONTRERAS, REUBEN	116.22	0.00	116.22
80832	03/02/2017	3699	MCGINEST, TANISHA	250.00	0.00	250.00
80833	03/02/2017	3699	MEJIA, A M & G	87.38	0.00	87.38
80834	03/02/2017	3699	MENDOZA, JESUS & MELISSA	127.03	0.00	127.03
80835	03/02/2017	3699	MENDOZA, LINDA & MENDOZA, SONIA	83.77	0.00	83.77
80836	03/02/2017	3699	MINICHIELLO, R	101.80	0.00	101.80
80837	03/02/2017	3699	MIZE, R W	350.54	0.00	350.54
80838	03/02/2017	3699	MOSHIER, ALICIA	80.17	0.00	80.17
80839	03/02/2017	3699	NAVARRETTE, M A	94.59	0.00	94.59
80840	03/02/2017	3699	NGUYEN, OUYEN	62.00	0.00	62.00
80841	03/02/2017	3699	NIKOLETICH, JEFFREY & HOLLY	90.98	0.00	90.98
80842	03/02/2017	3699	OBEY, EDA & SCOTT	145.06	0.00	145.06
80843	03/02/2017	3699	ODOM, JENNY	119.82	0.00	119.82
80844	03/02/2017	3699	PASTOR, PETER & APPLE	83.77	0.00	83.77
80845	03/02/2017	3699	PATSIOS & DIAZ	109.01	0.00	109.01
80846	03/02/2017	3699	PE, ARIEL	505.00	0.00	505.00
80847	03/02/2017	3699	PHIN, PHINA & EA, BUN	87.89	0.00	87.89
80848	03/02/2017	3699	PHOU & CHOU	98.71	0.00	98.71
80849	03/02/2017	3699	PITHIA & AGUIRRE	58.54	0.00	58.54
80850	03/02/2017	3699	POWELL, PATRICIA	61.00	0.00	61.00
80851	03/02/2017	3699	QUINTERO, LOURDES M.	127.03	0.00	127.03
80852	03/02/2017	3699	QUINTILIANI, O	87.38	0.00	87.38
80853	03/02/2017	3699	OUIZON, PATRICIA	120.00	0.00	120.00
80854	03/02/2017	3699	RAB, MOHAMMED & NILA	141.45	0.00	141.45
80855	03/02/2017	3699	RAMIREZ, ERIKA & JULIO	98.19	0.00	98.19
80856	03/02/2017	3699	RICH, SHELLI	8.00	0.00	8.00
80857	03/02/2017	3699	SALANOA, MUELU	15.00	0.00	15.00
80858	03/02/2017	3699	SANDOVAL, MONICA	127.03	0.00	127.03
80859	03/02/2017	3699	SANTOS, PATRICIA F & EDWIN O	210.46	0.00	210.46
80860	03/02/2017	3699	SCHIMSKY, ARNOLD	98.19	0.00	98.19
80861	03/02/2017	3699	SCHMITZ, DEREK	80.17	0.00	80.17
80862	03/02/2017	3699	SEOUEIRA, DAMIEN T	65.75	0.00	65.75
80863	03/02/2017	3699	SERNA, M A & J E	98.19	0.00	98.19
80864	03/02/2017	3699	SILVEIRA & GOMES	80.17	0.00	80.17
80865	03/02/2017	3699	SIM, SAMOEUN	101.80	0.00	101.80
80866	03/02/2017	3699	SIMMER, DIANA L	105.40	0.00	105.40
80867	03/02/2017	3699	SOEUN, CHRISTINA	250.00	0.00	250.00
80868	03/02/2017	3699	SOM, LEONEL	83.77	0.00	83.77
80869	03/02/2017	3699	SON, NARY	29.00	0.00	29.00
80870	03/02/2017	3699	STOM, CHERYL	60.00	0.00	60.00
80871	03/02/2017	3699	SUON, VUTHA	167.54	0.00	167.54

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
80872	03/02/2017	3699	TIGHE, E & J	112.61	0.00	112.61
80873	03/02/2017	3699	TRANSFIGURACION, MICHELE A	137.85	0.00	137.85
80874	03/02/2017	3699	TUZON, JAN	80.68	0.00	80.68
80875	03/02/2017	3699	VALENCIA, ANTONIA	250.00	0.00	250.00
80876	03/02/2017	3699	VENTURA, JESSICA & LINK, MILES	87.38	0.00	87.38
80877	03/02/2017	3699	VIRAY, VILMA & NORMANDO	113.13	0.00	113.13
80878	03/02/2017	3699	VIVINT SOLAR	99.26	0.00	99.26
80879	03/02/2017	3699	VO, JERRY	87.38	0.00	87.38
80880	03/02/2017	3699	WAIDER, HEATHER R	72.96	0.00	72.96
80881	03/02/2017	3699	WEERASEKERA, DINESH & UDESHIKA	101.80	0.00	101.80
80882	03/02/2017	3699	WEST, PATRICIA	250.00	0.00	250.00
80883	03/02/2017	3699	WIGGINS, CRAIG A	65.75	0.00	65.75
80884	03/02/2017	3699	WILLIAMS II, ROBERT E	98.19	0.00	98.19
80885	03/02/2017	3699	WILLIAMS, GREGORY P	83.77	0.00	83.77
80886	03/02/2017	3699	WILSON, ROBERT S	170.98	0.00	170.98
80887	03/02/2017	3699	WONG, SARAH & WUN	101.80	0.00	101.80
80888	03/02/2017	3699	WOOL, LINDA	94.59	0.00	94.59
80889	03/02/2017	3699	ZAMBRANO, DAVID	123.43	0.00	123.43
80890	03/02/2017	3699	ZHAO, SHIOUAN & HONGYAN	87.38	0.00	87.38
Totals:				<u>363,172.30</u>	<u>35.14</u>	<u>363,137.16</u>

**CITY OF LAKEWOOD
SUMMARY WIRE REGISTER FEBRUARY 2017**

Wire date	Amount	Recipient	Purpose	Period
2/2/17	103,642.35	IRS via BofA	Fed taxes	Jan 15-28, 2017
2/2/17	7,215.65	Southland C/U	employee savings account	Jan 15-28, 2017
2/2/17	17,791.74	ICMA	ICMA 457	Jan 15-28, 2017
2/2/17	2,742.87	MidAmerica	ARS aka APPLE	Jan 15-28, 2017
2/2/17	3,425.00	PARS via U.S. Bank	excess stackable plan	Jan 15-28, 2017
2/2/17	7,311.24	PARS via U.S. Bank	stackable plan	Jan 15-28, 2017
2/2/17	12,227.47	PARS via Citibank	defined contribution	Jan 15-28, 2017
2/2/17	5,948.50	F&A Fed C/U	employee savings account	Jan 15-28, 2017
2/2/17	25,125.24	EDD	State taxes	Jan 15-28, 2017
2/3/17	128,590.95	CalPERS	PERS contribution	Jan 15-28, 2017
2/3/17	4,249.23	CalPERS	PERS 457	Jan 15-28, 2017
2/16/17	103,812.73	IRS via BofA	Fed taxes	Jan 29-Feb 11, 2017
2/16/17	7,215.65	Southland C/U	employee savings account	Jan 29-Feb 11, 2017
2/16/17	17,741.74	ICMA	ICMA 457	Jan 29-Feb 11, 2017
2/16/17	3,104.00	MidAmerica	ARS aka APPLE	Jan 29-Feb 11, 2017
2/16/17	3,425.00	PARS via U.S. Bank	excess stackable plan	Jan 29-Feb 11, 2017
2/16/17	7,312.53	PARS via U.S. Bank	stackable plan	Jan 29-Feb 11, 2017
2/16/17	14,633.01	PARS via Citibank	defined contribution	Jan 29-Feb 11, 2017
2/16/17	5,948.50	F&A Fed C/U	employee savings account	Jan 29-Feb 11, 2017
2/16/17	24,936.20	EDD	State taxes	Jan 29-Feb 11, 2017
2/21/17	130,005.20	CalPERS	PERS contribution	Jan 29-Feb 11, 2017
2/21/17	4,249.23	CalPERS	PERS 457	Jan 29-Feb 11, 2017
2/22/17	57,432.69	City Light & Power	monthly maint fee	Feb 2017
2/22/17	100,492.61	CalPERS	PERS Health	Mar 2017

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

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

COUNCIL AGENDA

March 14, 2017

TO: The Honorable Mayor and City Council**SUBJECT:** Monthly Report of Investment Transactions**INTRODUCTION**

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

STATEMENT OF MONTHLY ACTIVITY

<u>Date</u>	<u>Amount at Cost</u>	<u>Vehicle</u>	<u>Transaction</u>
01-01-2017	\$ 16,291.56	FNMA	Paydown 1.646%
01-01-2017	\$ 2,899.90	FNMA	Paydown 1.246%
01-01-2017	\$ 276.72	FNMA	Interest 1.246%
01-01-2017	\$ 481.03	FNMA	Interest 1.646%
01-01-2017	\$ 245.17	FNMA	Interest 1.898%
01-01-2017	\$ 219.58	FNMA	Interest 1.55%
01-01-2017	\$ 416.50	FNMA	Interest 1.785%
01-03-2017	\$ 796,755.35	TREAS	Sell
01-03-2017	\$ 145,320.18	TREAS	Sell
01-04-2017	\$ 730,164.50	CD	Sell
01-10-2017	\$ 727,365.75	CD	Sell
01-03-2017	\$ 1,521,032.10	TREAS	Purchase
01-03-2017	\$ 144,905.75	CORP	Purchase
01-08-2017	\$ 825.00	CORP	Interest 1.65%
01-10-2017	\$ 725,000.00	CD	Purchase
01-13-2017	\$ 10,120.37	LAIF	Interest 0.751%
01-23-2017	\$ 4,600,000.00	LAIF	Deposit
01-13-2017	\$ 2,906.25	CORP	Interest 1.55%
01-06-2017	\$ 956.60	FHLB	Interest 1.25%
01-19-2017	\$ 1,642.50	CORP	Interest 0.875%
01-19-2017	\$ 3,915.63	FHLMC	Interest 0.875%
01-30-2017	\$ 164,889.45	CORP	Purchase
01-31-2017	\$ 3,150.00	CORP	Interest 1.8%
01-31-2017	\$ 9,531.25	TREAS	Interest 1.25%
01-31-2017	\$ 176,591.04	CORP	Purchase
01-31-2017	\$ 31.13	CAMP	Interest 0.85%
01-31-2017	\$ 478.19	CAMP	Interest 0.85%
01-31-2017	\$ 353,917.90	CORP	Purchase

Monthly Report of Investment Transactions

March 14, 2017

Page Two

02-01-2017	\$ 1,010.38	FNMA	Paydown 1.646%
02-01-2017	\$ 22,727.85	FNMA	Paydown 1.246%
02-01-2017	\$ 259.81	FNMA	Interest 1.246%
02-01-2017	\$ 460.81	FNMA	Interest 1.646%
02-01-2017	\$ 245.17	FNMA	Interest 1.898%
02-01-2017	\$ 219.58	FNMA	Interest 1.55%
02-01-2017	\$ 416.50	FNMA	Interest 1.785%
02-01-2017	\$ 904,366.13	CORP	Sell
02-01-2017	\$ 324,957.99	TREAS	Purchase
02-02-2017	\$ 2,843.75	FNMA	Interest 0.875%
02-04-2017	\$ 1,925.00	CORP	Interest 1.1%
02-07-2017	\$ 2,078.13	FHLB	Interest 0.625%
02-08-2017	\$ 449,900.00	FNMA	Sell
02-08-2017	\$ 277,830.83	TREAS	Sell
02-08-2017	\$ 725,000.00	CD	Purchase
02-08-2017	\$ 1,265.00	CORP	Interest 1.1%
02-13-2017	\$ 166,277.93	CORP	Sell
02-13-2017	\$ 164,765.70	CORP	Purchase
02-15-2017	\$ 488.75	CORP	Interest 1.150%
02-15-2017	\$ 1,533.00	CORP	Interest 0.875%
02-17-2017	\$ 2,772.16	FHLMC	Interest 1.632%
02-24-2017	\$ 124,539.81	TREAS	Sell
02-24-2017	\$ 324,365.23	TREAS	Sell
02-24-2017	\$ 449,712.00	FNMA	Purchase
02-26-2017	\$ 2,250.00	FNMA	Interest 1.0%
02-26-2017	\$ 1,500.00	FNMA	Interest 1.0%
02-26-2017	\$ 3,000.00	FNMA	Interest 1.0%
02-28-2017	\$ 215,741.75	CORP	Sell
02-28-2017	\$ 214,776.40	CORP	Purchase
02-28-2017	\$ 5,866.67	FNMA	Interest 1.0%
02-28-2017	\$ 3,911.11	FNMA	Interest 1.0%
02-28-2017	\$ 2,234.38	TREAS	Interest 1.375%
02-28-2017	\$ 28.27	CAMP	Interest 0.85%
02-28-2017	\$ 433.96	CAMP	Interest 0.85%

RECOMMENDATION

It is recommended that the City Council receive and file the Monthly Report of Investment Transactions rendered for the month of January and February 2017.

Diane Perkin
Director of Administrative Services

Howard L. Chambers
City Manager

1/11/17

DIVIDER SHEET

COUNCIL AGENDA

March 14, 2017

TO: The Honorable Mayor and City Council

SUBJECT: Sheriff's Station Lease Agreement

INTRODUCTION

The Lakewood Sheriff's Station located at 5130 Clark Avenue, Lakewood, CA has a total land area of 174,275 square feet; 130,766 square feet is owned by the County of Los Angeles and 43,275 square feet is by the City of Lakewood. The Los Angeles Sheriff's Department has leased the facilities positioned on the portion of land owned by the City since 1985.

STATEMENT OF FACT

The Lease Agreement originated in 1985 and has since been revised in 1991 and on April 3, 2012. This last lease agreement had a three year term with the option to renew the lease with one-year extensions.

Lakewood staff and the City Attorney negotiated with the County the proposed Lease Agreement set to commence this year. The Lease Agreement continues the base rent at \$10,300 per month for a term of five years. The Sheriff's Department has two options to renew this for a period of five years each under the same terms and conditions except that the rental rate at the end of the initial term or first extension term shall be adjusted by the cumulative change in the consumer price index (CPI) for the Los Angeles-Riverside-Orange County, California Area.

RECOMMENDATION

Staff respectfully recommends that the City Council approve entering into an agreement with the County of Los Angeles Chief Executive Office and authorize the Mayor and City clerk to execute the Lease Agreement.

Diane Perkin 
Director of Administrative Services

Howard L. Chambers 
City Manager

DIVIDER SHEET

COUNCIL AGENDA

March 14, 2017

TO: The Honorable Mayor and City Council

SUBJECT: Fund Exchange and Assignment Agreement

INTRODUCTION

City of Lakewood has uncommitted funding authority for its allocations of Proposition A Local Return funds which could be made available to the City of West Hollywood to support that city's community shuttle and demand-response services to serve people with disabilities and the general public, and to reduce congestion and parking problems of the City. Due to the limited amount of Local Return allocation provided to the City of West Hollywood, and the needs of other priority transit projects in the City, the City of West Hollywood has inadequate Proposition A Local Return funding for these services.

STATEMENT OF FACTS

The City of Lakewood has previously exchanged Proposition A Transit Funds with West Hollywood as well as the cities of Manhattan Beach, Commerce and Santa Fe Springs.

The City of West Hollywood is requesting an exchange of \$1,000,000.00 of the City of Lakewood's Proposition A funds for which the City of Lakewood would receive seventy-five cents on the dollar (\$.75 per dollar) equivalent to \$750,000.00 in General Funds. If approved, the transfer will be accomplished by the City of Lakewood writing a check to the City of West Hollywood in the amount of \$1,000,000.00 from available Prop A funds, and the City of West Hollywood will write a check to the City of Lakewood in the amount of \$750,000.00 from available general funds

STAFF RECOMMENDATION

It is recommended that the City Council approve the Proposition A Transit Fund Exchange and Assignment Agreement with the City of West Hollywood, and authorize the City Manager and Director of Administrative Services to execute the Agreement.


Diane Perkin
Director of Administrative Services


Howard L. Chambers
City Manager

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

COUNCIL AGENDA

March 14, 2017

TO: The Honorable Mayor and City Council

SUBJECT: Nye Library Emergency Roof Repairs

INTRODUCTION

A purchase order for emergency repairs to the Nye Library Roof has been issued to De La Riva Construction, which now requires ratification.

STATEMENT OF FACT

During the intense winter storms, a large pine tree fell and caused significant damage to the roof overhang of the Nye Library. The damage was extensive and it was determined that it could not be repaired by City Staff, and would require a general contractor to complete the repairs. There is an urgent need to repair the roof to assure that no further damage to the building or contents occurs.

The repairs to the Nye Library roof overhang are covered by our JPIA insurance. City Staff received three proposals for the repairs to the roof overhang, and submitted them to the JPIA insurance adjuster for authorization. One of the bidders, S&T, withdrew their proposal. De La Riva, who provided the lowest cost proposal, was approved by the JPIA. The JPIA will reimburse the City for the cost of the repairs, less the City's deductible.

De La Riva Construction, Inc.	\$49,757
A.J. Padelford and Son.	\$63,311
S & T	Withdrew Proposal

Council is asked to ratify the issuance of the purchase order for these repairs at an estimated cost of \$49,757. In addition, staff recommends an allowance for change orders if necessary, in the amount of \$5,000.

RECOMMENDATION

Staff recommends that the City Council:

1. Find that the repairs to the roof of the Nye Library constitute an emergency not permitting any further delay, and that immediate action is necessary to respond to the emergency.
2. Ratify the proposal by De La Riva Construction for roof overhang repairs at NYE Library in an amount not to exceed \$49,757.
3. Authorize an allowance for change orders in the amount of \$5,000.

Lisa Ann Rapp 
Director of Public Works

Howard L. Chambers 
City Manager

DIVIDER SHEET

COUNCIL AGENDA

March 14, 2017

TO: Honorable Mayor and City Council

SUBJECT: Using Tablets for City Council Agenda Packets

INTRODUCTION

At its November 8, 2016 meeting, the Intergovernmental Relations Committee recommended that the City Council conduct a trial of using tablets to access agenda packets. This trial started on the December 13, 2016 meeting and continued for the January 25, 2017 and February 14, 2017 meetings.

STATEMENT OF FACT

Many municipalities throughout the state have implemented paperless agenda packets and tablet devices for many reasons, including ease of use and convenience. City staff has consulted with several other cities to inquire about usability, integration with current business practices, security, Brown Act compliance, and general best practices. Legislative bodies have been able to integrate the devices into their duties without significant disruption and in accordance with the Brown Act and transparent government practices.

Following the December 13, 2016 trial, City Council members were asked for their feedback. Overall, it was positive. City council members liked the convenience of electronically receiving the council agenda packet and browsing through it prior to the meeting using their tablet devices, without having to go to City Hall. There were some navigation issues, and staff implemented several changes that helped address those issues and improved usability. It is worth noting that there are instances where cities reverted back to paper agenda packets or did a combination of paper and paperless packets, due to individual user preferences.

FISCAL IMPACT

Executive staff has been using tablets for the council agenda development staff meeting, which saves approximately \$325 per year in copying and printing costs. During the pilot phase, staff now only prints thirteen full City Council agenda packets for City Council meetings, which is an annual copying and printing savings of approximately \$1,200.

Regarding hardware costs, an Apple iPad Air 2 costs \$439 including tax. Currently, city staff is using their personal tablet devices and will continue doing so. If City Council members do the same, then two tablets can be purchased to serve as backup devices in case of device unavailability. These backups can also be used for other city purposes if they are not needed for agenda packets.

The ongoing savings from printing and copying can offset the hardware costs.

RECOMMENDATION

The Intergovernmental Relations Committee recommends to the City Council the option to use tablet devices to receive and access agenda packets for the City Council meetings and the purchase of two tablets to serve as backup devices in case of device unavailability.

Paolo Beltran
Assistant to the City Manager

PB

Howard L. Chambers
City Manager

HLC

DIVIDER SHEET

COUNCIL AGENDA

March 14, 2017

TO: The Honorable Mayor and City Council

SUBJECT: Interest Rate Lock for Possible Tax-Exempt Financing

INTRODUCTION

City staff have been reviewing certain water capital projects that may involve tax-exempt financing.

STATEMENT OF FACT

Staff has identified the meter upgrade project as a project that may require tax-exempt financing. It is recommended to lock in a tax-exempt financing rate now as it is very probable that rates are set to increase in the near future.

The attached Resolution provides for the City to lock in an interest rate for 90 days with the intent to finalize the project scope and financing details for final consideration and possible approval by the council at a future date. There is no obligation on the City to proceed with the project of the financing proposed.

RECOMMENDATION

Staff respectfully recommends that the City Council approve the Resolution authorizing an interest rate lock for the consideration of tax-exempt financing.

Diane Perkin 
Director of Administrative Services

Howard L. Chambers 
City Manager

RESOLUTION NO. 2017-4

A RESOLUTION AUTHORIZING AN INTEREST RATE LOCK
FOR THE CONSIDERATION OF TAX-EXEMPT FINANCING.

WHEREAS, the City of Lakewood ("City") desires to automate its metering infrastructure (AMI project) in the near future and is engaged with FATHOM Water Management to develop such as project; and

WHEREAS, the capital expenditures for the project would require lease-purchase financing, or similar structures, with FATHOM Capital, or its assigns, subject to final credit approval and mutually acceptable documentation; and

WHEREAS, it is beneficial to the City to lock in an interest rate for 90 days with the intent to finalize the project scope and financing details for final consideration and possible approval by the council at a future date; and

WHEREAS, there is no financial obligation on the City to proceed with the proposed project or any proposed financing mechanism.

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

SECTION 1. The City is considering financing an AMI project with FATHOM Capital, or its assigns, subject to final credit approval and mutually acceptable documentation, at an amount and with terms to be finalized for consideration and approval by the city council at a later date; and

SECTION 2. The City Manager is authorized to obtain a rate lock with FATHOM Capital and to approve all matters related thereto.

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

ADOPTED AND APPROVED THIS 14TH DAY OF MARCH, 2017.

Mayor

ATTEST:

City Clerk

DIVIDER SHEET

Public Hearings

COUNCIL AGENDA

March 14, 2017

TO: Honorable Mayor and City Council

SUBJECT: Appeal of the Decision of the Planning Environment Commission in the Matter of the Abatement for 5708 Candor Street.

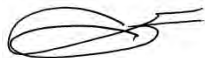
STATEMENT OF FACTS

On November 3, 2016 the Planning and Environment Commission (PEC) sitting as the Building Rehabilitation Board (BRB) conducted a public hearing regarding five listed land use violations at 5708 Candor Street. This hearing was the next procedural step in a progressive code enforcement case that commenced two years earlier on November 4, 2014 and was identified in the Final Notice of Violation issued on July 20, 2016. During the hearing three of the five identified violations were removed from consideration. This was based on an inspection conducted on the day of the hearing by Code Enforcement staff, who confirmed that the property owners had corrected three of the previous violations.

Following the public hearing, the Planning and Environment Commission adopted Resolution 14-2016. The property owners appealed that decision and the appeal was scheduled for hearing. However on March 9, 2017 Code Enforcement staff conducted a follow up inspection and established that the remaining two violations had been corrected sufficiently for the Community Development Director to determine that at this point in time that the property was in substantial compliance with the Lakewood Municipal Code.

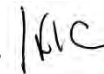
RECOMMENDATION

That the City Council accepts and files this report, as the subject matter of the appeal is moot and compliance with the original Final Notice of Violation has been accepted by the City.



Sonia Dias Southwell, AICP
Director of Community Development

Howard L. Chambers
City Manager





FINAL NOTICE OF VIOLATION

CITY OF LAKEWOOD **NEIGHBORHOOD PRESERVATION - CODE ENFORCEMENT**

NOTICE IS HEREBY GIVEN THAT CONDITIONS EXIST ON THE BELOW DESCRIBED PROPERTY, WHICH CONSTITUTE ONE OR MORE VIOLATIONS OF THE LAKEWOOD MUNICIPAL CODE (LMC).

DATE OF NOTICE: July 20, 2016

TO: PATRICIA A. & JAMES A. KRAGE

MAILING ADDRESS: 5708 Candor Street, Lakewood, CA 90713

SITE ADDRESS: 5708 Candor Street, Lakewood, CA 90713

SR#: 371412

ISSUING OFFICER:


George Bouwens
COMMUNITY CONSERVATION REPRESENTATIVE
CITY OF LAKEWOOD

PHONE#:
562-866-9771 x 2311

The violations(s) listed below shall be corrected on or before the listed correction date or subsequent enforcement actions shall commence. Failure to correct the violation could result in administrative charges, an administrative citation, and/or other legal action by the City.

DESCRIPTION OF VIOLATION(S)		
Code Section:	Violation Description and Required Correction:	Correction Date:
LMC §4323.B, C, D, and I	<p><u>CODE SECTION SUMMARY:</u></p> <p>B. UNSIGHTLY AND DEFICIENT EXTERIOR MATERIALS. Any structure that has peeling, cracked, faded, chipped, torn, or missing exterior surface materials, including, but not limited to, paint, brick, rock, stucco, siding, shingles and roof shingles. "Exterior surface materials" includes roofs, walls, doors, garage doors, porches, patios, awnings, screens, windows, window frames and casements, ledges, fascia, eaves, any wood or vinyl trim, and fences.</p> <p>C. ACCUMULATION OF TRASH, LITTER AND DEBRIS. 1. Any accumulation of lumber, dirt, litter, debris, rubbish, trash, or other items, including, but not limited to, household items, paper, glass, metal including vehicle parts, plastic, wood, cast-offs, equipment, building materials, or other materials in yard areas, driveways, courtyards, vestibules, doorways, or the interior of a residential structure. 2. Furniture, stoves, sinks, toilets, cabinets or other household fixtures, building materials, or equipment stored outside of a fully</p>	August 3, 2016

enclosed building so as to be visible from the public right-of-way or adjoining property.

3. Any trash enclosure that contains loose trash, debris, rubbish, litter, cast-offs, or miscellaneous discarded or stored items, that are not fully contained within a trash bin within the trash enclosure, and any trash enclosure that has damaged or missing structural materials, parts, doors or gates.

D. DEAD, DISEASED, OVERGROWN, OR MISSING VEGETATION. Any of the following conditions in any yard area not occupied by buildings, accessory structures, walkways, pools, spas, driveways, decks, or similar building or architectural device, or in any area required to be landscaped on commercial or manufacturing zoned property.

1. Ground cover that will not prevent erosion, dust, or the accumulation of water or mud in required yards. "Ground cover" is grass, trees, plants, shrubs, flowers, or permitted decorative features including bark, concrete, and rock.

2. Dead, diseased, or missing ground cover in required yards.

3. Overgrown vegetation, cultivated or uncultivated. "Overgrown vegetation" is vegetation that has grown to such an extent that it results in the diminution of the appearance of the subject property as compared to adjacent properties. "Overgrown vegetation" is also vegetation that is so overgrown or lacking in maintenance as to be unsightly to neighboring property, or because of size and lack of maintenance to be dangerous to the public health, safety and welfare.

1. BROKEN, CRACKED, OR MISSING WINDOW. Any window glazing or window frame that is broken, cracked, or missing.

VIOLATION 1: Peeling, cracked, faded chipped, torn, or missing paint on exterior surfaces of the house and garage.

VIOLATION 2: Accumulation of trash, litter, debris, and other items or materials in front, side, and rear yards, and the driveway.

VIOLATION 3: Overgrown vegetation in front side and rear yards.

VIOLATION 4: Garage door has missing glazing. West side attic window is missing frame and glazing.

CORRECTION REQUIRED: A recent inspection revealed substantial progress has been made to paint areas of the house with deteriorated or missing paint. Please complete repainting exterior

	surfaces which have peeling, cracked, faded, chipped, torn, or missing paint. Remove and dispose of the accumulation of trash, litter, debris, and other items or materials in yard areas and the driveway. Cut overgrown vegetation. Replace missing window frame and glazing in the attic and missing glazing in the garage door window.	
LMC §4330	<p><u>CODE SECTION SUMMARY:</u></p> <p>4330. ABANDONED, WRECKED, DISMANTLED OR INOPERATIVE VEHICLES. Except as provided in Chapter 3 of Article IX of the Lakewood Municipal Code, no person shall abandon, park, store, or leave, or permit the abandonment, parking, storing or leaving of any licensed or unlicensed vehicle or the part thereof which is in an abandoned, wrecked, dismantled or inoperative condition upon any private property or public property, not including highways, within the City for a period in excess of seventy-two hours unless such vehicle or part thereof is completely enclosed within a building in a lawful manner and is not plainly visible from the street or other public or private property, or unless such vehicle is stored or parked in a lawful manner on private property in connection with the business of a licensed dismantler, licensed vehicle dealer, or a junk yard. It shall be unlawful for any person, upon request, to fail or refuse to remove any such abandoned, wrecked, dismantled or inoperative vehicle, or part thereof, or refuse to abate the same when declared a public nuisance by the following section and ordered to do so in accordance with the abatement provisions of this Chapter or State law where State law is applicable.</p> <p>VIOLATION 1: Inoperative gray colored house car with California license plate 643WCS stored on the driveway.</p> <p>CORRECTION REQUIRED: Remove the inoperative vehicle from the premises, store it in the garage, or restore the vehicle to an operative condition and contact Community Conservation Representative George Bouwens at 562-866-9771 ext. 2311 in order to schedule an appointment to demonstrate this vehicle will start and run without assistance.</p>	August 3, 2016

A follow-up inspection shall be conducted to ensure compliance. If you have any questions or desire further information, please contact the Community Conservation Representative listed above between 7:30 a.m. and 5:30 p.m. Monday through Friday. City Hall is closed on alternating Fridays.

Note - Pursuant to Government Code Section 38773.5, the prevailing party is entitled to attorneys' fees in a nuisance abatement action. As such, please be advised that the City may opt to collect attorneys' fees and other investigative costs as the "prevailing party" in any action against you.

CITY OF LAKEWOOD

James A. Krage and Patricia A. Krage
Sole Owners/Assigns of the Private Land at 5708 Candor Street
near Lakewood, California [90713]
(562)867-3230
November 14, 2016

George Bouwens, Charles Carter, Patrick McGuckian, City Attorney Steve Skolnik
Members of the Planning and Environment Commission: Ms. Stuckey, Ms. Manis,
Ms. McKinnon, Mr. Quarto, Mr. Samaniego, City Prosecutor Jamaar Boyd-Weatherby
"City of Lakewood", Inc ("City", hereafter)
5050 Clark Ave
Lakewood, CA 90712

**NOTICE OF APPEAL OF PLANNING AND ENVIRONMENTAL
COMMISSION RESOLUTION 14-2016
NOTICE OF ACTION UNDER COLOR OF LAW BY THE CITY:
CITY HAS NO JURISDICTION TO ABATE A PRIVATE NUISANCE
CONTINUED DEMAND FOR BILL OF PARTICULARS
CHALLENGE OF SUBJECT MATTER JURISDICTION
CLAIM TO ALL EXCLUSIVE SOVEREIGN ALLODIAL LAND RIGHTS**

To our Public Servants at the Municipal Corporation called "CITY OF LAKEWOOD":

The Property at issue is at 5708 Candor Street, which is Private Property within the City's outer borders but not actually city property.

James A. Krage and Patricia A. Krage are sole owners of the Private Property at 5708 Candor Street. The City has no ownership or even easement interest on the Private Property.

We received a "Notice to Abate Nuisance" which set a Hearing Date for Thursday, November 3, 2016 7 pm to show cause why our private property should not be declared a "public nuisance". As we stated in our Notice of Defense and verbally at the hearing, "It is not a nuisance, but if it were, it would be a "private nuisance", not public." A "Private Nuisance" is a tort to be filed by the person offended, not the city. Only a "Public Nuisance" could be a crime that the City can abate. THE COMMISSION DETERMINED THAT OUR PROPERTY IS NOT A PUBLIC NUISANCE

We thank the Commission for determining that our property was NOT a Public Nuisance at the Hearing held November 3, 2016. At the recommendation of City Attorney Steve Skolnik, the Commission chose to downgrade the wording in the Resolution from "Public Nuisance" to "Nuisance". It's obvious that the Pet Door in our Garage Door and the "Objets d'Art" in our back yard are not Public, their abatement is not a "Municipal Affair" on our Private Property, and there is no "substantial and unreasonable interference" condition on our property that could rise to the level of an "immediate threat" to the public health and welfare or even to 1 neighbor that would compel action by the City regarding abatement of the subject property and its attendant state of affairs.

THERE IS NO TRASH OR DEBRIS IN OUR YARD, ONLY "OBJETS D'ART"

We hereby deny that there is any trash or debris in our back yard or anywhere on our property. All objects in our yard have value and they are placed there as "Objets d'Art", which are artistic expressions protected by the 1st Amendment to the Constitution for the United States of America. Our Objets d'Art are not Nuisance of any kind to the Public, nor are they a Nuisance of any kind to any neighbor. Michael Downs has admitted that he is the complainant. Michael Downs is not our neighbor, but lives many miles away. Michael Downs' mother is our neighbor at 5702 Candor St. Michael Downs' mother has not complained to us about anything, and we get along fine with her,

and if fact are glad to help her whenever she needs us. There is no window at 5702 Candor that overlooks our back yard. To see our property from 5702 Candor, a person has to go in the back yard and make an effort to look over the fence. If Michael Downs doesn't make an effort to go into his mother's back yard and look over the fence he can't be offended by our Objets d'Art.

THE PET DOOR IN OUR GARAGE DOOR IS NOT A NUISANCE TO ANYONE

We hereby deny that the 9 inch by 9 inch opening in our garage door that we have provided to our cat as a Pet Door is a nuisance to anyone, not to the public, not to any neighbor.

CITY HAS FAILED TO PROVIDE PROOF OF A NUISANCE PROVIDING A THREAT

The Burden of Proof is on the City to prove that there is a "substantial and unreasonable interference" condition on our property that could rise to the level of an "immediate threat" to the public health and welfare. The City has failed to provide any evidence of a "substantial and unreasonable interference" condition on our property that could rise to the level of an "immediate threat" to the public health and welfare. We have repeatedly requested such evidence and we requested a Bill of Particulars, which the City has refused to provide.

THE COMMISSION AGREED TO AMEND BECAUSE THERE IS NO PUBLIC NUISANCE

California Civil Code 3480 defines a Public Nuisance:

Civil Code 3480. "A public nuisance is one which affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal."

Count B of Section 5: **LMC 4323.I**: A pet door in a garage door, effectuated by deliberate removal of a 9 inch by 9 inch pane of glass from a 16-foot wide garage door, does not rise to the level of a Public Nuisance, because it does not affect a community or a neighborhood, and it is not a "substantial and unreasonable interference" condition on our property that could rise to the level of an "immediate threat" to the public health and welfare.

Count A of Section 5: **LMC 4323.C,1 and .2**: The Resolution complains of "Trash and Debris" in the rear yard. There is no Trash or Debris in our rear yard. There is a swingset, some exercise equipment, barbeque equipment, a few bicycles organized on racks, a few shovels, 2 childrens' playhouses, 2 small plastic enclosed storage chests, and a garden. Everything is organized as Objets d'Art that are pleasing to our eyes and we have a right to artistic expression protected by the 1st Amendment to the Constitution for the United States of America on our Private Property, which Privacy is protected by the 4th Amendment to the Constitution for the United States of America. Nothing in our back yard rises to the level of a Public Nuisance, because it does not affect a community or a neighborhood, and it is not a "substantial and unreasonable interference" condition on our property that could rise to the level of an "immediate threat" to the public health and welfare.

SOME MISCELLANEOUS COURT CITATIONS AS POINTS AND AUTHORITIES:

A municipality may not, either at common law or under statutory power, designate property use a nuisance by mere declaration, when in fact it is not. **City of Lake Forest v. Evergreen Holistic Collective, 138 Cal. Rptr. 3d 332** (Cal. App. 4th Dist. 2012), as modified, (Mar. 29, 2012) and review granted and opinion superseded, (May 16, 2012).

The existence of a nuisance cannot be predicated solely on violation of an ordinance, where the act prohibited is in itself indifferent and no duty exists apart from the ordinance. **Cook v. Normac Corp., 176 Md. 394, 4 A.2d 747** (1939).

To be enjoined as a public nuisance, an interference with collective social interests must be both substantial and unreasonable. **Monks v. City of Rancho Palos Verdes, 167 Cal. App. 4th 263, 84 Cal. Rptr. 3d 75** (2d Dist. 2008), as modified on denial of reh'g, (Oct. 22, 2008)

and review denied, (Dec. 17, 2008).

A provision that the storage of abandoned junk including abandoned or junk motor vehicles is a nuisance is unconstitutional. The storage of abandoned automobiles may not be a nuisance per se but must be shown to be a nuisance on the basis of the danger to public health and welfare. Kadash v. City of Williamsport, 19 Pa. Commw. 643, 340 A.2d 617 (1975).

A public nuisance is one that injures the citizens generally who may be so circumstanced as to come within its influence. Whether an interference is unreasonable, in the public nuisance context, depends on whether the conduct involves a significant interference with the public health, the public safety, the public peace, the public comfort or the public convenience, or whether the conduct is proscribed by law. Sinotte v. City of Waterbury, 121 Conn. App. 420, 2010 WL 2036172 (2010).

A "public nuisance" is one which affects an entire neighborhood or community, while a "private nuisance" affects only a single person or a determinate Yates v. Kemp, 979 N.E.2d 678 (Ind. Ct. App. 2012), transfer denied, 985 N.E.2d 338 (Ind. 2013).

A public nuisance consists of conduct or omissions which offend, interfere with or cause damage to the public in the exercise of rights common to all, in a manner such as to offend public morals, interfere with the use by the public of a public place or endanger or injure the property, health, safety or comfort of a considerable number of persons. City of New York v. Smart Apartments LLC, 39 Misc. 3d 221, 959 N.Y.S.2d 890 (Sup 2013).

City and state nuisance laws were not unconstitutionally overbroad; nuisance laws did not prohibit property owner from storing, accumulating, or parking his personal property or the property of others on his real property, rather, they prohibited owner from storing the property in a manner that constituted a nuisance. City of Fargo v. Salsman, 2009 ND 15, 760 N.W.2d 123 (N.D. 2009).

NOTHING IN OUR YARD IS INJURIOUS TO HEALTH, OR OFFENSIVE TO INTERFERE
WITH ENJOYMENT WITHOUT EFFORT TO LOOK OVER A BACK YARD FENCE
California Civil Code 3479 defines a Nuisance:

Civil Code 3479. "Anything which is injurious to health, including, but not limited to, the illegal sale of controlled substances, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a nuisance."

ANY NUISANCE THAT IS NOT A PUBLIC NUISANCE IS A PRIVATE NUISANCE
California Civil Code 3481 defines that any nuisance that is not a Public Nuisance under 3480 is a Private Nuisance. (There is no other)

Civil Code 3481. "Every nuisance not included in the definition of the last section is private."

The Pet Door to the Garage and our Objets d'Art in our back yard are not injurious to health or indecent or offensive to the senses (especially when out of view behind a wall) or an obstruction to the free use of property, or obstructing free passage, so they are not a Nuisance of any kind.

THE CITY CANNOT USE ITS POLICE POWER TO ABATE A PRIVATE NUISANCE
THAT IS NOT A HAZARD OF ANY KIND

The City has no Jurisdiction to abate a "Private Nuisance" in this situation, because it is not a "Municipal Affair".

Civil Code 3494 allows the City to abate a Public Nuisance, not a Private Nuisance.

Civil Code 3494. "A public nuisance may be abated by any public body or officer authorized thereto by law."

Code of Civil Procedure 371 allows a neighbor to sue for a Nuisance or the City to abate a Public Nuisance, but it does not allow the City to abate a Private Nuisance.

Code of Civil Procedure 371 "An action may be brought by any person whose property is injuriously affected, or whose personal enjoyment is lessened by a nuisance, as defined in Section 3479 of the Civil Code, and by the judgment in that action the nuisance may be enjoined or abated as well as damages recovered therefor. A civil action may be brought in the name of the people of the State of California to abate a public nuisance, as defined in Section 3480 of the Civil Code, by the district attorney or county counsel of any county in which the nuisance exists, or by the city attorney of any town or city in which the nuisance exists."

When the Commission determined that there was NO Public Nuisance, but nonetheless approved a Resolution that our property was a Nuisance (without Public, it could at the most be a Private Nuisance), the Commission went beyond its Jurisdiction and acted under Color of Law.

I suggest that the City of Lakewood, Inc got terrible legal advice from both City Attorney Steve Skolnik and City Prosecutor Jamaar Boyd-Weatherby. They have allowed the City of Lakewood to act on, at the most, a Private Nuisance, which is a civil tort that the City has no Standing or Capacity or Jurisdiction to act upon because it is not a Municipal Affair.

I would suggest that your 2 bad lawyers study the Municipal Law Handbook ("MLH", hereafter). MLH Chapter 1, Section C "Constitutional Grants of Municipal Authority **§1.14**" delineates the 5 powers of a Municipal Authority: 1) Police Power, 2) Taxing Power, 3) Eminent Domain Power, 4) Public Works Power, 5) Corporate Power. It explains how Police Powers can only be exercised when there is a Health or Safety Hazard. Obviously, the Taxing Power, Eminent Domain Power and Public Works Power do not obtain here. When the Police Power can't be used, because there is no Health or Safety Hazard, then the City can only use its Corporate Power, which is limited to "Municipal Affairs". There is nothing on our property that is a Health or Safety Hazard that could allow the City's Police Power on our Private Property, and nothing on our Private Property can qualify for a "Municipal Affair" to allow the City to use its Corporate Power. Anything the City does without the Capacity to use its Police Power or its Corporate Power for a Municipal Affair is without Jurisdiction or Capacity, and it is acting outside the law or "Under Color of Law". Then it acts under "Color of Law", the Commissioners, Councilmen, and other agents can be sued in their individual capacities for acting under Color of Law as Civil Rights Violations of 42 USC 1983, and possibly in Conspiracy.

If the City pursues private Nuisance Abatement on our property, it will be acting under Color of Law, and could be sued for direct Civil Rights Violations under **42 USC 1983**, and perhaps acting in conspiracy.

There are no Hazards to Health or Safety, no "Pollution" of any kind; there is nothing "public" about our premises, and the City of Lakewood, Inc has no ownership interest or easement on our private property.

A "Public Nuisance" is like unto a crime, which the City can legally move to abate.

A nuisance that is not a "Public Nuisance" is by default a "Private Nuisance" to a neighbor, which is a Civil Tort that the City has no Standing, Capacity or Jurisdiction to be involved in.

The City needs to get an Attorney that understands the Law on Public Nuisance – the City Commission was ill advised by City Attorney Steven Skolnik at the Commission meeting on

November 3. When it was obvious that the Commission could not declare our property a Public Nuisance, City Attorney Steven Skolnik recommended just taking the word "Public" from the Resolution, to merely make the property a "Nuisance" instead of a "Public Nuisance". When the Commission approved making our property a "Nuisance" after determining that it was not a "Public Nuisance", its further action was under color of law, without Jurisdiction.

As stated in our Notice of Defense: "There is nothing that rises to the level of public nuisance or hazard to health or safety on our property. Any aesthetic opinion about our Objets d'Art are just private aesthetic opinion, not public."

"Public nuisance has been defined by H. Luntz, A.D. Hambly and R. Hayes, Torts Cases and Commentary, (1980) 826 as: "

"Some act or omission likely to affect the comfort or safety of people generally which is such as to amount to a criminal offence punishable at common law or by statute and which causes greater damage or inconvenience to the plaintiff than to the generality of the public."

As this definition indicates, unlike private nuisance, which is only a tort, public nuisance is like a crime. Trivial nitpicking about backyard chipped paint and Objets d'Art is not a public nuisance. Even the pet door in the garage door is not a public nuisance.

Cf. <http://www.austlii.edu.au/au/journals/UWALawRw/1983/8.pdf>

Michael Downs has personally told us that he has complained many times. Michael Downs does not live next to us and does not even appear to live in Lakewood, but rather Michael Downs lives elsewhere. He visits his mother occasionally at 5702 Candor St in Lakewood, but he does not have to look over our backyard fence or be "aesthetically impacted" by the petty things he complains about. He can just stay home or not look over the fence. Michael Downs obviously believes he can dominate neighbors to enforce his wishes by using the City as a tool.

We feel that Michael Downs is harassing us through the City: the City is being used as a pawn for a petty Harasser. Michael Downs actually submitted a false report to the City that there was dog mess in our back yard next to his mother's property at 5702 Candor. Our dog is not released unsupervised into the back yard, and SEAC, in response to a complaint about dog mess in our back yard, requested an unannounced inspection of the property, where they found no dog mess and closed the complaint. SEACA returned a week later in response to a second unfounded complaint about our dog – the SEACA officer said it looked like harassment.

Although we are not on City Property, and the City has no Jurisdiction to give citations on our private land unless there is a Health and Safety Hazard or imminent danger to the public, which there is not, we have tried to cooperate with City Representatives over and over again. We have moved bicycles to less offensive areas, we have painted, we have planted more flowers, we have fertilized the grass more, we have cooperated in multiple ways, even though the City does not have jurisdiction on our private land to force us to obey citations or municipal codes.

We have worked with City Representative George Bouwens over and over again (and Tony before him), but he keeps coming back because of "another complaint".

I'm aware that this is not harassment triggered by the City, but harassment through the City by Michael Downs - but it is harassment nonetheless, and now Commission Actions are under Color of Law, without Jurisdiction over a Private Nuisance.

As I have seen Judges rule in many court cases – the items complained about on our property "do not rise to the level of public nuisance". They are petty nitpicking complaints about aesthetic judgments by a man that lives many miles away, and are not public nuisances.

So far, Michael Downs' complaints have been about petty things he appears to be annoyed by, such as a tiny 9x9 inch pet door, a few specs of chipped paint, a back-yard garden that he finds aesthetically unpleasing, a vehicle that he finds unpleasing, grass that is not as green as his mother's (after we were asked not to water, because we are in a drought? Perhaps they have overwatered?).

There is no health or safety hazard, only complaints about aesthetics. Michael Downs even lied to complain that our dog left messes near his mother's yard. The City contacted SEACA, and SEACA visited our property without notice and saw that there was no dog mess in either the front, side or back yards. This report of dog mess was a knowingly false report and should be punished. He is accelerating, and told us that he was going to complain to the County and the District Attorney, because he believes his tantrums so far have had little effect. Michael Downs is a retired L.A. Police Officer, that may at one time have worked in the Rampart Division. Everyone has heard of the Rampart Scandal, where 70 officers were said to have taken the law into their own hands and planted evidence, perjured themselves and done other wrong things against the law. Of the 70, enough evidence was only found to try 24, so the others may have gotten free of prosecution, despite wrongdoing. Anyone working at Rampart would probably have been tainted with that mentality of abuse of laws to achieve personal goals, and that seems to be the case with Michael Downs and our property.

There is no substantial nuisance that can possibly be public. There is no interference with public health, with public safety, with public morals, with public peace or with public convenience. Any of those so-called pollutants would be private, not public, if they existed, but they don't even exist. There is no "Municipal Affair" associated with our Private Property.

A private nuisance would be a civil matter, not a public nuisance.

To be considered "public", a nuisance must affect an interest common to the general public, rather than peculiar to one individual, or several. City of Phoenix v Johnson, 51 Ariz 115 (1938), Pennsylvania Coal Co. Mahon, 260 US 393 (1922), Higgins v Connecticut Light & Power Co, 129 Conn. 606 (1943), People v Brooklyn & Queens Transit Corp, 258 App. Div 753, 15 N.Y.S.2d 295, (1939), affirmed 283 N.Y. 484, 28 N.E.2d 925, (1940).

The condition must unlawfully obstruct the public in the free use of public property (Black's Law Dictionary, Sixth Edition, at 1230).

In In re Zorn, 59 Cal.2d 652, 652 (1963), the California Supreme Court held that a barber shop was a public place, stating: "'public' has been defined as 'Common to all or many; general; open to common use,'" "and" "Open to common, or general use, participation, enjoyment, etc.; as a 'public Place,' I.e., 'common to all or many; general; open to common use.'"

It is well established that the City has the legal burden to prove there is an "immediate threat" to the public health, welfare, and safety. The City must prove that the type of harm the public nuisance is allegedly causing is the type of harm that the City needs to protect the public from. Additionally, the type of harm must also be of a type where "substantial and irreparable harm" would be suffered were it not for the action of the City. Such a finding has not been presented nor has it been supported by the facts, evidence, or testimony presented.

"It is said that even at common law a city or town has power to abate a public nuisance. Usually it has statutory power, vested in its governing body, to declare and abate public nuisances. [8] But neither at common law nor under such express power can it, by its mere declaration that specified property is a nuisance, make it one when in fact it is not." (14 A.L.R.2d § 8, p. 82.)". Leppo v. City of Petaluma (1971) 20 Cal.App.3d 711 at page 718

"While we have not found authority in California that states where the burden of proof lies, other jurisdictions have held that the municipality has the burden of proof of the nuisance and the necessity for its immediate abatement. (See Solly v. City of Toledo, supra, at p. 466; Crossman v. City of Galveston, 112 Tex. 303 [247 S.W. 810, 815, 26 A.L.R. 1210]; Lawton v. Steele, 152 U.S. 133, 135 [38 L.Ed. 385, 388, 14 S.Ct. 499].)

We feel that the reasoning of these cases should be applied here. Such conclusion is

consistent with the rule requiring the state to have the burden of proving
Leppo v. City of Petaluma (1971) 20 Cal.App.3d 711 at page 718

Civil Code section 3480 provides: "A public nuisance is one which affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal."

For the entire community to be affected by the Krage back yard, the back yard would have to be plainly visible by, or accessible to, the general public or contain a health or safety hazard.

The Krage back yard is surrounded on all sides by a tall, vision obscuring fence. Members of the general public are not allowed into the Krage back yard. The Krage back yard was inspected by SEACA, and was found to be free of any health and safety hazards.

In the Calif. Supreme Court case **People ex. rel. Gallo v. Acuna (1997) 14 Cal.4th 1090** at page 1104: "**Civil Code sections 3480 and 3481** divide the class of nuisances into public and private. A public nuisance is one which "affects at the same time an entire community or neighborhood, or any considerable number of persons."

People ex. rel. Gallo v. Acuna (1997) 14 Cal.4th 1090 at page 1105, "To qualify, and thus be enjoined, the interference must be both substantial and unreasonable."

There is no condition on our property that causes substantial or unreasonable interference with the public interest or even of the interest of more than one neighbor. In fact the aesthetic preferences of Michael Downs do not trump our right to free expression with our Objets d'Art. Michael Downs is simply using the City to harass us with Petty Objections to areas that nobody else can see, where our personal Objets d'Art are free expressions of our personal preferences, which are protected by the 1st Amendment to the Constitution for the United States of American, on our private property, which has privacy rights protected by the 4th Amendment to the Constitution for the United States of American.

In **Echevarrieta v. Rancho Palos Verdes (2001) 86 Cal.App.4th 472**:
Echevarrieta was ordered to trim a tree in his back yard that was over 16 feet high and obscured the public view. It was a public nuisance because it was viewable by the general public
Matthew Bender, Cal. Forms of Pleading & Practice, Ch. 391, "Nuisances", states:
"Defendant may assert First Amendment rights as an affirmative defense if the injunction sought would restrict freedom of expression. This defense is most likely applicable in cases involving "moral nuisances" [see, e.g., **People ex rel. Busch v. Projection Room Theater (1976) 17 Cal. 3d 42**, 58-59, 130 Cal. Rptr. 328, 550 P.2d 600]."

This would apply to our miscellaneous Objets d'Art which are protected by the First Amendment and Fourteenth Amendment, and by the "substantial and unreasonable interference" test in **People ex. rel. Gallo v. Acuna (1997) 14 Cal.4th 1090** at page 1105.

We have the right to Due Process, protected by the 5th Amendment to the US Constitution and Article 8. As it affects our right not to be deprived of life, liberty or property without due process of law, the City must satisfy the strict scrutiny test and show that the law it wished to apply was necessary to achieve a compelling government purpose. Even though the Municipal Codes appear to have a proper legislative purpose for the public property it was intended for, their application to us appears to single us out for unrelated reasons. (Selective Enforcement) The intent of government legislation is to protect the public from an identifiable harm affecting the public's

health, welfare and safety. The purpose of such law(s) was not to protect a private citizen from himself on his own property, but rather to protect the public. Those Codes as applied to us appear to have the effect of arbitrarily discriminating against us, thus violating our due process.

Under all applicable tests, there is no "substantial and unreasonable" condition on our property that could rise to the level of an "immediate threat" to the public health and welfare that would compel action by the City regarding abatement of the subject property and its attendant state of affairs.

A legislative body may not, under the guise of the police power, impose restriction that are unnecessary and unreasonable upon the use of private property or the pursuit of useful activities (**McKay Jewelers v Bowron**).

"A man's house is his castle" was written by the famous jurist Sir Edward Coke in 1628, and still applies today.

LACK OF JURISDICTION OVER OUR PRIVATE PROPERTY

The Municipal Corporation called the "City of Lakewood" has no rights to our private property, nor do they or the County have any easement past the sidewalk. A Bill of Particulars is hereby requested and required to show evidence of authority on our Private Land and to state what agreement you believe we have with you. At this point, we give you Notice that you are acting under color of law without any legal right to enforce municipal codes on our private property without any imminent danger to health and safety of the public.

Although you have no Legal Authority to issue any Notice of Violation of any Municipal Code on our Private Land, we also dispute your wrong evaluation of our Objets d'Art in violation of our Unalienable God-give right to Free Expression, further protected by the First Amendment to the Constitution for the united States of America and by the California Constitution. Your bogus allegations are actually ridiculous in themselves. you are acting as a "Nanny State" without Authority for minor paint chips or the window opening in the garage door for our cat. Again, you are acting under color of law without legal authority to try to enforce your aesthetic preferences on our Objets d'Art on our Private Land, and, if you do not Cease and Desist, we may feel forced to take legal action against you personally for acting under color of law without authority to threaten us.

James Krage and Patricia Krage are Assigns of the 1784 Spanish Land Grant of Rancho Los Nietos to Manuel Nieto and Assigns, Assigns of the 1834 Mexican Land Grant of Rancho Los Cerritos to Manuela Cota, daughter of Manuel Nieto, and Assigns, both of which were specifically honored by the 1848 Treaty of Guadalupe Hidalgo and its Protocol of Queretaro, which was further confirmed by the Act to Ascertain and Settle the Mexican Land Claims in California, passed May 3, 1851.

Further, James Krage and Patricia Krage are Assigns of the 1867 US Land Patent to John Temple and Assigns, which Quit-Claim transferred the sovereign allodial land ownership rights, title, interest, use and control directly from the United States [government] to John Temple and his Assigns, and confirmed the Spanish and Mexican Land Grants, without any such rights, title, interest, use, or control being transferred to any town, city, county parish or state.

Specifically, the Municipal Corporation that calls itself the "City of Lakewood" ("City", hereafter) has no such sovereign allodial land ownership rights, title, interest, use and control on this private land named as Lot 426 in Tract 16218 near Los Angeles County.

We, James and Patricia Krage, are sole owners/assigns of the private land described in the 1951 Grant Deed recorded on May 2, 1951 in Book 36139, Page 250 in the Los Angeles County Recorder's Office, with the Legal Description in that Grant Deed of Lot 426 in Tract 16218 as per

map recorded in Book 375 Pages 33, 34, 35, 36 of Maps, in the office of the County Recorder of Los Angeles County, California and in later recordings.

Provide proof if you believe you are our public servant acting as agent for the Trustee for the Public Trust that we the People are both Executors and Beneficiaries of, within the restrictions of a government entity that is a republican form of government required under Article 4 of the Constitution for the United States of America: "The United States shall guarantee to every State in this Union a Republican Form of Government".

We assure you that our private land is not City land, and the City has no jurisdiction on our private land. If the City wishes to claim jurisdiction on our private land, we require Proof of Claim with Proof of Jurisdiction in a Bill of Particulars before the Hearing, and to accompany any future presentment.

We choose not to contract with the Municipal Corporation named the "City of Lakewood" except for the water and trash services that they have a monopoly on.

The above is our Claim of sovereign allodial land ownership rights, title, interest, use and control on this private land named as Lot 426 in Tract 16218, and that the City has no such sovereign allodial land ownership rights, title, interest, use and control on this private land named as Lot 426 in Tract 16218, and that the City has no in Rem Jurisdiction on this private land. If the City does not refute this claim with a proof of claim within 10 days, the City will default and that default will be deemed as acceptance of our claims, and preclude the City from making any claim to in rem jurisdiction or land rights on this private land in the future.

We have requested multiple times before, and hereby request again a "Bill of Particulars" and request Proof of Jurisdiction "Quo Warranto". The City has repeatedly refused our requests.

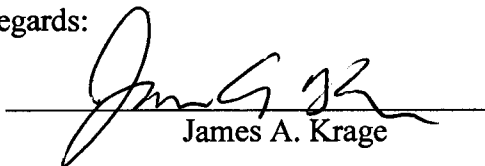
If plaintiff fails to furnish a bill of particulars after adequate demand is made or if plaintiff furnishes an inadequate bill and furnishes no supplemental bill after demand is made, a motion to exclude evidence relating to the items demanded in the bill of particulars should be granted if made in a timely fashion prior to trial (**Burton v. Santa Barbara Nat'l Bank (1966) 247 Cal. App. 2d 427, 433, 55 Cal. Rptr. 529**).

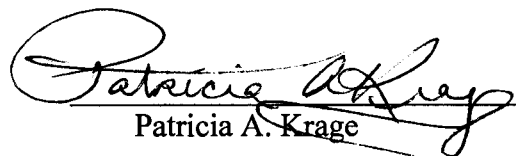
This is Notice to Cease and Desist your threats under Color of Law or force us to seek remedy under **42 USC 1983** for actions under color of law, and other laws.

We plan to issue Press Releases showing your illegal actions under color of law for petty harassment complaint, and may also seek co-plaintiffs for Class Action lawsuit to stop Cities from acting under Color of Law in similar circumstances. Someone needs to bring this kind of issue up on appeal, to the Supreme Court, if necessary to stop petty harassment of this kind by Cities.

We have severely limited income and have requested a waiver of the \$300 Fee because it would be a hardship, but we were told that the City will not allow any waiver of Fees and will not accept our Appeal without the Fee at time of Application. We are therefore submitting this Appeal with Payment under Protest with extreme hardship.

Best Regards:


James A. Krage

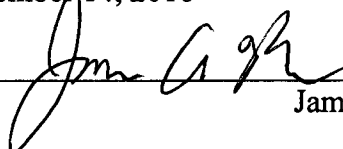

Patricia A. Krage

4498 '16 NOV 14 P3:2

REQUEST TO WAIVE APPEAL FEE BECAUSE OF HARDSHIP AND LOW INCOME

DECLARATION OF HARDSHIP FROM LOW INCOME OF JAMES A. KRAGE
CITY OF LAKEWOOD
CITY CLERK

1. My name is James A. Krage.
 2. I solemnly affirm that the following is true, correct, and complete to the best of my own personal knowledge and understanding. I am over the age of eighteen years. If called as witness I will competently testify under oath to the truth of the facts stated herein. I am an Appellant in this action.
 3. I live at 5708 Candor St, Lakewood, California 90713 ("the Property").
 4. I and Patricia A. Krage own the Property at 5708 Candor St, Lakewood, California 90713.
 5. On November 3, 2016, the Lakewood Planning and Environmental Commission ("Commission") heard testimony on whether to declare our Property a "Public Nuisance".
 6. After testimony was heard on November 3, 2016, on the advice from City Attorney Steve Skolnik, the Commission decided to remove the word "Public" from all phrases with "Public Nuisance" and only use "Nuisance" in its place everywhere in the Resolution.
 7. The Planning and Environment Commission sitting as the Building Rehabilitation Board passed Resolution number 14-2016 "FINDING THE PROPERTY AT 5708 CANDOR STREET TO BE A NUISANCE; ORDERING ABATEMENT OF THE NUISANCE WITHIN 15 DAYS BY THE OWNER; AND IF NOT TIMELY ABATED, AUTHORIZING THE CITY TO ABATE THE NUISANCE CONDITIONS BY WARRANT."
 8. The Resolution names a 9 inch by 9 inch opening in our garage door, which we have created as a Pet Door for our cat, to be a Nuisance.
 9. I hereby deny that our Pet Door is a Public Nuisance & deny that it is a Nuisance to anyone.
 10. The Resolution claims that there is trash and debris in our back yard and that it is a Nuisance.
 11. I hereby deny that there is trash and debris in our back yard and deny that it is a nuisance.
 12. I further affirm that the items in our back yard all have value and are placed there as "Objets d'Art" for their artistic value to us.
 13. The 1st Amendment to the Constitution for the United States of America protect our god-given unalienable right to free expression, which includes the placement of "Objets d'Art".
 14. Civil code 3480 defines "Public Nuisance".
 15. Civil Code 3481 declares that any Nuisance that is not a "Public Nuisance" as in Civil Code 3480 is a "Private Nuisance".
 16. Civil Code 3494 allows the City to abate a Public Nuisance, not a Private Nuisance.
 17. Civil Code 3494 does not allow the City to abate a Nuisance that is not a Public Nuisance.
 18. Upon information and belief, actions by the City to Abate a Nuisance that is not a Public Nuisance would be actions under Color of Law, without the legal right to do.
 19. I want to appeal what I believe to be a frivolous Resolution under color of law.
 20. We have been told that there is a \$300 Fee to Appeal the Resolution.
 21. It would be a hardship for us to pay that fee, because we have low income.
 22. I, James Krage am retired, on Social Security, with very low income.
 23. Our 2015 Joint Income Tax Return showed an adjusted gross income of \$25,204.
 24. We have a 20 year old Dependant son that is not working.
 25. With low income, it would be a hardship to pay a \$300 fee to appeal the frivolous Resolution.
 26. I declare under penalty of perjury that this Affidavit is true and correct, except for those statements marked "upon information and belief", which I believe to be true.
- This Affidavit was executed at Lakewood, California on November 14, 2016


James A. Krage

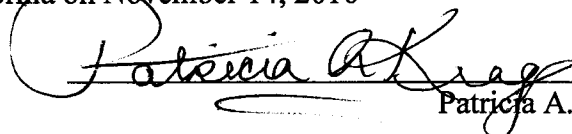
REQUEST TO WAIVE APPEAL FEE BECAUSE OF HARDSHIP AND LOW INCOME
 DECLARATION OF HARDSHIP FROM LOW INCOME OF PATRICIA ANN MELE-KRAGE

4488-16 NOV 14 P3:20

CITY OF LAKEWOOD
CITY CLERK

27. My name is Patricia Ann Mele-Krage ("Patricia") aka Patricia A. Krage.
28. I solemnly affirm that the following is true, correct, and complete to the best of my own personal knowledge and understanding. I am over the age of eighteen years. If called as witness I will competently testify under oath to the truth of the facts stated herein. I am an Appellant in this action.
29. I live at 5708 Candor St, Lakewood, California 90713 ("the Property").
30. I and James A. Krage own the Property at 5708 Candor St, Lakewood, California 90713.
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39. The 1st Amendment to the Constitution for the United States of America protect our god-given unalienable right to free expression, which includes the placement of "Objets d'Art".
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41. **Civil Code 3481** declares that any Nuisance that is not a "Public Nuisance" as in **Civil Code 3480** is a "Private Nuisance".
42. **Civil Code 3494** allows the City to abate a Public Nuisance, not a Private Nuisance.
43. Civil Code 3494 does not allow the City to abate a Nuisance that is not a Public Nuisance.
44. Upon information and belief, actions by the City to Abate a Nuisance that is not a Public Nuisance would be actions under Color of Law, without the legal right to do.
45. I want to appeal what I believe to be a frivolous Resolution under color of law.
46. We have been told that there is a \$300 Fee to Appeal the Resolution.
47. It would be a hardship for us to pay that fee, because we have low income.
48. James Krage is retired, on Social Security, with very low income.
49. Our 2015 Income Tax Return showed an adjusted gross income of \$25,204.
50. We have a 20 year old Dependant son that is not working.
51. With low income, it would be a hardship to pay a \$300 fee to appeal the frivolous Resolution.
52. I declare under penalty of perjury that this Affidavit is true and correct, except for those statements marked "upon information and belief", which I believe to be true.

This Affidavit was executed at Lakewood, California on November 14, 2016


 Patricia A. Krage

CITY OF LAKEWOOD
Internal Cash Control Form

Received from

James A Krage

Address:

5708 Candor Street

Lakewood 90713

For:

Appeal Fee (Planning Commission
Decision)

Credit

1010-0012-46214

PAID BY CHECK

DATE: 11/14/76

Payment

TIME: 15:30

\$ 300.00

300-

Ring
here

DIVIDER SHEET

Legislation

COUNCIL AGENDA

March 14, 2017

TO: The Honorable Mayor and City Council

SUBJECT: Introduction of Ordinance Reauthorizing the Public, Educational, and Governmental Access Fee

INTRODUCTION

The Digital Infrastructure and Video Competition Act of 2006 (DIVCA) as codified in *California Public Utilities Code Section 5800, et.seq.*, preempted a California local entity's rights to franchise its cable and video TV operators by transferring cable franchising authority to the California Public Utilities Commission (CPUC). However, DIVCA does allow local governments to establish and collect Public, Educational and Governmental Access (PEG) fees from the City's cable and video TV operators. In 2007, the City adopted Ordinance No. 2007-6, which, among other things, authorized a fee on State-franchised video service providers to support PEG access channel facilities.

STATEMENT OF FACT

DIVCA states that state video franchises issued by the CPUC are given a term of 10 years. The current state-issued franchises to the City's cable/video TV providers will expire in early 2017 for AT&T, and Frontier Communications (formerly Verizon), and in 2018 for Spectrum (formerly Charter/Time Warner Cable). These state video franchises can and are being renewed under a highly streamlined procedure adopted by the CPUC.


The section of DIVCA that authorized the City to create the PEG fee ordinance also states that "the ordinance shall expire, and may be reauthorized, upon the expiration of the state franchise" (*California Public Utilities Code Section 5870(n)*). AT&T's state video franchise will be the first to expire on March 30, 2017. The City needs to reauthorize the ordinance to collect the PEG fee from AT&T customers going forward.

FISCAL IMPACT

The Ordinance will reauthorize a PEG access support fee that the City currently receives. For Fiscal Year 2015-2016 the total PEG fee received was \$174,912, which supports the City's PEG access channel facilities.

RECOMMENDATION

It is recommended that the City Council introduce the proposed ordinance to exercise the City's right to continue to authorize the receipt of PEG fees from its cable/video TV operators.


Paolo Beltran
Assistant to the City Manager


Howard L. Chambers
City Manager

ORDINANCE NO. 2017-1

AN ORDINANCE OF THE CITY OF LAKEWOOD
REAUTHORIZING THE PUBLIC, EDUCATIONAL, AND
GOVERNMENTAL ACCESS FEE

WHEREAS, the City Council adopted Ordinance No. 2007-6, which, among other actions, authorized a fee on State-franchised video service providers to support public, educational, and governmental ("PEG") access channel facilities; and

WHEREAS, Section 5870(n) of the California Public Utilities Code provides that such an Ordinance shall expire, and may be reauthorized, upon the expiration of a State franchise; and

WHEREAS, California Video Franchise Certificate Franchise No. 0002, granted to Pacific Bell Telephone Co., dba SBC Pacific Bell Telephone Co., dba AT&T California, will be the first State franchise affecting the City to expire, on March 30, 2017.

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

SECTION 1. All of the provisions contained in Ordinance No. 2007-6, including but not limited to the PEG fee, are hereby reauthorized. Such reauthorization of such provisions shall apply to all State-franchised video service providers.

SECTION 2. The City Council hereby declares it would have passed this Ordinance sentence by sentence, paragraph by paragraph and section by section, and does hereby declare the provisions of this Ordinance are severable, and if for any reason any section of this Ordinance should be held invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

SECTION 3. The City Clerk shall certify to the adoption of this Ordinance. 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 said Ordinance within fifteen (15) days after its passage to be posted in at least three (3) public places within the City as established by Ordinance.

ADOPTED AND APPROVED this ____ day of _____, 2017, by the following roll call vote:

	AYES	NAYS	ABSENT
Council Member Croft	_____	_____	_____
Council Member DuBois	_____	_____	_____
Council Member Rogers	_____	_____	_____
Council Member Wood	_____	_____	_____
Mayor Piazza	_____	_____	_____

Mayor

ATTEST:

City Clerk

DIVIDER SHEET

Reports

COUNCIL AGENDA

March 14, 2017

TO: The Honorable Mayor and City Council

SUBJECT: 2016 General Plan Annual Progress Report

INTRODUCTION

The 2016 General Plan Annual Progress Report is submitted to the City Council for its review, after which it will be submitted to the Department of Housing and Community Development and to the Governor's Office of Planning and Research as required by state law. Lakewood's General Plan is a State-mandated document which plans the framework for the City's physical, social, and economic development for up to 20 years into the future. The City of Lakewood Comprehensive General Plan was adopted on November 12, 1996, and includes the Policy Document, the Technical Background Report, and the Master Environmental Impact Report (MEIR). A Master Environmental Assessment (MEA) was prepared in 2007. The Annual Progress Report is required to discuss the progress made towards allowing for the development of housing as specified by the Regional Housing Needs Assessment (RHNA) as well as overall implementation of the general plan.

Government Code Section 65400 requires local planning agencies to submit an annual progress report on the status of the General Plan and progress in its implementation to the local legislative body, the Governor's Office of Planning and Research (OPR), and Department of Housing and Community Development (HCD). The attached General Plan Annual Progress Report was presented to the Planning and Environment Commission on February 2, 2017 for review. The report will be submitted to OPR and HCD after it is reviewed by the City Council. The General Plan Annual Progress Report must be submitted to the HCD by April 1 of each year as required by HCD.

Government Code Section 65400.(a).(2).(B) requires that the General Plan Annual Progress Report be considered at an annual public meeting before the legislative body where members of the public are afforded opportunity to provide oral testimony and written comments. This public hearing provides that opportunity and satisfies the requirements of HCD.


STATEMENT OF FACTS

Lakewood has been preparing its General Plan Annual Progress Reports for review and approval by the City Council each year prior to forwarding those reports to OPR and HCD. Government Code Section 65400(b) requires annual progress reports to span calendar years as opposed to the fiscal year reporting period. The April 1 submittal deadline is intended to afford sufficient time for local agencies to complete the progress report for the preceding calendar year.

The MEIR for the General Plan provides the basis for the preparation of subsequent environmental documents for projects that are consistent with the General Plan. The MEIR reduces the costs and time involved in the environmental review of projects that are consistent with the General Plan, and it establishes thresholds, or criteria for significance, to evaluate further projects. Implementation of the General Plan has been successful to date, and it is expected to continue to be the distinct planning tool for the future. However, some technical data became dated requiring reconfirmation of the MEIR. A Master Environmental Assessment (MEA) was prepared and found that the MEIR base conditions did not require any revisions. The MEA was approved on August 28, 2007 when the City Council adopted Resolution No. 2007-54. The Lakewood Comprehensive General Plan is 20 years old and needs to be updated to provide future policy guidance. Accordingly, the City of Lakewood has begun the process of updating its General Plan.

RECOMMENDATION

The Planning and Environment Commission recommends that the City Council receive and file the 2016 General Plan Annual Progress Report and direct staff to submit the same to the Department of Housing and Community Development and to the Governor's Office of Planning and Research.


Sonia Dias Southwell, AICP
Director of Community Development


Howard L. Chambers
City Manager

The City of Lakewood

2016 General Plan Annual Progress Report

INTRODUCTION

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

- Provide enough information to allow local legislative bodies to assess how the General Plan is being implemented in accordance with adopted goals, policies, and implementation measures.
- Provide enough information to identify necessary course adjustments or modifications to the General Plan as a means to improve local implementation.
- Provide a clear correlation between land use decisions which have been made during the 12-month reporting period and the goals, policies, and implementation measures contained in the General Plan.
- Provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing (as defined in §65584 and §65583(c)(3)).

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

- | | | |
|----------------|---|----------------------------|
| - Land Use | - Open Space | - Air Quality (2) |
| - Circulation | - Noise | - Economic Development (2) |
| - Housing (1) | - Safety | |
| - Conservation | - Recreation and Community Services (2) | |

- (1) Lakewood's current Housing element was adopted by the City Council on August 13, 2013 and was certified by the Department of Housing and Community Development on October 9, 2013.
- (2) Optional general plan element.

Section 65400, et seq. of State law requires that an annual report be presented to the local legislative body, the Governor's Office of Planning and Research, and the Department of Housing and Community Development. Furthermore, Government Code Section 65400 requires that the annual progress report "be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments." This report is for the review period of January 1, 2016 through December 31, 2016.

IMPLEMENTATION STATUS OF THE ELEMENTS

Land Use Element

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

Residential Development

A goal of the Land Use Element is to preserve and enhance Lakewood’s desirable residential character. Over the past several years, the number of residential building permits has increased steadily. In 2010 there were 954 residential building permits issued. This dropped to 867 in 2012 but increased to 1,457 permits issued by the end of 2016. The Canvas 72-unit condominium project is finished with the first 52 units completed in 2015 and the remaining 20 units completed in 2016.

In 2016, six City-owned properties were offered for sale (five were vacant, previous water well sites and the sixth contains a single-family residence). Five of these have been sold and the last one is in escrow. The buyer of four vacant lots has prepared plans to construct new homes on those sites in 2017. The remaining property is expected to be sold in 2017 and a fifth new house will be constructed on that lot.

The disposition and development of four properties under Lakewood’s Scattered Lot Acquisition Program are now controlled by the Lakewood Housing Successor Agency. Combined, these properties could yield a minimum of 32 new homes that are within the economic means of a broader segment of the population. The City is working with potential developers for these sites. There are several other residential projects in the planning phase or now under construction, which will result in new dwelling units. Table 1 below describes the type and location of each of these projects.

Table 1: Residential Units Planned, Under Construction, or Completed during 2016

Project Address	Units to be Constructed	Units to be Demolished	Net Gain of Units	Type of Project
5301 Fidler Avenue	1	0	+1	New single-family home
5732 Sunfield Avenue	1	0	+1	New single-family home
5738 Sunfield Avenue	1	0	+1	New single-family home
6453 Turnergrove Drive	1	0	+1	New single-family home
4333 Woodruff Avenue	1	0	+1	New single-family home
20937 Bloomfield Avenue	22	0	+22	22-unit apartments
20721-20741 Elaine Avenue	21	1	+20	21-unit condominiums
20712 Seine Avenue	16	3	+13	16-unit apartments
3014 South Street (1)	20	0	+20	72-unit condominiums
11624 Walcroft Street (DRB 8478)	3	1	+2	3-unit apartments
11722 Walcroft Street (DRB 8479)	2	1	+1	Duplex
11656-58 215 th Street	1	0	+1	New 2 nd unit
11609 216 th Street	3	0	+3	3-unit condo project
Total of currently planned housing units			87	

(1) Phase 1 completed in 2015 yielded 52 units. Phase 2 completed in 2016 yielded 20 units.

Lakewood's housing stock and quality of life are important factors that homebuyers take into consideration when purchasing in Lakewood as demonstrated by the City's consistently low vacancy rates. Being located in the middle of a large metropolitan area, Lakewood's home prices are partially influenced by the cost of housing in the region. Following the recession of the 1990's, median home prices continued to rise along with home prices throughout the region, county, and state. In 1996, the last year the General Plan was updated, the median home price in Lakewood was approximately \$159,000. The median home price continued to rise until it peaked in July 2006 at \$550,000. In 2011 Lakewood's median home price had dropped to a low of \$352,500 and then began to rise. In November 2016, the median home price in Lakewood had risen to \$526,000.

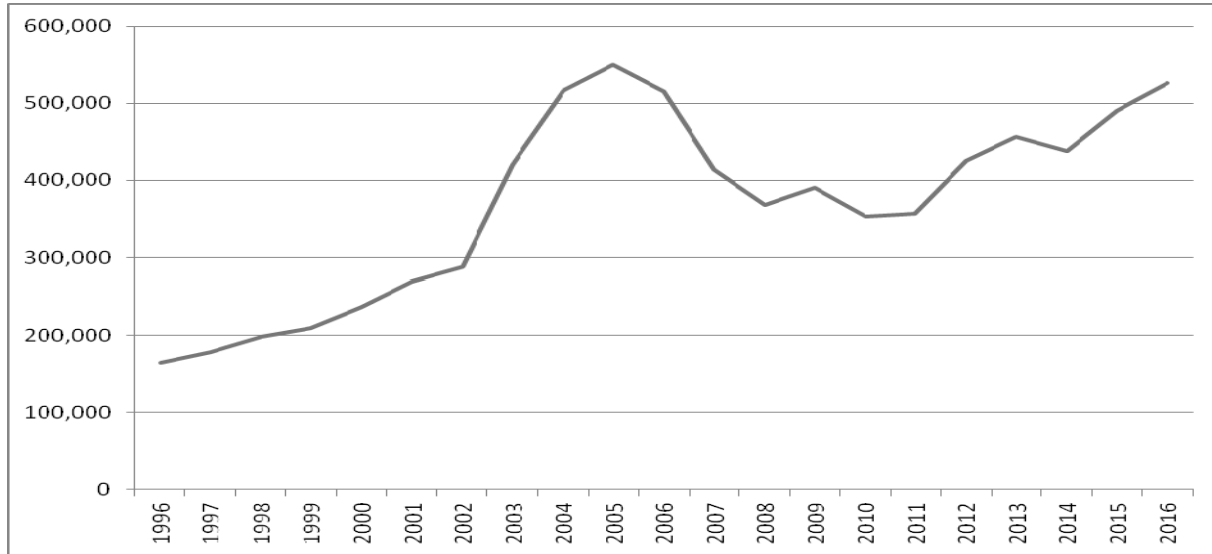
Lakewood's median residential vacancy rate was 1.67% from 1997 to 2016. During the same period, the median price for a single-family home has overall shown positive growth. Table 2 and Chart 1 below illustrate Lakewood's vacancy rates and median home prices:

Table 2: Vacancy Rates and Median Home Prices in Lakewood as of March 2017

Year	Vacancy Rate (1)	Median Home Price (2)
January 1997	2.58	164,000
January 1998	2.58	178,500
January 1999	2.58	197,900
January 2000	2.59	210,000
January 2001	1.67	236,500
January 2002	1.67	268,957 (3)
February 2003	1.67	288,500
May 2004	1.67	420,000
July 2005	1.67	517,000
February 2006	1.67	550,000
February 2007	1.67	515,000
January 2008	1.67	414,500
January 2009	1.67	367,500
January 2010	1.67	390,000
January 2011	1.67	352,500
January 2012	3.38	356,250
January 2013	3.4	425,000
January 2014	3.4	456,000 (4)
December 2014	3.4	438,000 (5)
December 2015	3.4	490,000 (5)
November 2016	7.6	526,000 (5)
Median (1997-2016):	1.67	390,000

Sources: (1) State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2016*. Sacramento, California, May 2016 (data is for January 2016). Years previous to current year are DOF historical data. (2) California Association of Realtors. (3) Average provided by GRC Associates study, October 21, 2002. (4) DQ News, December 2014. (5) CoreLogic (Dataquick merged with Corelogic)
<http://www.corelogic.com/downloadable-docs/dq-news/ca-home-sale-activity-by-city-december-2015.pdf>

Chart 1: Lakewood's Median Home Prices



Sources: (1) State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2015*. Sacramento, California, May 2015. Years previous to current year are DOF historical data. (2) California Association of Realtors. (3) Average provided by GRC Associates study, October 21, 2002. (4) DQ News, December 2014. (5) CoreLogic <http://www.corelogic.com>

Residential property owners continue to make home improvements and build room additions. There has been a continuous increase in the number of residential building permits over the past four years as shown in Table 3.

Table 3: Residential Building Permits Issued by Fiscal Year

Fiscal Year	Number of Building Permits Issued
1995-1996	1,267
1996-1997	1,180
1997-1998	1,255
1998-1999	1,248
1999-2000	1,195
2000-2001	1,265
2001-2002	1,400
2002-2003	1,664
2003-2004	1,735
2004-2005	1,904
2005-2006	1,783
2006-2007	1,462
2007-2008	1,305
2008-2009	927
2009-2010	926
2011-2012	980
2012-2013	873
2013-2014	987
2014-2015	1,191
2015-2016	1,727

Source: City of Lakewood Community Development Department

Commercial and Industrial Development

A goal of the Land Use Element is to preserve Lakewood's residential character. A critical component necessary to maintain this character is to provide a commercial component for the convenience and enjoyment of residents. Commercial activity supplies the economic resources needed to provide critical services. Thus, commercial development and commercial land investment activities continue to be high priorities in Lakewood. There have been several commercial projects that have been approved and which are now in plan check, under construction, or which have been completed in 2016. These activities are in support of the economic goals contained within the Land Use Element by encouraging the expansion and reuse of commercial and manufacturing buildings in Lakewood. Table 4 below is a list of some of the commercial, industrial, and institutional projects in Lakewood.

Table 4: Selected Commercial, Industrial, and Institutional Activity in 2016

Project Name	Site Address	Project Size*	Project Status
Commercial Activity			
Orchard Supply Hardware	6440 South Street	41,390 sq. ft. – TI	Project Complete
Beverages & More	4645 Candlewood Street	4,700 sq. ft. – TI	Project Complete
Rue 21	500 LCM #6	6,964 sq. ft. – TI	Project Complete
Hobby Lobby	4001 Hardwick Street	48,857 sq. ft. – TI	Project Complete
Tokyo Hibachi	5503 Woodruff Avenue	3,619 sq. ft. – TI	Project Complete
H&M	500 LCM #48	20,271 sq. ft. – TI	Project Complete
H-Mart	20137 Pioneer Boulevard	46,613 sq. ft. – TI	Project Complete
Raising Cane's restaurant	4634 Candlewood Street	3,800 sq. ft. - New	Proposed for DRB
Industrial and Institutional Related Activity			
Laborers Training School	3971 Pixie Avenue	2.61 acres - TI	Project Complete
MDA Surgical Suite	3510 South Street	3,251 sq. ft. – TI	In Plan Check
National Polytechnic College	4105 South Street	4,950 sq. ft. – TI	In Plan Check

*BA = Building Addition, NB = New Building, TI = Tenant Improvement.

Land Use and Flood Zones

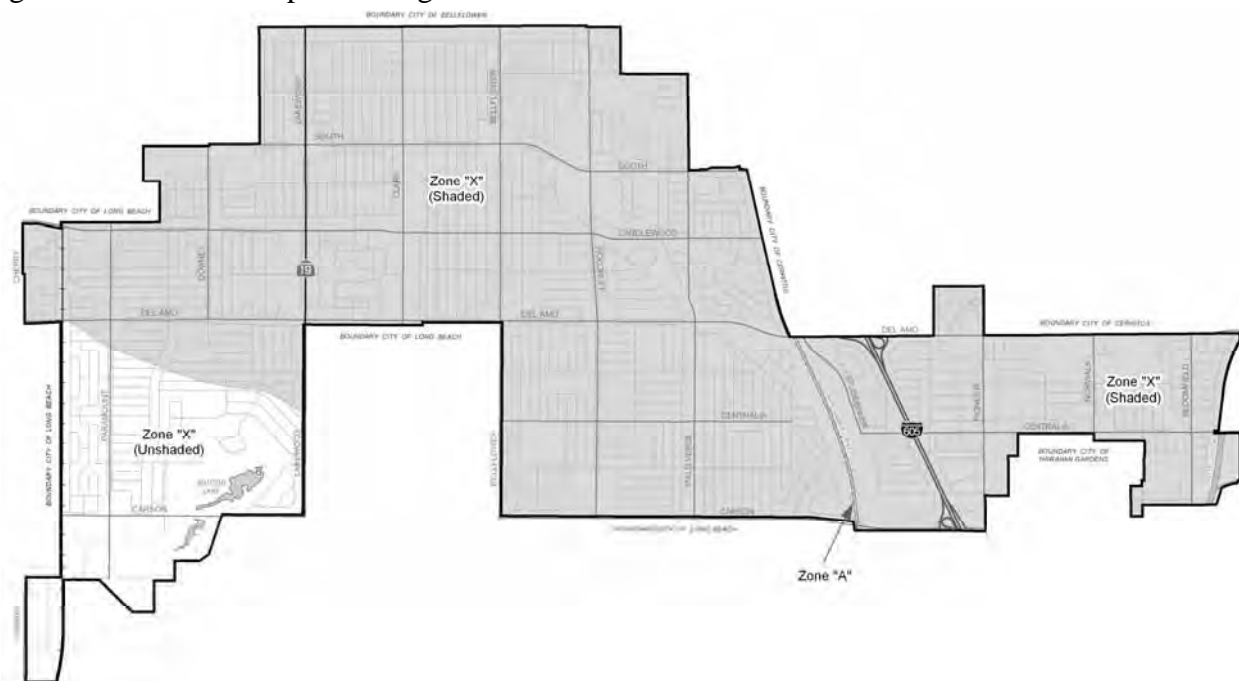
Government Code Section 65302 requires an annual review of the land use element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water resources (DWR). Lakewood refers to the Flood Insurance Rate Maps (FIRMs) from FEMA. The flood risk for Lakewood is generally low because nearly the entire City is included in FEMA Flood Zone X which includes areas protected from the 100-year flood by levees and other flood control structures and areas where the 100-year flood depth is less than one foot. A small portion of Lakewood, located entirely within the banks of the San Gabriel River, is designed as Zone A; an area subject to inundation in the 1% annual chance flood. The area within the banks of the San Gabriel River is within Flood Zone A. This same area is zoned as O-S (Open Space) by the City and residential development is prohibited within this area in any case. FEMA's flood zone classification has two subcategories for Zone X:

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

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

Nearly all of Lakewood is within Flood Zone X as shown in Figure 1 below. The 1% annual chance flood, which is also known as the 100-year flood, means that there is a 1% chance each year of a flood of this severity or greater. A 1% annual chance flood has about a 26% chance of occurring in a 30-year time period. The 0.2% annual flood, which is also known as the 500-year flood, means that there is a 0.2% chance each year of a flood of this severity or greater. Statistically, a 0.2% annual chance flood has nearly a 6% chance of occurring in a 30-year time period. The Zone X (shaded area) area includes almost the entire City, except for a small area in the southwest corner of the City, which is designated as Zone X (unshaded area) and the area within the banks of the San Gabriel River (Zone A). According to the National Flood Insurance Program, there were no repetitive loss claims for Lakewood during 2016.

Figure 1: FEMA Floodplain Designations for Lakewood



Circulation Element

The focus of the Circulation Element is to promote the efficient movement of people and goods. Accordingly, Lakewood continues to make improvements to its system of streets and roadways as it carries out the goals of the Circulation Element. There are 200 miles of streets in the City. As of February 2013, all streets, including residential, had been resurfaced over a 12-year period with 1½ inches or more of Asphalt Rubber Hot Mix. Replacement of damaged curb, gutter, sidewalk and ADA ramps was also completed as part of these repaving projects. There were no significant paving projects in 2016.

Housing Element

The purpose of the Housing Element is to identify and make provisions for existing and projected housing needs. The Housing Element is an official policy statement with regards to the types and quantities of housing to be provided, it analyzes existing housing conditions in light of the constraints that are faced by the housing market, and it identifies opportunities for improving and expanding Lakewood's housing supply. Lakewood's current Housing Element was adopted on August 13, 2013 and was certified by State of California Department of Housing and Community Development (HCD) on October 9, 2013. To help accommodate regional population growth, the Southern California Association of Governments (SCAG) periodically assigns a Regional Housing Needs Assessment (RHNA) figure to each local jurisdiction. Lakewood's share of the RHNA is 403 dwelling units.

Following the implementation of SB 375, the planning cycle for housing elements throughout California was restructured. The current RHNA planning cycle for this region covers an eight-year period from October 1, 2013 to September 30, 2021. Lakewood's current Housing Element has demonstrated that sufficient capacity exists to accommodate 403 dwelling units as assigned by the RHNA process. No general plan amendments or zone changes are required during this RHNA planning cycle with respect to density or residential land uses in order to accommodate the 403 RHNA number. The Land Use Element section of this report contains information relating to the number of dwelling units that were completed during this reporting period. The tables below show the distribution of the units based on income category for Lakewood's RHNA allocation.

To identify how much of a household's income may be used towards rent or mortgage, households are categorized based on their percentage of median household income. According to the 2010 U.S. Census, Lakewood's median household size is 2.58 (rounded up to three persons). HCD State Income Limits for 2016 specifies that the median income for a four-person household in Los Angeles County is \$64,800, which is the same as in 2015 (<http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/reports/state/inc2k16.pdf>). This figure is based on federal income limits published by the U.S. Department of Housing and Urban Development (HUD).

Next, the income threshold of each income category is defined as a percentage of the Category Median (30, 50, 60, 70, and 120%) and adjusted by HCD to reflect the annual income of that income category. The adjusted income is then multiplied by .3 to determine the percentage of income available for rent or mortgage, and then divided by 12 months to determine the maximum amount available for monthly rent or mortgage. This information is then used to classify new residential projects described in Tables 5A-5C below into the different income categories.

Table 5A: Lakewood's RHNA Allocation Plan: 2014-2021

Category	Number of Households	Percentage
Extremely Low Income	48	11.9%
Very Low Income	59	14.6%
Low Income	63	15.6%
Moderate Income	67	16.6%
Above Moderate Income	166	41.2%
Total	403	100%

Source: Lakewood 2013-2021 Housing Element

Table 5B: Affordable Housing Costs - Rental

Income category (figured for a four- person household)	% of median income for each category	Adjusted annual income	30% of income used for rent (annual)	30% of income used for rent (monthly)
Extremely Low	30%	\$25,600.00	\$7,680.00	\$640.00
Very Low Income	50%	\$42,700.00	\$12,810.00	\$1,067.50
Low Income	60%	\$68,300.00	\$20,490.00	\$1,707.50
Moderate Income	120%	\$77,750.00	\$23,325.00	\$1,943.75
Category Median (unadjusted)		\$64,800.00		

Table 5C: Affordable Housing Costs - Ownership

Income category (figured for a four- person household)	% of median income for each category	Adjusted annual income	30% of income used for mortgage (annual)	30% of income used for mortgage (monthly)
Extremely Low	30%	\$25,600.00	\$7,680.00	\$640.00
Very Low Income	50%	\$42,700.00	\$12,810.00	\$1,067.50
Low Income (1)	70%	\$68,300.00	\$20,490.00	\$1,707.50
Moderate Income (2)	120%	\$77,750.00	\$27,212.50	\$2,267.71
Category Median (unadjusted)		\$64,800.00		

Table 5C Notes

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

(2) The moderate income category is calculated at 35% of adjusted annual income in Table 5C.

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

The reporting regulations require information on the Housing Element be prepared and submitted in a specific format as prescribed by HCD (see Tables A through C below). The Annual Progress Report must include information such as comprehensive data for each new housing development including household income level, density, and whether government assistance or special programs were used in development of each project. The planning period for Lakewood's current Housing Element is from October 15, 2013 to October 2021. During the 2016 planning period, there were 20 condominium units completed, all of which are part of Phase 2 of the "Canvas" project on South Street and are shown on Tables A, A1, A2, A3, and B below. As noted in Table 1 above, there are several multi-family residential projects either in the planning phase or now under construction that could yield 67 new dwelling units.

Table A – Annual Building Activity Report Summary – New Construction. This table summarizes the location, category, tenure, number of affordable dwelling units by household income, whether an

assistance program provided funding for certain affordable units, and whether deed restrictions are in place for the preservation of those affordable units completed during the reporting year.

Table A2 - Annual Building Activity Report Summary – Units Rehabilitated, Preserved, and Acquired.

This table tracks those dwelling units where the local jurisdiction has included a program in its housing element to rehabilitate, preserve, or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.(c)(1). This typically applies to jurisdictions that will not have adequate zoning to fully accommodate their RHNA and does not apply to Lakewood.

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

Table B - Regional Housing Needs Allocation Progress. This table summarizes the progress made during each year of the RHNA period for the various income categories. Each year this table is updated with the previous year's development activity to show progress towards reaching the RHNA goal. Blank spaces are intentional as they are part of the source spreadsheet. Table B tracks annual housing production from October 15, 2013 to October 2021, which is the current housing element cycle. Table B also shows the initial RHNA allocation of 403 dwelling units and progress towards reaching that goal.

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Lakewood
Reporting Period 1/1/2016 - 12/31/2016

Table A

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

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
None									0	0	0
(9) Total of Moderate and Above Moderate from Table A3			0	20	20	20					
(10) Total by income Table A/A3						20	20	20			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Lakewood
Reporting Period 1/1/2016 - 12/31/2016

Table A2

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

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

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	n/a
(2) Preservation of Units At-Risk	0	0	0	0	n/a
(3) Acquisition of Units	0	0	0	0	n/a
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lakewood

Reporting Period 1/1/2016 - 12/31/2016

Table A3

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

	1. Single Family	2. - 4 Units	3. Units 5+	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	20	0	0	20	20

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Lakewood
Reporting Period	1/1/2016 . 12/31/2016

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		Oct. 15, 2013	2014	2015	2016	2017	2018	2019	2020	October, 2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	
Very Low	Deed Restricted	107	0	0	0	0						107
	Non-deed restricted		0	0	0	0						
Low	Deed Restricted	63	0	0	0	0						63
	Non-deed restricted		0	0	0	0						
Moderate	Deed Restricted	67	0	0	0	0						67
	Non-deed restricted		0	0	0	0						
Above Moderate		166	0	0	52	20					72	94
Total RHNA by COG. Enter allocation number:		403			52	20					72	331
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Jurisdiction	City of Lakewood	
Reporting Period	1/1/2016	12/31/2016

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Table C

Program Implementation Status

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

Conservation Element

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

Lakewood purchases recycled (reclaimed) water from the City of Cerritos, which in turn receives its supplies from the Los Angeles County Sanitation District Los Coyotes Reclamation Plant. That facility de-chlorinates and pumps the recycled water into the recycled water distribution system owned by Cerritos. The recycled water is used for landscape irrigation at various parks and facilities in Lakewood. The City's Department of Water Resources primarily serves the western part of the City while the Golden State Water Company serves the eastern part of the City. The data in this report reflects water usage for only the City of Lakewood Department of Water Resources service area. Since adoption of the General Plan, recycled water usage ranges from 352 to 580 acre-feet each year.

Since 1995 there has been a net reduction in domestic water usage from 9,157 acre-feet to 7,681 acre-feet. The reduction in water use throughout the City's service area is due to a combination of causes, including reductions in response to recurring drought conditions and regulations. Since 2012 the State of California has been in an exceptional drought. To mitigate the long-term effects of the drought, the California State Water Resources Control Board (State Water Board) has implemented numerous updates and revisions to statewide drought emergency water conservation regulations. The following outlines the Governor's role to curtail water shortages:

1. On January 17, 2014, the Governor issued a proclamation of a state of emergency under the California Emergency Services Act based on drought conditions;
2. On April 25, 2014, the Governor issued a proclamation of a continued state of emergency under the California Emergency Services Act based on continued drought conditions;
3. On April 1, 2015, the Governor issued an Executive Order that, in part, directs the State Water Board to impose restrictions on water suppliers to achieve a statewide 25 percent reduction in potable urban usage through February, 2016; require commercial, industrial, and institutional users to implement water efficiency measures; prohibit irrigation with potable water of ornamental turf in public street medians; and prohibit irrigation with potable water outside newly constructed homes and buildings that is not delivered by drip or microspray systems;
4. On November 13, 2015, the Governor issued an Executive Order that directs the State Water Board to, if drought conditions persist through January 2016, extend until October 31, 2016 restrictions to achieve a statewide reduction in potable usage; and
5. On May 9, 2016, the Governor issued an Executive Order that directs the State Water Board to adjust and extend its emergency water conservation regulations through the end of January 2017 in recognition of the differing water supply conditions for many communities.

As a result of the Governor's April 1, 2015 mandate to reduce statewide water use, the City of Lakewood was given a 20% conservation reduction as compared to the same months in 2013. Therefore, on May 26, 2015, the City Council adopted Urgency Ordinance 2015-6 implementing the State Water Conservation Regulations in conformance with State Water Board's watering restrictions and implemented Phase III of the City's outdoor water conservation restrictions. By the end of 2015,

Lakewood exceeded the State's conservation mandate by achieving a 26% cumulative conservation savings as compared to the same seven months in 2013. Table 6 below shows the amount of water used.

Table 6: Annual Water Usage

Fiscal Year	Recycled Water (Acre feet)	% Change From Previous Year	Domestic Water (Acre feet)	% Change From Previous Year
1995-1996	399	-	9,157	-
1996-1997	496	24.31%	9,446	3.15%
1997-1998	367	-26.01%	8,613	-8.81%
1998-1999	421	14.71%	8,913	3.48%
1999-2000	477	13.3%	9,167	2.85%
2000-2001	404	-15.3%	8,758	-4.46%
2001-2002	444	9.9%	9,239	5.49%
2002-2003	441	-0.68%	9,024	-2.33%
2003-2004	422	-4.34%	9,494	5.21%
2004-2005	352	-16.45%	8,869	-6.58%
2005-2006	374	6.04%	9,234	4.11%
2006-2007	463	24.01%	9,965	7.92%
2007-2008	457	1.4%	9,472	-4.95%
2008-2009	401	-12.35%	8,679	-8.37%
2009-2010	444	10.7%	8,158	-6.38%
2010-2011	439	-1.35%	7,752	-4.98%
2011-2012	473	7.85%	8,061	3.98%
2012-2013	524	10.78%	8,219	1.96%
2013-2014	580	10.77%	8,458	2.91%
2014-2015	491	-18.13	7,681	-10.12%
2015-2016	503	2.36	7,087	-7.73%

Source: City of Lakewood Department of Water Resources

Water Quality and Storm Water Capture

As part of the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) requires local agencies to reduce pollutant levels in storm water runoff through the implementation of policies and programs. While the implementation of the mandated Standard Urban Stormwater runoff Mitigation Plan (SUSMP) may create constraints due to costs associated with implementation, it does not appear to have a significant impact on development activity of the type that is subject to these regulations.

In 2015 the City entered into an agreement as part of a grant from Caltrans to construct a facility to capture, treat, and store urban dry weather run off and a small portion of the early part of wet weather flow. Lakewood is one of several cities located within the Del Amo Channel (LCC) Watershed, which is a 17,711-acre urbanized watershed, and is part of the Los Cerritos Watershed Group. The Watershed Group developed a Watershed Management Program (WMP) in order to ensure that pollutant discharge from the watershed complies with water quality goals pursuant to the NPDES (National Pollutant Discharge Elimination System) Municipal Permit.

The WMP is a long-term planning document that takes a comprehensive look at the LCC Watershed,

including land uses, Municipal Separate Storm Sewer systems (MS4s), existing and planned control measures, and historical monitoring data. The California Regional Water Quality Control Board, Los Angeles Region (Los Angeles Regional Board) approved the LCC Watershed final WMP on July 21, 2015.

The highest priority pollutants addressed by the WMP are metals and organic compounds. There are two Total Maximum Daily Load (TMDL) measures that apply to the Del Amo Channel: the Del Amo Channel Metals TMDL, established by the United States Environmental Protection Agency, and the Harbor Toxics TMDL for metals and legacy organic compounds, established by the Los Angeles Regional Water Quality Control Board. The WMP addresses these and other pollutants through a multi-pronged strategy that includes storm and “nuisance” water capture and infiltration, as well as storm/nuisance water capture and use.

As part of the Watershed Group, the City of Lakewood emphasizes dry-weather urban runoff and storm water capture and infiltration or use, rather than treatment and release, to comply with Metals TMDL standards while addressing other pollutants and water supply issues. Bolivar Park was selected to accomplish incrementally the Watershed Management Program’s TMDL compliance requirements because of its dual purpose function of using the captured storm water for water filtration and irrigation.

Through the WMP, potential sites for storm water capture methods were identified within the Watershed. An analysis found a runoff volume reduction of 2,380 acre-feet was required to meet Watershed Group’s pollution reduction goals. Lakewood selected “high efficiency” BMPs that can be implemented quickly in order to comply with TMDL requirements. The Bolivar Park Storm Water Capture project represents an ideal “first” opportunity to demonstrate how smart project selection and innovative design can not only help the City comply with the Metals TMDL, but also provide additional benefits, such as augmentation of local water supplies by using non-potable runoff water for irrigation. Lakewood’s storm water capture project proposes to construct an underground storage reservoir for eight acre-feet of water (7,144 gallons). A channel diversion system will capture water from the Del Amo Channel and pump it through a pretreatment system before the water enters the underground reservoir. Water in the reservoir will be used to irrigate Bolivar Park and nearby landscape medians, replacing the use of potable for this purpose. Excess water will also be able to infiltrate into the ground. The system is designed to capture 100% of dry weather flows and the “first flush” of wet weather runoff. The project is now under construction, and the City is planning to construct a second such facility at Mayfair Park.

Street Sweeping

Street sweeping takes place weekly, and the City continues to make oil-recycling kits available to its residents. The City also accepts old and used batteries for recycling which diverts batteries from landfills. Lakewood also advises residents of special recycling event opportunities, such as e-waste and household hazardous material collection events. Government Code Section 65302 requires cities to amend the conservation elements of their general plan upon the next revision of the housing element. The next cycle for which the City will update its housing element will be in 2021. The update to the Conservation Element will occur at that time.

Open Space Element

Among the amenities that make Lakewood a desirable place to live is its outstanding park system, equestrian center, walking trails and the Centre at Sycamore Plaza, which is used for a variety of social, recreational, and business activities. Listed below are notable Open Space projects started or completed in 2016:

Rynerson Park

In April, 2016 the new family fitness and playground was opened at Rynerson Park and funded in part by a grant from PlayCore. The project included demolition of three aging playgrounds and combined adult fitness equipment with two adjacent playgrounds. The concept is new and innovative, in which the city is attracting families to come to the joint use area, creating a platform for lifelong fitness. To the north is a playground aimed at 2-5 year olds, while on the south sits a playground for 5-12 year olds. The two play spaces are bisected by adult fitness equipment targeting cardiovascular workouts, core strength, balance exercises and resistance machines. With the installation of the play and fitness space, Rynerson Park is a National Demonstration Site for PlayCore and was recognized at the annual California Parks and Recreation Society Conference in March.

Airplane Playground at Del Valle Park

Following the construction of the new Veterans' Memorial Plaza at Del Valle Park and the renovation of the Douglas F3D fighter jet, a new playground was installed in the park adjacent to the Plaza. The new playground features an aviation theme and has been dubbed Airplane Playground as a nod to the jet and Plaza. The playground features custom play equipment to be enjoyed by children 5-12 years old. Other attractive design elements include an air traffic control tower, a cockpit and fuselage and a ticketing window to provide a place for youthful imaginations to run wild.

Bolivar Park Playground Replacement Project

In early 2016, Los Angeles County Fourth District Supervisor Don Knabe's office announced a \$300,000 grant for park development projects. The City of Lakewood applied and earned the grant to replace two playgrounds at Bolivar Park. The total sum of \$525,000—inclusive of the Los Angeles County Grant—was completed in October. Two playgrounds, one for 2-5 year olds and one for 5-12 year olds were installed. Each has one highly unique feature for users. The 2-5 tot lot includes an Expression Swing. This swing boasts a bucket seat for toddlers while an adult parent or guardian to sit in a belt swing facing the child. Swinging so closely with one's child creates a newly intimate swinging activity. The 5-12 playground offers a 75-foot zip line, which speeds kids along while sitting or standing on this exciting new feature.

Noise Element

The Noise Element identifies and sets thresholds for various noise sources in the community. The City responds to noise complaints on a case-by-case basis. In reviewing new construction and business license applications, consideration is also given to potential noise impacts that may affect nearby uses. If there is the potential for noise impacts, then appropriate mitigation measures are imposed. In some cases, periodic monitoring is necessary to ensure compliance with required mitigation measures.

The Community Development Department uses a sound meter for enforcement purposes. The sound meter is capable of storing data for future retrieval or for downloading into a computer. The results are

then analyzed to determine compliance with the City's Municipal Code.

Safety Element

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

Lakewood's 2009 Local Hazard Mitigation Plan (HMP) was adopted by the City Council on August 9, 2011 and was approved by FEMA on August 9, 2011. The HMP identifies natural hazards facing Lakewood, analyzes levels of risk, and proposes action items that may be implemented in order to reduce or eliminate threats to City facilities. The HMP identifies earthquakes and, to a lesser extent, flooding and windstorms, as the likely natural hazards capable of causing economic losses, and it proposes action items designed to reduce damage and losses. Lakewood is now eligible for pre- and post-disaster funding grant opportunities. In the future, the HMP may be incorporated into the Safety Element which will allow the HMP to be updated approximately every five years in a manner similar to the Housing Element. Lakewood will complete the process of updating the HMP in 2017.

Government Code Section 65302 requires cities to amend the safety element of their general plan to include analysis and policies regarding flood hazard and flood management information upon the next revision of the Housing Element. Although the next cycle for which Lakewood must update its Housing Element is in 2021, the City has already begun work on updating the remaining elements of the General Plan, including the Safety Element. Lakewood has already completed much of the work related to the Safety Element amendment while preparing the City's FEMA-approved Local HMP. Chapter 7 of the HMP includes a detailed analysis on various flooding scenarios in Lakewood. The HMP also includes a mission statement and mitigation actions specific to flood hazards.

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

Recreation and Community Services Element

The Recreation and Community Services Element addresses the recreation and human services programs that are offered by the City. In addition to administering recreational activities, the

Recreation and Community Services Department oversees programs designed to address the needs of seniors, families and persons with special needs. These programs are described below:

Community Family Guidance Center - The Community Family Guidance Center is a state-licensed, non-profit organization that provides a comprehensive range of mental health services for children, families and adults. Most services are also available for Spanish speaking clients.

Meals on Wheels - The Meals on Wheels program provides two meals each day to frail and vulnerable elderly residents to avoid premature or unnecessary institutionalization. The Meals on Wheels program is based at the Burns Community Service Center.

Pathways Volunteer Hospice - Pathways Volunteer Hospice provides in-home medical services to terminally ill low- and moderate-income residents.

Human Services Association - The Human Services Association provides support for senior citizen meals at two Lakewood locations and home-delivered meals to Lakewood residents. The Human Services Association operates out of the Burns Community Service Center located in Lakewood.

Economic Development Element

The Economic Development Element addresses Lakewood's future economic growth through reuse of existing, developed sites and with a very limited amount of vacant commercial land. The Element also underscores the social, fiscal, and aesthetic impacts caused by blight, deterioration, and obsolete commercial uses. Sales tax revenue is an indicator of an area's economy, especially where changes over time may be analyzed. Since the bottom of the recession in 2008, the City has overall seen an increase in sales tax revenues, which is a testament to the City's economic resiliency. Table 7 below shows Lakewood's sales tax revenues since adoption of the General Plan in 1996.

Table 7: Annual Sales Tax Revenues

Fiscal Year (1):	Sales Tax Revenues (in millions) (2):	% Change From Previous Year:
1996-1997	\$6.74	-
1997-1998	\$6.98	3.56%
1998-1999	\$7.48	7.16%
1999-2000	\$8.36	11.76%
2000-2001	\$9.34	11.72%
2001-2002	\$9.56	2.36%
2002-2003	\$10.36	8.37%
2003-2004	\$10.9	5.09%
2004-2005	\$11.5	5.50%
2005-2006	\$11.7	1.74%
2006-2007	\$11.5	-1.74%
2007-2008	\$10.7	-7.5%
2008-2009	\$11.1	3.6%
2009-2010	\$10.7	-3.6%

2010-2011	\$11.4	6.54%
2011-2012	\$11.9	4.39%
2012-2013	\$12.9	8.40%
2013-2014	\$13.3	3.10%
2014-2015	\$13.2	-0.57%
2015-2016	\$14.5	9.84%

Source: City of Lakewood Administrative Services Department.

(1) The fiscal year is from July 1 through June 30 of the following year.

(2) Includes “triple flip” from the State from 2004 to current year.

Air Quality Element

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

General Plan Amendments

There were no General Plan Amendments during 2016.

CONCLUSION

Lakewood will continue to face new opportunities and challenges over the next several years as a result of changes in the economy, the demand for housing, and addressing various other challenges. From the time of its adoption in November 1996, implementation of the Lakewood Comprehensive General Plan has continued to successfully guide improvements to Lakewood’s neighborhoods, parks, and businesses. Lakewood’s General Plan is now 20 years old as are its supporting documents; the Technical Background Report and the Master Environmental Impact Report. The Master Environmental Assessment was completed in 2007. As a General Plan matures, some goals of the General Plan become outdated because they have been implemented and are no longer necessary and because there are new challenges faced by a community that were not apparent 20 years ago. Accordingly, the City of Lakewood has begun the process of updating its General Plan.

DIVIDER SHEET

COUNCIL AGENDA

March 14, 2017

TO: The Honorable Mayor and City Council

SUBJECT: Intergovernmental Relations Committee Recommendations:
Annual Statement of Intergovernmental Relations Goals

INTRODUCTION

The City Council's Intergovernmental Relations Committee has completed its discussions, and thereby recommends intergovernmental relations goals for 2017. The goals establish the work program of the City Council's Intergovernmental Relations Committee and the platform for city advocacy meetings and trips. The goals also focus on the State Capitol efforts of Anthony, Jason and Paul Gonsalves, the city's Sacramento-based professional legislative representatives. The annual goals authorize the city's active participation in the coalitions of cities and other agencies that work to affect federal and state decision-making.

STATEMENT OF FACTS

Intergovernmental priorities materialize throughout the legislative session based upon the goals adopted by the City Council, in addition to issues that the city is already working on. Federal intergovernmental goals for 2017 include supporting legislation that provides for greater protection to victims of crime and accountability in criminal prosecution and sentencing; supporting continued funding for the Community Development Block Grant (CDBG), the Community Oriented Policing Services (COPS), and the Justice Assistance Grant (JAG) programs; supporting funding for water, wastewater, and stormwater infrastructure, flood prevention, and water resources planning and development; protecting the city's authority over control of the public right of way; and more generally, supporting funding for projects that improve the quality of life in the city.

On the state side, goals include protecting the city's right to contract for services; supporting sustainable transportation funding; supporting funding for parks, trails, open spaces and recreation services and facilities; supporting legislation that encourages economic development for cities to create jobs and improve the economy; and supporting legislation that would provide a sustainable funding source for affordable housing.

Regionally, the city will monitor legislation and activities related to homelessness and continue to support legislation, programs, and funding that promote enhanced law enforcement services in the community.

For 2017, the Intergovernmental Relations Committee submits the following goals:

Except as otherwise noted in this statement or as modified by the City Council's Intergovernmental Relations Committee or by the City Council, the City of Lakewood, in its intergovernmental and legislative advocacy activities, shall monitor the annual legislative programs of the following organizations:

Federal

- American Planning Association
- American Public Works Association
- American Water Works Association
- International Council of Shopping Centers
- National Recreation and Parks Association
- National League of Cities
- National Association of Telecommunications Officers and Advisors (NATOA)
- U.S. Conference of Mayors

State

- Association of California Water Agencies
- California Association of Local Economic Development
- California Building Officials
- California Contract Cities Association
- California Municipal Revenue and Tax Association
- California Municipal Utilities Association
- California Parks & Recreation Society
- League of California Cities

Regional

- Central Basin Water Association
- Coalition for Practical Regulation
- Gateway Cities Council of Governments
- Gateway Water Management Authority
- Los Angeles County Sheriff's Department
- Metropolitan Transportation Authority
- Southern California Chapter of NATOA
- Southeast Water Coalition
- Southern California Association of Governments
- California Joint Powers Insurance Authority
- Greater Los Angeles County Vector Control District

Federal

Support

1. Preservation and enhancement of funding sources for cities
2. Preservation and enhancement of local control
3. Continued funding for the items below:
 - Community Development Block Grant (CDBG) program
 - Community Oriented Policing Services (COPS) program
 - Justice Assistance Grant (JAG) program
 - Public, Educational, and Government (PEG) community access television
 - Safe drinking water research by the United States Environmental Protection Agency (USEPA) and Water Research Foundation
4. Funding for projects that improve the quality of life in the city
5. Legislation that provides for greater protection to victims of crime, and accountability in criminal prosecution and sentencing
6. Funding for parks, trails, open spaces, and recreation services and facilities
7. Long-term reauthorization of the federal highway program and ongoing and sustainable transportation infrastructure funding
8. Legislation that provides funding for water, wastewater, and stormwater infrastructure; flood prevention, water resources planning and development; and water quality improvement
9. Provisions in federal law that support our local policies for the provision and protection of water to the community
10. Legislation that preserves municipal authority over the public right-of-way including fair and reasonable compensation for the use of the right-of-way
11. Legislation that leads to job creation in the region
12. Legislation that recognizes the importance of sales and use tax to local municipalities

13. Preservation of proper authority to exercise eminent domain when it is necessary to carry out projects that benefit the public good

Oppose

1. Water quality mandates not based on “good science” and stormwater mandates for which funding is not provided
2. Federal intrusions upon local government’s authority over control of the public right of way.
3. Impractical, unreasonable mandates for congestion management and restrictions on driving and parking private vehicles
4. Unnecessary modifications to the Los Angeles County Flood Control conveyance system, including the Los Angeles and San Gabriel Rivers, that could require properties to purchase federal flood insurance
5. Federal Emergency Management Agency (FEMA) flood insurance reforms to require properties in residual risk areas, those protected by dams or levees, to purchase flood insurance even when the man-made structures are certified to provide at least 100-year protection

State

Support

1. The provision of municipal services through contracting
2. Preservation and enhancement of local control
3. Protecting and enhancing sources of local government revenue
4. Funding for projects that improve the quality of life in the city
5. Legislation and funding that promote enhanced law enforcement services in the community
6. Legislation that provides for greater protection to victims of crime and accountability in criminal prosecution and sentencing
7. Examination of the state’s criminal justice system, specifically residual concerns with Propositions 47 and 57 and its effects on crime rates in Lakewood

8. Legislation to protect the community from sex offenders
9. Funding for parks, trails, open spaces, and recreation services and facilities
10. Reasonable fiscal reforms to state government
11. Reasonable reform of local government pension systems that is respectful of local control and local collective bargaining processes
12. Legislation that enhances community control of public education
13. Legislation that encourages economic development for cities to create jobs and improve the economy
14. Ongoing and sustainable transportation infrastructure funding
15. Legislation that provides funding for water, wastewater, and stormwater infrastructure; flood prevention, water resources planning and development; and water quality improvement.
16. Efforts to increase use of recycled water in a cost effective manner
17. Legislation and administrative decisions regarding water quality regulations based on solid science
18. Development of reasonable policies, strategies and programs to protect the environment, reduce greenhouse gas emissions, increase energy efficiency and increase the use of alternative/renewable energy sources
19. Legislation that would provide a viable and ongoing dedicated funding source for the production and preservation of affordable housing

Oppose

1. Proposals to regionalize and/or dissolve cities through amalgamation and consolidation
2. Proposals to redistribute sales tax revenues regionally
3. Proposals to restructure and reform sales and property taxes that could reduce revenues
4. Proposals to take additional revenue from local governments or to shift responsibilities and costs to local government without providing funding


5. Proposals for fiscal reform that undermine democratic processes and/or local authority
6. Legislation to reduce local control over the city's planning and zoning practices and efforts to reduce local land use authority
7. Legislation that threatens the city's control over the public right of way
8. Water quality mandates not based on "good science" and stormwater mandates for which funding is not provided
9. Efforts to establish a public goods charge or other permanent statewide tax on water to fund statewide water solutions

Regional

1. Support preservation and enhancement of local control
2. Support legislation, programs and funding that promote enhanced law enforcement services in the community
3. Support funding for parks, trails, open spaces, and recreation services and facilities
4. Support local City input on all regional land use and planning issues
5. Advocate cooperative county-city major street projects
6. Monitor regional activities related to homelessness

INTERGOVERNMENTAL RELATIONS COMMITTEE RECOMMENDATION

That the City Council adopt the Statement of Intergovernmental Relations Goals for 2017.

Paolo Beltran 
Assistant to the City Manager

Howard L. Chambers 
City Manager