

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

April 24, 2018

**ADJOURNED MEETING**

6:30 p.m.  
*EXECUTIVE BOARD ROOM*

**CLOSED SESSION**

7:00 p.m.

CONFERENCE WITH LABOR NEGOTIATORS – Pursuant to Government Code §54957.6

Agency Designated Representative: City Manager, City Attorney, Director of Administrative Services,  
Assistant to the City Manager, Human Resources Manager

Employee Organization: Lakewood City Employees' Association

**CALL TO ORDER**

7:30 p.m.

**INVOCATION:** Omid Dadgar, Bahá'i Faith Community

**PLEDGE OF ALLEGIANCE:** Boy Scout Troop 140

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

**ANNOUNCEMENTS AND PRESENTATIONS:**

**ROUTINE ITEMS:**

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

RI-1 Approval of Minutes of the Meetings held March 27, and April 10, 2018

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 Report of City Council Committees' Activities

RI-5 Approval of Monthly Report of Investment Transactions - March 2018

RI-6 Approval of Appointment to Lakewood Project Shepherd Board

## **City Council Agenda**

April 24, 2018

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### **ROUTINE ITEMS: - Continued**

RI-7 Adoption of Resolution No. 2018-13; Opposing the Tax Fairness, Transparency and Accountability Act of 2018

RI-8 Adoption of Resolution No. 2018-14; Listing Proposed Projects Using SB1 FY2018-19 Funds

RI-9 Approval of Amendment to Subrecipient Agreement with Gateway Region Integrated Regional Water Management Joint Powers Authority for the Prop. 84 Grant - Paramount Boulevard Drainage and Landscape Project

### **REPORTS:**

3.1 General Plan Annual Progress Report

3.2 Adopting Hazard Mitigation Plan, Resolution No. 2018-15

3.3 Pan Am Fiesta 2018

## **AGENDA**

### **LAKWOOD HOUSING SUCCESSOR AGENCY**

1. Approval of Register of Demands

### **ORAL COMMUNICATIONS:**

### **ADJOURNMENT**

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

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

# Routine Items

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

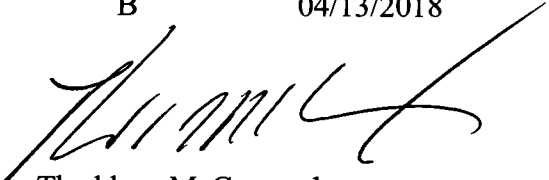
# **D I V I D E R S H E E T**

**COUNCIL AGENDA**

April 24, 2018

**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>
<b>1. FULL-TIME EMPLOYEES</b>			
<b>A. Appointments</b>			
None			
<b>B. Changes</b>			
Frank Spiegel	Skilled Trades Lead Worker Facilities Maintenance Supervisor	18A to 27B	04/08/2018
<b>C. Separations</b>			
None			
<b>2. PART-TIME EMPLOYEES</b>			
<b>A. Appointments</b>			
Cody Aldridge	Maintenance Services Aide I	B	04/08/2018
Jose Cervantes	Maintenance Services Aide I	B	04/22/2018
<b>B. Changes</b>			
Sara Flores	Community Services Specialist Community Services Leader III	B to B	04/22/2018
Julia Walston	Community Services Specialist Community Services Leader IV	B to B	04/08/2018
<b>C. Separations</b>			
Efraim Murphy	Maintenance Services Aide I	B	04/13/2018

  
Thaddeus McCormack  
City Manager

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

**CITY OF LAKEWOOD  
FUND SUMMARY 4/12/2018**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 87059 through 87143. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	218,651.40
1020	CABLE TV	330.90
1030	CDBG CURRENT YEAR	3,885.17
1050	COMMUNITY FACILITY	4,138.47
3060	PROPOSITION "A"	1,000,000.00
5020	CENTRAL STORES	2,927.02
5030	FLEET MAINTENANCE	1,438.71
6020	GEOGRAPHIC INFORMATION SYSTEM	119.98
7500	WATER UTILITY FUND	98,885.46
8020	LOCAL REHAB LOAN	1,550.00
8030	TRUST DEPOSIT	22,463.96
		<hr/>
		<b>1,354,391.07</b>

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
87059	04/12/2018	61307	PERRIS FENCE & SUPPLY	249.58	0.00	249.58
87060	04/12/2018	61142	ADAMS-HILLERY SHARRON	3,010.17	0.00	3,010.17
87061	04/12/2018	2701	AIRE RITE A/C & REFRIGERATION INC	6,521.30	0.00	6,521.30
87062	04/12/2018	4551	ACCOUNTING PRINCIPALS. INC	468.00	0.00	468.00
87063	04/12/2018	51614	AOUATIC DESIGN GROUP	1,250.00	0.00	1,250.00
87064	04/12/2018	51614	AOUATIC DESIGN GROUP	1,450.00	0.00	1,450.00
87065	04/12/2018	443	B&M LAWN AND GARDEN INC	56.41	0.00	56.41
87066	04/12/2018	39123	BACKFLOW APPARATUS & VALUE COMPANY	430.75	0.00	430.75
87067	04/12/2018	4800	BISHOP COMPANY	79.94	0.00	79.94
87068	04/12/2018	62737	BOYES. GOBIND	130.00	0.00	130.00
87069	04/12/2018	53835	C.P.R.S. DIST X	825.00	0.00	825.00
87070	04/12/2018	307	CALIF. STATE DISBURSEMENT UNIT	87.69	0.00	87.69
87071	04/12/2018	53983	CALIF STATE FRANCHISE TAX BOARD	76.00	0.00	76.00
87072	04/12/2018	4700	CALIFORNIA DEPT OF WATER RESOURCES	14,700.00	0.00	14,700.00
87073	04/12/2018	6600	CALIFORNIA STATE DEPT OF JUSTICE	6,580.00	0.00	6,580.00
87074	04/12/2018	45894	CINTAS CORPORATION	75.37	0.00	75.37
87075	04/12/2018	3778	COMMERCIAL AOUATIC SERVICES INC	1,470.86	0.00	1,470.86
87076	04/12/2018	5098	CORRAL CONSTRUCTION & DEVELOPMENT INC.	6,371.90	0.00	6,371.90
87077	04/12/2018	4660	ZW USA INC.	262.73	0.00	262.73
87078	04/12/2018	5030	FATHOM WATER MANAGEMENT INC.	110,121.65	0.00	110,121.65
87079	04/12/2018	63519	FLUE STEAM INC	218.00	0.00	218.00
87080	04/12/2018	4884	FRONTIER CALIFORNIA INC.	2,101.35	0.00	2,101.35
87081	04/12/2018	5005	GIEMONT. GREGORY S.	261.00	0.00	261.00
87082	04/12/2018	5107	GREEN WISE SOIL TECHNOLOGIES	1,270.20	0.00	1,270.20
87083	04/12/2018	4483	GREENFIX AMERICA. LLC	465.00	0.00	465.00
87084	04/12/2018	62491	HANDS ON MAILING &	325.00	0.00	325.00
87085	04/12/2018	58838	HANSON AGGREGATES LLC	125.00	0.00	125.00
87086	04/12/2018	35477	HARA M LAWNMOWER CENTER	42.71	0.00	42.71
87087	04/12/2018	42031	HOME DEPOT	1,332.99	0.00	1,332.99
87088	04/12/2018	4622	JHM SUPPLY INC	436.31	0.00	436.31
87089	04/12/2018	59873	JJS PALOMO'S STEEL INC	210.69	0.00	210.69
87090	04/12/2018	4458	KIM. YVONNE	248.00	0.00	248.00
87091	04/12/2018	4668	SALES. KEVIN DBA	720.00	0.00	720.00
87092	04/12/2018	53311	LAKEWOOD MEALS ON WHEELS	875.00	0.00	875.00
87093	04/12/2018	18550	LAKEWOOD. CITY OF	100.00	0.00	100.00
87094	04/12/2018	18400	LAKEWOOD. CITY WATER DEPT	7,530.85	0.00	7,530.85
87095	04/12/2018	4783	LANDCARE HOLDINGS INC	7,184.28	0.00	7,184.28
87096	04/12/2018	2409	LIFTECH ELEVATOR SERVICES INC	522.00	0.00	522.00
87097	04/12/2018	3564	LONG BEACH. CITY OF	237.74	0.00	237.74
87098	04/12/2018	20950	LOS ANGELES CO ASSESSOR	5.00	0.00	5.00
87099	04/12/2018	271	LOS ANGELES CO DEPT OF HEALTH SVCS	1,557.00	0.00	1,557.00
87100	04/12/2018	21300	LOS ANGELES CO FIRE DEPT	880.00	0.00	880.00
87101	04/12/2018	36844	LA COUNTY DEPT OF PUBLIC WORKS	6,843.96	0.00	6,843.96
87102	04/12/2018	4482	MALTY INTERNATIONAL GROUP INC	102.51	0.00	102.51

# CITY OF LAKEWOOD

## SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
87103	04/12/2018	65220	STEVEN MAHR PRINTING INC.	373.20	0.00	373.20
87104	04/12/2018	4887	MATHESON TRI-GAS. INC.	257.18	0.00	257.18
87105	04/12/2018	59102	MOST DEPENDABLE FOUNTAINS	7,443.25	0.00	7,443.25
87106	04/12/2018	55607	MYRON CORP	305.75	0.00	305.75
87107	04/12/2018	47554	OFFICE DEPOT BUSINESS SVCS	666.02	0.00	666.02
87108	04/12/2018	5016	P & R PAPER SUPPLY COMPANY. INC.	204.87	0.00	204.87
87109	04/12/2018	51171	PERS LONG TERM CARE PROGRAM	70.64	0.00	70.64
87110	04/12/2018	1919	POLLARD JOSEPH G COMPANY INC	943.24	0.00	943.24
87111	04/12/2018	39640	RAYVERN LIGHTING SUPPLY CO INC	472.49	0.00	472.49
87112	04/12/2018	5108	F & S FOOD SERVICES. INC.	630.17	0.00	630.17
87113	04/12/2018	1841	SAFETY DRIVER'S ED. LLC	58.50	0.00	58.50
87114	04/12/2018	3153	SECTRAN SECURITY INC	141.61	0.00	141.61
87115	04/12/2018	52279	SMART & FINAL INC	295.71	0.00	295.71
87116	04/12/2018	5022	MWB COPY PRODUCTS. INC.	114.98	0.00	114.98
87117	04/12/2018	29400	SOUTHERN CALIFORNIA EDISON CO	29,766.85	0.00	29,766.85
87118	04/12/2018	60792	STEPHENS. ERIC	57.20	0.00	57.20
87119	04/12/2018	977	STEVEN ENTERPRISES	4,065.03	0.00	4,065.03
87120	04/12/2018	38679	WESTERN EXTERMINATOR COMPANY	934.29	0.00	934.29
87121	04/12/2018	47854	TRUESDAIL LABORATORIES INC	1,816.50	0.00	1,816.50
87122	04/12/2018	60685	TURF STAR	491.78	0.00	491.78
87123	04/12/2018	35089	UNDERGROUND SERVICE ALERT	351.55	0.00	351.55
87124	04/12/2018	33200	WALTERS WHOLESALE ELECTRIC CO	175.88	0.00	175.88
87125	04/12/2018	17640	WAXIE ENTERPRISES INC	1,871.79	0.00	1,871.79
87126	04/12/2018	40925	WEST COAST ARBORISTS INC	108,903.15	0.00	108,903.15
87127	04/12/2018	4230	WEST HOLLYWOOD. CITY OF	1,000,000.00	0.00	1,000,000.00
87128	04/12/2018	3699	ABOVE IT ALL	1,550.00	0.00	1,550.00
87129	04/12/2018	3699	BAEZ. RICHARD	100.00	0.00	100.00
87130	04/12/2018	3699	BASILIO. MATEO	250.00	0.00	250.00
87131	04/12/2018	3699	CAMPBELL. ERIC	96.00	0.00	96.00
87132	04/12/2018	3699	COOK. JEWEL	320.00	0.00	320.00
87133	04/12/2018	3699	DUENAS. MARICELA	250.00	0.00	250.00
87134	04/12/2018	3699	MCCLAIN. SHARON	250.00	0.00	250.00
87135	04/12/2018	3699	NASH. ROBIN	250.00	0.00	250.00
87136	04/12/2018	3699	PINCEK. DANIELLE	250.00	0.00	250.00
87137	04/12/2018	3699	RAJEL. LOUISE	240.00	0.00	240.00
87138	04/12/2018	3699	REYES. CYNTHIA	250.00	0.00	250.00
87139	04/12/2018	3699	SORIANO. NORA	250.00	0.00	250.00
87140	04/12/2018	3699	THOMAS. JOVITA	20.00	0.00	20.00
87141	04/12/2018	3699	TORRES. RAZEL	250.00	0.00	250.00
87142	04/12/2018	3699	VIJIL. JEANNETTE	250.00	0.00	250.00
87143	04/12/2018	3699	WALMART	1,591.50	0.00	1,591.50
<b>Totals:</b>				<u>1,354,391.07</u>	<u>0.00</u>	<u>1,354,391.07</u>

# DIVIDER SHEET

## **COUNCIL AGENDA**

April 24, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Report of City Council Committees' Activities

### **INTRODUCTION**

A brief update is provided for City Council review on the activities of the following standing committee: Public Safety.

### **STATEMENT OF FACT**


#### Public Safety Committee Meeting

On April 10, the Public Safety Committee met and discussed:

- Crime Trends/Statistics – The Station Commander confirmed that Lakewood's crime numbers continue to trend down as the first three months were lower when compared to 2017. The Committee is pleased that recent public safety implementations seemed to have made a positive impact.
- Lakewood Center Mall – No assaults or burglaries at the mall during the first three months of 2018. City will begin authorizing additional Mall Deputy Coverage mid-week on a temporary basis to see if there is a positive impact on crime trends.
- Public Outreach – The Neighborhood Watch Block Captains receive a monthly newsletter that is intended to be shared with other members of the respective Neighborhood Block group. The Committee gave suggestions as to how the information on crime trends can be shown in a more user-friendly manner. The format will be changed in future newsletters to include two separate maps for burglaries and auto thefts. In addition, we will highlight the growing issue of porch thefts. LASD will look into isolating porch theft crime statistics, so as to better track the increase or decrease of occurrences, and the City will report through the newsletter and other means on how residents can better protect themselves from being a victim of this type of crime.
- Illegal Fireworks Enforcement – Staff is developing a new public outreach campaign that emphasizes the dangerous and injurious consequences of using illegal fireworks and looking at the feasibility of increasing the fine for illegal fireworks.
- School Safety/Active Shooter – LASD has been coordinating with all local schools on safety plans related to school/active shooters. In addition, LASD recently conducted a training exercise with the Lakewood Center Security staff and a Mall/Center business. The City will report through the e-mag and other publications the City's and Sheriff's proactive measures in this regard.

### **RECOMMENDATION**

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

  
Thaddeus McCormack  
City Manager

# DIVIDER SHEET

**COUNCIL AGENDA**

April 24, 2018

**TO:** The Honorable Mayor and City Council**SUBJECT:** Monthly Report of Investment Transactions – March 2018**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**

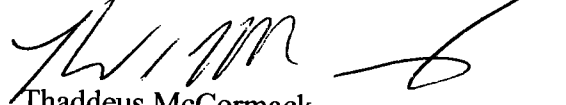
<u>Date</u>	<u>Amount at Cost</u>	<u>Vehicle</u>	<u>Transaction</u>
3/01/2018	\$ 144.64	MMF	Interest
3/01/2018	\$ 124.21	FNMA	Interest 1.785%
3/01/2018	\$ 243.33	FNMA	Interest 1.646%
3/01/2018	\$ 88.10	FNMA	Interest 1.898%
3/01/2018	\$ 4.25	FNMA	Interest 1.550%
3/01/2018	\$ 6,135.98	FNMA	Paydown 1.898%
3/01/2018	\$ 10,116.13	FNMA	Paydown 1.785%
3/01/2018	\$ 2,311.90	FNMA	Paydown 1.550%
3/01/2018	\$ 20,578.83	FNMA	Paydown 1.646%
3/02/2018	\$ 625,000.00	CORP	Purchase 2.900%
3/02/2018	\$ 197,909.56	FNMA	Sell 1.000%
3/02/2018	\$ 395,819.11	FNMA	Sell 1.000%
3/03/2018	\$ 2,365.00	CORP	Interest 2.200%
3/04/2018	\$ 2,364.92	CORP	Interest 1.850%
3/04/2018	\$ 682.50	CORP	Interest 1.950%
3/05/2018	\$ 29,689.31	FNMA	Sell 1.000%
3/06/2018	\$ 2,410.42	CORP	Interest 1.625%
3/06/2018	\$ 1,673.00	CORP	Interest 1.912%
3/08/2018	\$ 173,197.89	FNMA	Sell 1.000%
3/08/2018	\$ 174,881.00	CORP	Purchase 2.875%
3/09/2018	\$ 374,718.75	CORP	Purchase 2.635%
3/09/2018	\$ 373,137.50	FHLB	Sell 1.250%
3/12/2018	\$ 2,625.00	CORP	Interest 1.561%
3/13/2018	\$ 1,595.00	CORP	Interest 2.200%
3/15/2018	\$ 467.50	CORP	Interest 1.700%
3/19/2018	\$ 348,310.08	FHLB	Sell 1.250%
3/19/2018	\$ 24,749.56	FNMA	Sell 1.00%
3/19/2018	\$ 373,083.75	CORP	Purchase 2.75%
3/26/2018	\$ 4,250.00	CORP	Interest 1.000%
3/27/2018	\$ 99,056.67	FNMA	Sell 1.00%
3/27/2018	\$ 123,603.33	CORP	Purchase 2.350%
3/29/2018	\$ 60.60	CAMP	Interest 1.62%

**RECOMMENDATION**

It is recommended that the City Council receive and file the Monthly Report of Investment Transactions rendered for the month of March 2018.

A handwritten signature in black ink, appearing to be 'JG'.

Jose Gomez  
Director of Administrative Services

A handwritten signature in black ink, appearing to be 'Thaddeus McCormack'.

Thaddeus McCormack  
City Manager

# DIVIDER SHEET



## **COUNCIL AGENDA**

April 24, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Appointment to the Lakewood Project Shepherd Board

### **INTRODUCTION**

The Lakewood Project Shepherd nonprofit corporation has a Board of Directors comprised of seven members. Three represent the Lakewood Rotary Club, three represent the City of Lakewood Municipality, and the remaining member comes from the Lakewood Community. Board members serve three-year terms.

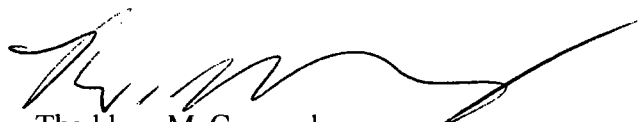
### **STATEMENT OF FACTS**

Lisa Litzinger, Lakewood's Director of Recreation and Community Services and board member of Project Shepherd, retires effective May 1, 2018. Valarie Frost has filled the position as the new Director of Recreation and Community Services of the City of Lakewood.

### **SUMMARY**

It is recommended that the City Council of the City of Lakewood appoint Valarie Frost as a new member of the Project Shepherd Board of Directors for a term of three years.

Lisa Litzinger, Director  
Recreation and Community Services



Thaddeus McCormack  
City Manager

# DIVIDER SHEET

## **COUNCIL AGENDA**

April 24, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Adoption of Resolution Opposing the Tax Fairness, Transparency and Accountability Act of 2018

### **INTRODUCTION**

The “Tax Fairness, Transparency and Accountability Act of 2018” is currently circulating and has reached 25% of the signatures needed to qualify for the November 2018 statewide ballot. The measure, sponsored by the California Business Roundtable, would amend the State Constitution to change the rules for how the state and local governments can impose taxes, fees, and other charges; it applies retroactively and may void any local measure approved by local voters on or after January 1, 2018.

### **STATEMENT OF FACT**

The proposed ballot measure has these provisions that are alarming for cities:

Restricts Local Taxing Authority:

- a) Eliminates local authority to impose a tax for general purposes by majority vote and instead requires all local proposed tax increases subject to a two-thirds vote. This proposal also requires two-thirds approval of all members of the local legislative body before a tax can be placed on the ballot.
- b) Requires a two-thirds vote to “extend” a tax to new territory, a new class of payor, or expanded base. For cities, this would limit all future annexations by requiring a separate two-thirds vote of the affected residents prior to applying any existing city tax. Other limitations may apply to a local interpretation that an existing local tax applies to a business or product.
- c) Expands the definition of a tax to include payments voluntarily made in exchange for a benefit received, which may cover local franchise fees.
- d) Prohibits any tax to be placed on the ballot unless it either specifically identifies by binding and enforceable limitation how it can be spent, with any change requiring reapproval by the electorate, or states in a separate stand-alone segment of the ballot that the tax revenue is intended for “unrestricted revenue purposes.”
- e) Requires tax measures to be consolidated with the regularly scheduled general election for members of the governing body, unless an emergency is declared by a unanimous vote of the governing body.
- f) Expands the application of this act to include actions and “legal authority” that may be “enforced” or “implemented” by a local government.
- g) Requires a tax imposed by initiative to also be subject to a two-thirds vote, to address concerns over the *Upland* decision.


- h) Clarifies a levy, charge, or exaction retained by and payable to a non-governmental entity is a tax, if the local agency limits in any way the use of the proceeds, to address concerns over the *Schmeer* decision.
- i) Exempts existing school bond (55% vote) construction authority from the application of the bill.

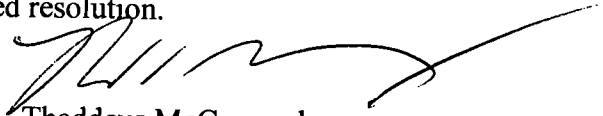
**Restricts Local Fee Authority:** Restricts the ability of a local government to impose fees or charges, other than those subject to Prop. 218, by:

- a) Prohibiting a fee or charge from being imposed, increased or extended unless approved by two-thirds vote of the legislative body.
- b) Authorizing a referendum on decisions of a legislative body to impose, increase or extend a fee or charge triggered by petitions signed by 5% of affected voters.
- c) Requiring a fee or charge proposed by initiative to be subject to a two-thirds vote of the electorate.
- d) Narrows the legal threshold from “reasonable” to “actual” costs for fees applied to local services, permits, licenses, etc. Further, the measure authorizes new avenues to challenge “actual” costs by enabling a payor to also second-guess in court whether they are “reasonable.” Opens up further litigation and debate by replacing the existing standard that fees and charges bear a “fair and reasonable relationship to the payors burdens and benefits” with a more rigorous “proportional to the costs created by the payor” standard.
- e) Increases the legal burden of proof for local agencies from “preponderance of evidence” (more likely than not) to “clear and convincing evidence” (high probability) to establish that a levy, charge or other exaction is: (1) not a tax, (2) the amount is no more than necessary to cover the actual costs, and (3) the revenue is not being used for other than its stated purpose.

## **RECOMMENDATION**

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

Paolo Beltran   
Assistant to the City Manager

  
Thaddeus McCormack  
City Manager

RESOLUTION NO. 2018-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LAKEWOOD OPPOSING THE TAX FAIRNESS,  
TRANSPARENCY AND ACCOUNTABILITY ACT OF 2018

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

WHEREAS, California's cities, counties and special districts follow strict guidelines and existing state law regarding the establishment of reasonable fees and the required voter approval of all local taxes; and

WHEREAS, there is a signature-gathering campaign for a state ballot measure currently sponsored by the California Business Roundtable that would severely harm the ability of local governments to continue to provide quality services by imposing onerous roadblocks to raising local revenue to address community needs, services and infrastructure improvements; and

WHEREAS, it is important for local community members, in concert with their duly-elected officials – rather than a special interest group in Sacramento – to determine the services and funding levels appropriate for their own cities; and

WHEREAS, the proposed ballot measure would allow businesses to escape from their existing obligations to pay the full cost of services that they request and receive from local agencies and benefit from; and

WHEREAS, the proposed ballot measure would then shift the burden of these uncovered costs from business interests to local general funds supported by taxpayers, and thereby reduce general funds available to support police, fire, park, planning and other community services.

THEREFORE BE IT RESOLVED that the City of Lakewood hereby opposes the Tax Fairness, Transparency and Accountability Act of 2018 sponsored by the California Business Roundtable on the grounds that this measure would harm the ability of local communities to adequately fund services; and

THEREFORE BE IT FURTHER RESOLVED that the City Manager is hereby directed to send a letter to California Business Roundtable members expressing our opposition and to email a copy of this adopted resolution to the League of California Cities at [cityletters@cacities.org](mailto:cityletters@cacities.org).

ADOPTED AND APPROVED THIS 24TH DAY OF APRIL, 2018.

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Mayor

ATTEST:

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City Clerk

# DIVIDER SHEET

## **COUNCIL AGENDA**

April 24, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Adoption of a Resolution Listing Proposed Projects using SB 1 FY18-19 Funds

### **INTRODUCTION**

Senate Bill 1, the Road Repair and Accountability Act of 2017, also known as the Road Maintenance and Rehabilitation Account (RMRA), was enacted to address basic road maintenance, rehabilitation and critical safety needs on highways and local streets, which is funded through a per gallon fuel tax and vehicle registration fees. To receive and spend revenue from SB 1, the City must adopt a resolution setting forth planned projects for this year's allocation.

### **STATEMENT OF FACTS**

The City of Lakewood is projected to receive \$1,420,282 in RMRA funds in Fiscal Year 2018-2019.

A draft of the new Pavement Management System that Council awarded on September 12<sup>th</sup> has been received by the City. The Pavement Condition Index (PCI) is tentatively 82.6. Once the Pavement Management System is finalized and the PCI is 80 or above, the City will have greater latitude on how to spend the RMRA funds. A PCI below 80 restricts projects to paving.

The draft Pavement Management System was used to assist, along with field review, in selecting and prioritizing the street segments to pave with the FY18-19 funding.

In order to receive funding, the State requires the City to adopt a resolution setting forth planned projects for this year's allocation. Accordingly, the proposed resolution recommends paving the street segments listed in the below table using RMRA funds. It should be noted that the recently constituted Council Capital Improvement Plan (CIP) Committee will be assessing and prioritizing city-wide infrastructure needs (including street and road repair needs) in the near future. Unfortunately, the funding requirements do not allow for that work to begin and conclude prior to the State's deadline to submit the required resolution. Fortunately, the funding requirement do not prevent the City from subsequently revising the list and substituting other eligible projects at a later date based on the CIP Committee's input, should the City Council so desire.



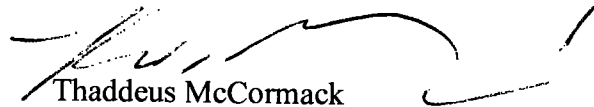
Proposed Projects:

Street	Segment
Candlewood	Lakewood Blvd - Fidler
Del Amo	Paramount - Cherry
Del Amo	Paramount - Downey
Harvey	Bellflower - Woodruff
Alley west of Lkwd Blvd	Candlewood- Hardwick
Paramount Blvd (Drainage & Landscape)	Del Amo - Carson

**STAFF RECOMMENDATION**

It is recommended that the City Council adopt the attached Resolution which specifies the street segments to be repaved or other improvements using RMRA Fiscal Year 2018-19 funds.

  
Lisa Rapp *for*  
Director of Public Works

  
Thaddeus McCormack  
City Manager

## RESOLUTION NO. 2018-14

### RESOLUTION ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2018-19 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of our City are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City must adopt by resolution a list of all projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City, will receive and estimated \$1,420,282 in RMRA funding in Fiscal Year 2018-19 from SB 1; and

WHEREAS, this is the second year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1 ; and

WHEREAS, the City used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City maintain and rehabilitate several streets throughout the City this year. In future years, SB 1 will fund street and bridge rehabilitation, traffic signal upgrades, sidewalks and curb and gutter, ADA curb ramps and other projects in the public right-of-way; and

WHEREAS, the 2016 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in an very good condition and this revenue will help us increase the overall quality of our road system and over the next decade will bring our streets and roads into an excellent condition; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED AND FOUND by the City Council of the City of Lakewood, State of California, as follows:

1. The foregoing recitals are true and correct.
2. The fiscal year 2018-19 list of projects planned to be funded with Road Maintenance and Rehabilitation Account revenues include:

Street and Project Description	Segment	Estimated Useful Life	Anticipated Year of Construction
Candlewood St ARHM Overlay	Lakewood Blvd - Fidler	15 Years	CY 2018/2019
Del Amo Blvd ARHM Overlay	Paramount - Cherry	15 Years	CY 2018/2019
Del Amo Blvd ARHM Overlay	Paramount - Downey	15 Years	CY 2018/2019
Harvey Way ARHM Overlay	Bellflower - Woodruff	15 Years	CY 2018/2019
Alley west of Lkwd Blvd Total Reconstruction with PCC	Candlewood– Hardwick	30 Years	CY 2018/2019
Paramount Blvd Drainage & Landscape	Del Amo - Carson	20 years	CY 2018/2019

SECTION 1. The Director of Public Works is hereby authorized to undertake such acts as are necessary to carry out this Resolution.

SECTION 2. The City Clerk is directed to certify the adoption of this resolution.

ADOPTED AND APPROVED THIS 24TH DAY OF APRIL, 2018.

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Mayor

ATTEST:

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City Clerk

# DIVIDER SHEET

## COUNCIL AGENDA

April 24, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Approve Amendment to the Subrecipient Agreement between the City of Lakewood and the Gateway Region Integrated Regional Water Management Joint Powers Authority (GWMA) for the Prop. 84 Grant – Paramount Blvd. Drainage and Landscape Project

### INTRODUCTION

The City of Lakewood received a Proposition 84 Grant for the conversion of the landscaping on the two side panels on Paramount Blvd. between Carson St. and Del Amo Blvd.

### STATEMENT OF FACT


In April 2015, City Staff responded to a Call for Projects announcement for the Prop 84 third round of funding. We selected the Paramount Blvd side panels for our project, and worked with the Gateway COG staff to refine our project application.

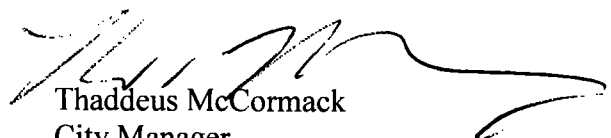
The original grant agreement is between the California Department of Water Resources (DWR) and the Los Angeles County Department of Public Works (LACFCD). GWMA has entered into a MOU with LACFCD to serve as the Local Project Sponsor and respond to LACFCD and DWR's reporting compliance requirements associated with grant administration and process grant reimbursement requests and related invoices. The Subrecipient agreement between the City and the GWMA is specific for our project, and is subject to all the requirements stated in the two agreements above ours – the original grant agreement and the GWMA/County MOU.

Due to delays which were outside of Lakewood's and GWMA control related to grant execution between DWR and LACFCD, the City was unable to move forward with their project and stay within the original schedule. The City has asked GWMA extend the project sub-recipient agreement until January 1, 2021, to allow sufficient time for project completion in accordance with the provisions and grant reimbursement process, as outlined in the grant agreement.

### RECOMMENDATION

That the City Council approves Amendment #1 that extends the subrecipient agreement with GWMA to January 1, 2021 and authorize the Mayor to sign the amendment in a form approved by the City Attorney.

  
Lisa Ann Rapp  
Director of Public Works

  
Thaddeus McCormack  
City Manager

**FIRST AMENDMENT TO THE SUBRECIPIENT  
AGREEMENT BETWEEN  
THE CITY OF LAKEWOOD AND THE LOS ANGELES  
GATEWAY REGION INTEGRATED REGIONAL WATER  
MANAGEMENT JOINT POWERS AUTHORITY**

This First Amendment ("First Amendment") to that certain Subrecipient Agreement dated December 1, 2016 ("Agreement"), between the City of Lakewood, a California municipal corporation ("Subrecipient") and the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority, a California Joint Powers Authority ("GWMA"), is made and entered into as of April 12, 2018. Subrecipient and GWMA are referred to collectively as the "Parties."

**RECITALS**

A. GWMA is a member of the Greater Los Angeles County Region ("Region") Integrated Regional Water Management ("IRWM") Group. As a part of the Region's IRWM Plan, the Los Angeles County Flood Control District ("LACFCD") has entered into that certain Grant Agreement dated December 2, 2016 ("Grant Agreement") with the Department of Water Resources of the State of California ("DWR"), attached as Exhibit "A" to the Agreement, for project grant funding as described in the Region's IRWM Plan.

B. For the Region's IRWM projects funded under the Grant Agreement, the LACFCD has been designated as the regional entity to apply for grant funds on behalf of all proposed projects, including the Subrecipient's Sub-Project, for the Region through the IRWM process;

C. GWMA has entered into that certain Memorandum of Understanding, dated November 30, 2016 ("MOU") with LACFCD, attached as Exhibit "B" to the Agreement, by which GWMA serves as the Local Project Sponsor and is in receipt of a grant for the Gateway Integrated Regional Water Management Plan ("the Project"), for which One Million Dollars (\$1,000,000.00) is earmarked specifically to assist the City of Lakewood ("Subrecipient") with the Paramount Boulevard Turf Replacement Project that will conserve water by replacing turf in the City of Lakewood ("Sub-Project").

D. The Agreement sets forth the terms by which GWMA processes grant reimbursement requests on behalf of the Subrecipient, among other provisions.

E. Section 4.3 of the Agreement provides that the Agreement shall terminate upon the earlier of: (1) the entirety of the Sub-Project has been completed, all audits and reports have been submitted by Subrecipient to GWMA pursuant to the Grant Agreement and the MOU, and LACFCD has released the final disbursement of grant funds to GWMA and Subrecipient has received final disbursement of the grand funds from GWMA; or (2) May 4, 2018.

F. As of the execution of this First Amendment, the Sub-Project has not been completed and, therefore, the Agreement is scheduled to expire by its own terms on May 4, 2018.

G. The Parties desire to extend the Agreement's term until January 1, 2021 to provide Subrecipient adequate time to complete the Sub-Project in accordance with the provisions and grant reimbursement process outlined in the Agreement.

Now, therefore, the Parties hereby agree as follows:

1. Section 4.3 ("Term") of the Agreement is hereby amended to read as follows:

"4.3 Term. This Agreement shall commence on the Effective Date and shall be terminated when all of the following have occurred, unless earlier terminated in accordance with Section 8.2 of this Agreement: (i) the entirety of the Sub-Project has been completed, (ii) all audits and reports have been submitted by Subrecipient to GWMA pursuant to the Grant Agreement and the MOU and (iii) LACFCD has released final disbursement to GWMA and Subrecipient has received final disbursement of the Funds from GWMA pursuant to this Agreement; or by January 1, 2021, whichever event occurs first. In the event that the January 1, 2021, deadline is extended pursuant to any agreement between DWR and GWMA, the new deadline shall take the place of "January 1, 2021" in the preceding sentence."

2. Except for the changes specifically set forth herein, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this First Amendment to be executed on their behalf, respectively, as follows

GWMA

Los Angeles Gateway Region Integrated  
Regional Water Management Joint Powers  
Authority,  
a California Joint Powers Authority

By: 

Christopher S. Cash  
Chair

ATTEST:

By: 

Toni Penn  
Admin/Accounting Manager

APPROVED AS TO FORM:

By: 

Nicholas R. Ghirelli  
General Counsel

Subrecipient

City of Lakewood  
a California municipal corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

APPROVED AS TO FORM:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

# DIVIDER SHEET



*Reports*

## **COUNCIL AGENDA**

April 24, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** 2017 General Plan Annual Progress Report

### **INTRODUCTION**

The 2017 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 general plan annual progress report is required to discuss the progress made towards allowing for the development of housing as specified by the Regional Housing Needs Assessment (RHNA) as well as the 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 April 5, 2018 for review. The report will be submitted to OPR and HCD after it is reviewed by the City Council. 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 meeting 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.

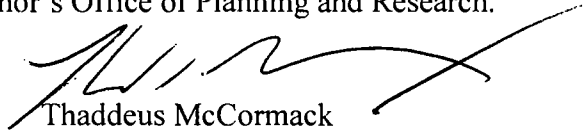
The MEIR for the General Plan provides the basis for the preparation of subsequent environmental documents for projects that are consistent with the General Plan. The MEIR reduces the costs and time involved in the environmental review of projects that are consistent with the General Plan, and it establishes thresholds, or criteria for significance, to evaluate further projects. Implementation of the General Plan has been successful to date, and it will continue to be the distinct planning tool for the future. However, some technical data became dated requiring reconfirmation of the MEIR. A General Plan Master Environmental Assessment (MEA) 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 22 years old. Accordingly, the City of Lakewood has begun the process of updating its General Plan. The draft Technical Background Report is nearing completion and staff is preparing a Request for Proposal for a new Master Environmental Impact Report.

### **RECOMMENDATION**

The Planning and Environment Commission recommends that the City Council receive and file the 2017 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

  
Thaddeus McCormack  
City Manager

# **The City of Lakewood**

## **2017 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) The Lakewood City Council adopted the current Housing Element on August 13, 2013 and the Department of Housing and Community Development certified the Housing Element 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, 2017 through December 31, 2017.

## **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 more detail below.

### **Residential Development**

A goal of the Land Use Element is to preserve and enhance Lakewood’s desirable residential character. The number of residential building permits fluctuates from one year to year, depending on the state of the economy. These permits are for a range of home improvements. There were 1,563 residential building permits issued in 2017 as noted in the table below.

Table 1: Residential Improvement Permits Issued

Year	Residential Permits Issued
2008	1,082
2009	847
2010	954
2011	1,002
2012	867
2013	960
2014	1,043
2015	1,574
2016	1,457
2017	1,563

Source: City of Lakewood Community Development Department

In 2016, six City-owned properties were offered for sale (five were vacant, previous water well sites and the sixth was already developed with a single-family residence). Single-family homes are under construction on four of these lots. Development of the fifth vacant lot will occur in the near future. During 2017 and 2018 several State Bills concerning Accessory Dwelling Units (ADUs) went into effect. An ADU is typically a second dwelling unit on what was originally a single-family lot, although they may also be located on multi-family lots. These bills consist of:

- AB 2299 replaced the term "second unit" with "Accessory Dwelling Unit" and specified the nondiscretionary approval of ADUs.
- AB 2406 authorized cities to allow by ordinance, junior ADUs in single-family residential zones.
- SB 1069 replaced the term "second unit" with "Accessory Dwelling Unit" and specified the nondiscretionary approval of ADUs. It also prohibits cities from requiring new or separate utility connections for new ADUs and prohibits cities from imposing parking standards on ADUs when an ADU is located within one-half mile of public transit, or when the ADU is part of an existing primary residence or an existing accessory structure.
- AB 494 provides that an ADU may be rented separately from the primary residence, and that no setback is required for a garage that is converted to an ADU. AB 494 states that the parking required

- for an ADU shall not exceed one parking space per unit or per one bedroom, whichever is less.
- SB 229 allows a city to provide by ordinance, the creation of ADUs in areas zoned for single-family and multi-family uses and authorizes the ordinance to prohibit the sale or other conveyance of the ADU separately from the primary residence. The bill extends the use of the maximum standards to a proposed ADU on a lot zoned for residential use that includes a proposed single-family dwelling.
- SB 831 specifies that if a local agency does not act on an application for an accessory dwelling unit within 120 days, then the application shall be deemed approved. The bill specifies that an ADU shall not be considered to exceed the allowable floor-to-area lot ratio upon which the ADU is located and would prohibit a local agency from requiring off-street parking spaces be replaced when a garage, carport, or covered parking structure is demolished or converted in conjunction with the construction of an ADU. The bill deleted provisions authorizing a local agency or water corporation requiring an applicant to install a separate utility connection for the ADU and states that an ADU shall not be considered a new residential use for purposes of calculating fees and shall not be subject to impact fees, connection fees, capacity charges, or any other fees levied by those entities.

As a result, the City began to see several inquiries and plan submittals for ADUs. These ADUs are included in the table below as new residential units. The disposition and development of properties under Lakewood's Scattered Lot Acquisition Program is under the control of 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 2: Residential Units Planned, Under Construction, or Completed during 2017

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
20727-20739 Elaine Avenue	24	1	+20	24-unit apartments
20712 Seine Avenue	16	3	+13	16-unit apartments
11624 Walcroft Street	3	1	+2	3-unit apartments
11722 Walcroft Street	2	1	+1	Duplex
11656-58 215 <sup>th</sup> Street	1	0	+1	New 2 <sup>nd</sup> unit
11611-11615 216 <sup>th</sup> Street	3	0	+3	3-unit condo project
20802-20804 Pioneer Boulevard	1	0	+1	New 2 <sup>nd</sup> unit
6165 Amos Avenue	1	0	+1	New ADU
3914 Ann Arbor Road	1	0	+1	New ADU
3963 Ann Arbor Road	1	0	+1	New ADU
5939 Hayter Avenue	1	0	+1	New ADU
5840 Hersholt Avenue	1	0	+1	New ADU
4657 Iroquois Avenue	1	0	+1	New ADU
4730 Vangold Avenue	1	0	+1	New ADU
12055 208 <sup>th</sup> Street	1	0	+1	New ADU
Total number of housing units			75	

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. Since then, median home prices have slowly been increasing and now. By the end of the first quarter of 2017, the median home price in Lakewood had risen to \$540,000.

Lakewood's median residential vacancy rate has fluctuated between 1.67 and 6.3 percent since 1997. The vacancy rate is from the State of California, Department of Finance (DOF), "Table E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011- 2017." The DOF bases their vacancy rates on 2010 Census benchmark data, and adjusts the data by incorporating directional changes described by the latest available American Community Survey data. The DOF does not use foreclosure data or other housing market indicators to adjust their vacancy rates. Table 3 and Chart 1 below illustrates Lakewood's median home prices. Table 4 illustrates Lakewood's vacancy rate by year.

Table 3: Median Home Prices in Lakewood

<b>Year</b>	<b>Median Home Price (1)</b>
January 1997	164,000
January 1998	178,500
January 1999	197,900
January 2000	210,000
January 2001	236,500
January 2002	268,957 (2)
February 2003	288,500
May 2004	420,000
July 2005	517,000
February 2006	550,000
February 2007	515,000
January 2008	414,500
January 2009	367,500
January 2010	390,000
January 2011	352,500
January 2012	356,250
2013 Q1	380,000
2014 Q1	435,000
2015 Q1	460,000
2016 Q1	497,000
2017 Q1	540,000

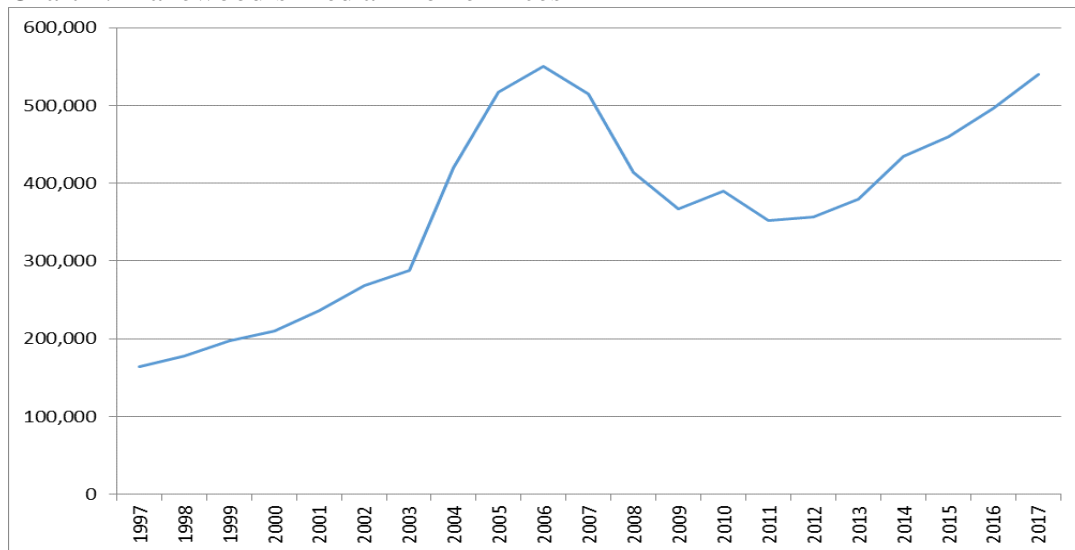
Sources: (1) California Association of Realtors, 1997-2001 & 2003-2012. 2013-2017. HdL – Los Angeles County Sales History – Q1 of 2013-2017.  
(2) Average provided by GRC Associates study, October 21, 2002.

Table 4: Vacancy Rates in Lakewood

Year	Vacancy Rate
January 1997	2.58
January 1998	2.58
January 1999	2.58
January 2000	2.59
January 2001	1.67
January 2002	1.67
February 2003	1.67
May 2004	1.67
July 2005	1.67
February 2006	1.67
February 2007	1.67
January 2008	1.67
January 2009	1.67
April 2010	3.4
January 2011	3.6
January 2012	4.6
January 2013	5.7
January 2014	6.0
January 2015	6.3
January 2016	6.3
January 2017	6.3

Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011- 2017*. <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>  
(The DOF revised previous vacancy rate estimates going back to 2010). Sacramento, California.

Chart 1: Lakewood's Median Home Prices



Sources: (1) California Association of Realtors, 1997-2001 & 2003-2012. 2013-2017. HdL – Los Angeles County Sales History – Q1 of 2013-2017. (2) Average provided by GRC Associates study, October 21, 2002.



## 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. 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. The table below lists of some of the commercial, industrial, and institutional projects, which are now in plan check, under construction, or were completed over the past year.

Table 5: Selected Commercial, Industrial, and Institutional Activity in 2017

Project Name	Site Address	Project Size*	Project Status
<b>Commercial Activity</b>			
Burgerim	4131 Woodruff Avenue	1,430 sq. ft. – TI	Project Complete
Raising Cane's restaurant	4634 Candlewood Street	4,014 sq. ft. - NB	Project Complete
Bubble Express Carwash remodel	2711 Del Amo Boulevard	0.52 acres - TI	Under Construction
Play Live Nation	127 Lakewood Center	2,200 sq. ft. – TI	Under Construction
Dickey's Barbecue Pit	5125 Candlewood Street	1,584 sq. ft. – TI	Under Construction
Kidz Town	5925 Carson Street	14,400 sq. ft. – TI	Under Construction
Burlington	4950 Faculty Avenue	42,223 sq. ft. – TI	Under Construction
Chronic Tacos	127B Lakewood Center	1,200 sq. ft. – TI	Under Construction
Wendy's	2438 Carson Street	3,382 sq. ft. – NB	In Plan Check
Starbucks	11697 Del Amo Blvd.	2,006 sq. ft. - NB	In Plan Check
Parkcrest Carwash	6741 Carson Street	1.06 acres - NB	Approved by PEC
Carwood Carwash remodel	2729 Carson Street	0.79 acres - BA	Planning
<b>Industrial and Institutional Related Activity</b>			
Da Vita Lakewood Mayfair	4930 Paramount Blvd.	14,616 sq. ft. – TI	Project Complete
National Polytechnic College	4105 South Street	4,676 sq. ft. – TI	Project Complete
Bellflower Beauty College Lakewood	5438 Woodruff Avenue	4,752 sq. ft. – TI	Project Complete
MDA Surgical Suite	3510 South Street	3,251 sq. ft. – TI	Permits Issued
LIUNA – Laborer's Local 1309	3971 Pixie Avenue	5,500 sq. ft. – TI	Under Construction

\*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 designated Zone A, which is 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 in the O-S (Open Space) zone and the City prohibits residential development 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 2017. The City continued to repair damaged sidewalk.

## 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.

The planning cycle for housing elements throughout California changed after the implementation of SB 375. The current (5<sup>th</sup>) 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 current 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 2017 specifies that the median income for a four-person household in Los Angeles County is \$64,800, which is the same limit in place for the past two years (<http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/inc2k17.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 6A-6C below into the different income categories.

Table 6A: 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%
<b>Total</b>	<b>403</b>	<b>100%</b>

Source: Lakewood 2013-2021 Housing Element

Table 6B: Affordable Housing Costs - Rental

<b>Income category (figured for a four- person household)</b>	<b>% of median income for each category</b>	<b>Adjusted annual income</b>	<b>30% of income used for rent (annual)</b>	<b>30% of income used for rent (monthly)</b>
Extremely Low	30%	\$27,050.00	\$8,115.00	\$676.25
Very Low Income	50%	\$45,050.00	\$13,515.00	\$1,126.25
Low Income	60%	\$72,100.00	\$21,630.00	\$1,802.50
Moderate Income	120%	\$77,750.00	\$23,325.00	\$1,943.75
Category Median (unadjusted)		\$64,800.00		

Table 6C: Affordable Housing Costs - Ownership

<b>Income category (figured for a four- person household)</b>	<b>% of median income for each category</b>	<b>Adjusted annual income</b>	<b>30% of income used for mortgage (annual)</b>	<b>30% of income used for mortgage (monthly)</b>
Extremely Low	30%	\$27,050.00	\$8,115.00	\$676.25
Very Low Income	50%	\$45,050.00	\$13,515.00	\$1,126.25
Low Income (1)	70%	\$72,100.00	\$21,630.00	\$1,802.50
Moderate Income (2)	120%	\$77,750.00	\$27,212.50	\$2,267.71
Category Median (unadjusted)		\$64,800.00		

Table 6C 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 6C.

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 this review period, 47 units were to Lakewood's housing stock as shown on HCD Tables A, A1, A2, A3, and B below. Table 7 below provides further details on the units added during this review period.

Table 7: Details for Housing Production Added for this Review Period

<b>Address</b>	<b>Project Type</b>	<b>No. of Units</b>
5301 Filder Avenue	Single-Family Home	1
5732 Sunfield Avenue	Single-Family Home	1
5738 Sunfield Avenue	Single-Family Home	1
4333 Woodruff Avenue	Single-Family Home	1
11611-15 216 <sup>th</sup> Street	Condominiums	3
20804 Pioneer Boulevard	Apartment	1
11658 215 <sup>th</sup> Street	Apartment	1
20712-18 Seine Avenue	Apartments	16
20937 Bloomfield Avenue	Apartments	22
Total Units Added:		47

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 does not have adequate zoning in place to accommodate their RHNA and this table 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 that support Lakewood's Housing Element.

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

**Jurisdiction** City of Lakewood  
**Reporting Period** 1/1/2017 - 12/31/2017

**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	
									0	0	0
									0	0	0
(9) Total of <b>Moderate and Above Moderate</b> from Table A3			0	47	47	47					
(10) Total by income Table A/A3					0	47	47	47			
(11) Total <b>Extremely Low-Income</b> Units*			0								

\* Note: These fields are voluntary

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

**Jurisdiction**      City of Lakewood  
**Reporting Period**      1/1/2017 - 12/31/2017

**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** 1/1/2017 - 12/31/2017

**Table A3**

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	0	27	0	0	0	47	47

\* Note: This field is voluntary



# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Lakewood

**Reporting Period** 1/1/2017 12/31/2017

**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	0						107
	Non-deed restricted		0	0	0	0	0						
Low	Deed Restricted	63	0	0	0	0	0						63
	Non-deed restricted		0	0	0	0	0						
Moderate	Deed Restricted	67	0	0	0	0	0						67
	Non-deed restricted		0	0	0	0	0						
Above Moderate		166	0	0	52	20	47					119	47
Total RHNA by COG. Enter allocation number:		403	0	0	52	20	47					119	284
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

<b>Jurisdiction</b>	City of Lakewood
<b>Reporting Period</b>	1/1/2017 . 12/31/2017

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

**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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.		
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E.</b>	<b>Status of Program Implementation</b>
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 by implementing various recycling programs and through public education campaigns.

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 uses recycled water 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 Table 8 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.

There has been a net reduction in domestic water usage from 9,157 acre-feet in 1995 to 6,967 acre-feet in 2017. 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. In April 2017, Governor Jerry Brown declared an end to California's five-year historic drought. This lifted emergency conservation regulations that required water agencies to reduce their water use. Lakewood was initially required to reduce water use by 20 percent and after the adoption of statewide water conservation approach, a localized "stress test" was implemented. Later, the "stress test" allowed Lakewood to prove that it had an additional three-year water supply available with the assumption that there would be three more dry years like the ones the state experienced from 2012 to 2015. As such, Lakewood was no longer obligated to meet the water conservation percent measures. This reduced Lakewood water conservation ratio from 20% to zero. However, the State Water Resources Control Board (State Board) recognized that our radically changing drought climate requires Californians to move beyond temporary emergency drought measures and adopt permanent changes to use water more wisely and prepare for more frequent and persistent periods of limited water supply. Therefore, the State is moving towards adoption of a Wasteful Water Use Regulation that would permanently ban wasteful water use statewide. It is likely that within the next year, the State will take action to identify and ban water uses that considered wasteful.

Table 8: 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%
2016-2017	479	-4.71%	6,967	-1.69%

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. The City selected Bolivar Park to address 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 will 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.

### **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 for analysis 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 draft Hazard Mitigation Plan (HMP) was recommended for approval by FEMA and was adopted by the City Council on August 9, 2016. The final version is being completed for review by the City Council prior to transmittal to FEMA for certification. 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. Certain portions of the HMP will 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.

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 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. 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 Lakewood'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, but is temporarily running out of Mayfair park during construction at the Burns 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 9 below shows Lakewood's sales tax revenues since adoption of the General Plan in 1996.

Table 9: 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%
2016-2017	\$14.1	-2.46%

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 2017.

## **CONCLUSION**

Lakewood will continue to face new opportunities and challenges over the next several years because 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 22 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 22 years ago. Accordingly, the City of Lakewood has begun the process of updating its General Plan. The draft Technical Background Report is nearing completion and staff is preparing a Request for Proposal for a new Master Environmental Impact Report.



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

## **COUNCIL AGENDA**

April 24, 2018

**TO:** Honorable Mayor and Members of the City Council

**SUBJECT:** Hazard Mitigation Plan

### **INTRODUCTION**

Attached is Lakewood's Hazard Mitigation Plan. The Hazard Mitigation Plan includes a detailed analysis of Lakewood's historical, physical, social, and economic characteristics, will assist the City in reducing economic losses caused by natural hazard events, and will make the City eligible to apply for pre-hazard mitigation grants.

Congress passed the Disaster Mitigation Act of 2000 (DMA 2000) on October 30, 2000 to provide assistance to local and state governments in reducing repetitive disaster damage. The Federal government sought to reduce the amount of assistance that it was paying out to the same communities for the same recurring disaster events. While these disasters typically occur in areas prone to periodic flooding, the Federal government recognizes that there are different types of natural disasters that may reoccur and negatively affect communities. Accordingly, DMA 2000 requires every local, county, and state government in the nation to prepare a Hazard Mitigation Plan to identify and mitigate caused by a natural disaster.

### **STATEMENT OF FACTS**


Due to the technical nature of Lakewood's Hazard Mitigation Plan, preparation and approval of the Plan required specialized assistance from a consultant. The City retained the firm of Goettel and Associates, Inc. to assist staff in updating Lakewood's Hazard Mitigation Plan. On August 9, 2016, the Council adopted Resolution 2016-57 approving the City of Lakewood Hazard Mitigation Plan and directed staff to submit the Hazard Mitigation Plan to the State and FEMA for review and approval.


FEMA provided comments and corrections to staff in May 2017. Although there were a number of comments, each was minor in scope and staff worked with FEMA and Goettel and Associates to complete the revisions. While making the necessary revisions, staff discovered some parts of the City were within dam inundation areas not previously identified. Staff engaged the Army Corps of Engineers to identify the extent of those dam inundation areas. Concurrently, on September 17, 2017, the City was notified by FEMA that they had deemed the City's Hazard Mitigation Plan approvable pending adoption by the City Council. Staff continued to work with the Army Corps of Engineers and on January 19, 2018, the Corps released the requested information to the City. Using the information from the Corps, staff began preparing and analyzing the dam inundation maps.

Approval of this Hazard Mitigation Plan will set for the schedule for adoption of future Hazard Mitigation Plan updates. Additionally, the Hazard Mitigation Plan will be of assistance in the update of the City's General Plan.

**RECOMMENDATION**

That the City Council adopt the attached Resolution approving the City of Lakewood Hazard Mitigation Plan.

  
Sonia Dias Southwell, AICP  
Director of Community Development

  
Thaddeus McCormack  
City Manager

RESOLUTION NO. 2018-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LAKEWOOD ADOPTING THE CITY OF LAKEWOOD HAZARD  
MITIGATION PLAN AND DIRECTING THE SAME TO BE  
SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY FOR REVIEW AND APPROVAL

WHEREAS, various communities across the nation have experienced devastation from a variety of natural disasters thereby creating significant financial impacts for which the Federal government normally provides financial assistance following such natural disasters; and

WHEREAS, the Federal government has passed the Disaster Mitigation Act of 2000 (DMA 2000), which requires every local, county, and state government to conduct an assessment of the natural hazards that pose a threat to the jurisdiction, determine the potential financial impact of such hazards, create a plan to mitigate such hazards, and implement a plan to reduce the impacts of such natural disasters; and

WHEREAS, the City Manager of the City of Lakewood has caused to be prepared a Hazard Mitigation Plan,

NOW, THEREFORE, the City Council of the City of Lakewood does resolve as follows:

SECTION 1. The City Council of the City of Lakewood does hereby approve the Hazard Mitigation Plan, and the City Manager of the City of Lakewood shall cause the Hazard Mitigation Plan to be submitted to the State Office of Emergency Services and the Federal Emergency Management Agency for review and approval.

ADOPTED AND APPROVED THIS 24TH DAY OF APRIL, 2018.

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Mayor

ATTEST:

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City Clerk

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

## **COUNCIL AGENDA**

April 24, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Pan Am Fiesta Preview

### **INTRODUCTION**

The city will host the annual Pan Am Fiesta at Mayfair Park beginning Thursday, May 10 and concluding on Sunday, May 13, 2018.

### **STATEMENT OF FACTS**

Lakewood's oldest community special event dates back to 1945 when Dr. Walter Montano, former Bolivian consul, and Jesse Solter, a local schoolteacher, shook hands over a backyard fence and pledged to begin a program that fostered good relations with Lakewood's Latin American neighbors. This year's Pan Am Fiesta will continue with special event elements, including amusement rides, food booths, a cultural mix of live entertainment, the Children's Cultural Booth, a shoppers circle, and a display of Lakewood's Pan American history.

### **AMUSEMENT RIDES**

This year, amusement rides and carnival attractions will once again open on Thursday, May 10 with a "Family Fun Night" of carnival games and rides from 5 to 9 p.m. This popular element returns to the Pan Am Fiesta calendar and features \$1 amusement rides and concession items for sale. The family-friendly celebration continues Friday, May 11 from 5 to 10 p.m., Saturday, May 12 from 11 a.m. to 10 p.m., and Sunday, May 13 from 11 a.m. to 9 p.m.

Advanced purchase of promotional wristbands and ride tickets will go on sale beginning Monday, April 30 at Lakewood City Hall and on May 7 at Mayfair Park. For \$30, the wristband will provide unlimited ride access on Sunday, May 13 from 11 a.m. to 8 p.m. Pre-sale ride tickets are 10 for \$25 and each ticket is good for one ride on Friday, Saturday or Sunday.

Ride tickets will be sold inside the gate throughout the weekend. The price for tickets at the venue are \$1.25 each, \$20 for 20 tickets or \$40 for 50 tickets. The number of tickets required will vary for each ride. Unlimited ride wristbands will also be on sale at the venue. Guests can purchase a wristband for \$35 to gain access to all rides on Sunday, May 13 from 11 a.m. to 8 p.m.

### **FOOD BOOTHS**

Food booths are sponsored by Lakewood community groups and offer an array of food options including kettle corn, pastrami sandwiches, pizza, and shaved ice. To augment the menu, three savory food trucks will be on-site offering smoked brisket with rice, gyros, wings, and soft serve

ice cream. Food booths will be open Friday, May 11 from 5 to 9:30 p.m. and Saturday, May 12 from 11 a.m. to 9:30 p.m.

Concessions operated by Lakewood community groups provide Fiesta participants with an affordable and diverse menu to choose from and supports programs, activities and scholarships for Lakewood's youth.

### **LIVE ENTERTAINMENT**

Large audiences have always enjoyed Pan Am Fiesta entertainment as there are lots of opportunities for Lakewood residents to listen or dance to many genres of music. On Friday, May 11, evening entertainment begins at 5 p.m. and will feature Kick It Up Dance Studio providing a youth dance performance. Later in the evening, Stone Soul, a very popular Motown tribute band, will take the stage.

Saturday, May 12 will offer free live music and dance lessons that will keep the audience entertained. The Mayfair High School youth band and choral group will open on Saturday at 11 a.m. and immediately following, Boy Scouts of America, Troop 65, will participate in the Pan Am Fiesta Welcome and Flag Ceremony. A parade of flags from 35 countries in the Organization of American States is part of the Pan Am Fiesta's traditional opening. The ceremony represents friendship and cooperation, two terms that are symbolic of the Lakewood community. Saturday's concert lineup also includes a performance by Polynesian and Jazz dancers. The concert schedule continues with the Louie Cruz Beltran Latin Jazz band at 4:30 p.m. and Knyght Ryder, an 80s music cover band, will close out the night from 7 p.m. to 9 p.m. This high-energy band has been a crowd favorite at many Lakewood events.

### **CHILDREN'S CULTURAL BOOTH**

Children, ages 12 and under can participate in free craft and cooking activities in the Children's Cultural Booth. The activities in the Cultural Booth feature activities unique to many Pan American countries and provide a hands-on experience for all the young people who participate. The Children's Cultural Booth is located just south of the basketball courts at Mayfair Park and operates from 11 a.m. to 5 p.m. on Saturday.

### **CRAFT AND COMMUNITY DISPLAY BOOTHS**

On Saturday May 12 from 11 a.m. to 6 p.m., over 50 arts and crafts vendors will bring their wares to the Pan Am Fiesta. Jewelry, clothing, floral décor and wall art are among the many items for sale by vendors. Fiesta participants can also learn more about the history and the traditions of the Pan Am Fiesta by visiting the Pan American Festival History Display located in the Activity Room at Mayfair Park. The display is coordinated by the Lakewood Pan American Association and features iconic photos, newspaper references and historical letters which collectively communicate Lakewood's long history in celebrating Pan American friendship.

### **SHUTTLE**

To reduce the stress of finding a parking space around the vicinity of Mayfair Park, a free shuttle will run from City Hall to Mayfair Park every 15 minutes beginning at 10 a.m. and ending at 9:30

p.m. on Saturday. Fiesta participants can park in the east parking lot of City Hall and get shuttle service to the main Pan Am Fiesta entrance on Clark Avenue.



### **SECURITY**

The Los Angeles County Sheriff's Department provides uniformed security on foot within the amusement ride area and the community booth area. Their highly visible presence maintains order throughout the four-day event. In addition, deputies provide assistance in reuniting lost children with their parents, and directing Pan Am Fiesta participants to staff for first aid and information.

### **SUMMARY**

The Pan Am Fiesta continues to be the only community-based celebration of Pan-American ideals in the nation. The Recreation and Community Services Department is proud to continue the tradition of offering this event to the Lakewood community.

Lisa Litzinger, Director  
Recreation and Community Services



Thaddeus McCormack  
City Manager



# DIVIDER SHEET

# *Housing Successor*

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING  
FUND SUMMARY 4/12/2018**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 335 through 335. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

3901	HOUSING SUCCESSOR AGENCY	2,995.00
		<hr/>
		<b>2,995.00</b>

Council Approval

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Manager

Attest

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Director of Administrative Services

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

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>VEND #</u>	<u>VENDOR NAME</u>	<u>GROSS</u>	<u>DISC.</u>	<u>CHECK AMOUNT</u>
335	04/12/2018	2177	SINDAHA SAMIR	2,995.00	0.00	2,995.00
Totals:				<u>2,995.00</u>	<u>0.00</u>	<u>2,995.00</u>