

AGENDA
REGULAR CITY COUNCIL MEETING
WEINGART BALLROOM
5000 CLARK AVENUE
LAKEWOOD, CALIFORNIA

November 9, 2021

ADJOURNED MEETING:

5:30 p.m.

PUBLIC HEARING TO INTRODUCE CITY ORDINANCE WITH AN ACCOMPANYING RESOLUTION SELECTING A FINAL MAP AND ESTABLISHING DISTRICT BOUNDARIES AND AN ELECTION SEQUENCE FOR EACH COUNCIL DISTRICT – It is recommended that the City Council receive a report from National Demographics Corporation, concerning the draft maps proposed to date, and potential election sequencing for a district-based election process pursuant to Elections Code § 10010; conduct a public hearing and invite members of the public to provide feedback on the draft maps and potential election sequencing presented; introduce Ordinance No. 2021-6; and select a map and an election sequence for insertion into Resolution No. 2021-59, to be brought back to the City Council for adoption in conjunction with the adoption of Ordinance No. 2021-6.

CALL TO ORDER

7:30 p.m.

INVOCATION: Pastor Kevin Johnson, Strength.Church

PLEDGE OF ALLEGIANCE: Girl Scout Troop 2993

ROLL CALL: Mayor Jeff Wood
Vice Mayor Steve Croft
Council Member Ariel Pe
Council Member Todd Rogers
Council Member Vicki Stuckey

ANNOUNCEMENTS AND PRESENTATIONS:

Presentation by Jon Gotz, Committee Chairperson, Rotary Club of Lakewood, Regarding Project Shepherd.

ROUTINE ITEMS:

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

RI-1 MEETING MINUTES - Staff recommends City Council approve Minutes of the Meetings held October 26, 2021

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

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

City Council Agenda

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ROUTINE ITEMS: - Continued

- RI-4 CITY COUNCIL COMMITTEES' ACTIVITIES - Staff recommends City Council receive and file the report.
- RI-5 RESOLUTION NO. 2021-60; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD EXTENDING A LOCAL EMERGENCY DUE TO THE COVID-19 VIRUS - Staff recommends City Council adopt proposed resolution.
- RI-6 AMENDMENT NO. 3 TO FUNDING AGREEMENT WITH METRO – IMPROVEMENTS AT INTERSECTION OF DEL AMO AND LAKEWOOD – Staff recommends the City Council approve Amendment No. 3 to Funding Agreement with Los Angeles County Metropolitan Transportation Authority that increases grant by \$500,000 to total of \$6,004,300 for improvements to intersection of Del Amo and Lakewood Boulevards and authorize the City Manager to sign Amendment No. 3 subject to approval of form by the City Attorney.
- RI-7 NOTICE OF COMPLETION – PUBLIC WORKS CONTRACT 2015-4; DEL AMO & LAKEWOOD INTERSECTION IMPROVEMENTS – Staff recommends the City Council accept the work constructed by Los Angeles Engineering in amount of \$4,729,252.83, authorize City Clerk to file Notice of Completion for project, and authorize staff to increase amount of Willdan Engineering's Construction Management Contract by \$30,000.
- RI-8 RESOLUTION NO 2021-61; APPROVING THE APPLICATION FOR SPECIFIED GRANT FUNDS FROM THE STATE OF CALIFORNIA'S PARK & RECREATION ACQUISITION & DEVELOPMENT PROGRAM FOR PARK FACILITY IMPROVEMENTS – Staff recommends City Council approve the proposed resolution.
- RI-9 BUSINESS LICENSE SOFTWARE – Staff recommends City Council authorize the City Manager to negotiate and execute a contract for business license software with HdL Software, LLC, a California-based company, in an amount not to exceed \$67,805 (including a 5% contingency amount) using American Rescue Plan Act (ARPA) funds.

PUBLIC HEARINGS:

- 1.1 INTRODUCTION OF ORDINANCE NO 2021-7; PERTAINING TO STATE MANDATED RESIDENTIAL DENSIFICATION STANDARDS AND REGULATIONS THAT REQUIRE MINISTERIAL REVIEW OF LAND DIVISIONS AND ALLOW ADDITIONAL DWELLING UNITS IN THE R-1 AND R-A SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS AND RESOLUTION NO. 2021- 62; REGARDING THE APPROVAL AND AUTHORIZATION OF AN ADMINISTRATIVE MANUAL FOR RESIDENTIAL DEVELOPMENT TO CREATE OBJECTIVE STANDARDS AND MINISTERIAL PROCEDURES TO PRESERVE AND ENHANCE THE QUALITY OF LAKEWOOD RESIDENTIAL DEVELOPMENT AND DESIGN STANDARDS, WHERE ALLOWED BY SENATE BILL 9 STATE REGULATORY MANDATES – The Planning and Environment Commission recommends that the City Council hold a public hearing; introduce the proposed ordinance; approve the related CEQA exemption; and consider and continue to November 16, 2021, a resolution to authorize the creation of the Administrative Manual for Residential Development.

City Council Agenda

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PUBLIC HEARINGS: - Continued

- 1.2 INTRODUCTION OF ORDINANCE NO 2021-8; PERTAINING TO UPDATING AND CLARIFYING VARIOUS SECTIONS OF THE CODE TO RECOGNIZE PROCEDURAL CHANGES, CONSISTENCY WITHIN THE CODE AND STATE LAW AND TO SIMPLIFY AND CLARIFY REVIEW PROCEDURES FOR THE DEVELOPMENT REVIEW BOARD, PARKING, AND VARIOUS OTHER REGULATIONS – The Planning and Environment Commission recommends that the City Council hold a public hearing; introduce the proposed ordinance; and approve the related CEQA exemption.
- 1.3 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT - Staff recommends City Council hold a public hearing to solicit citizen comments on the City’s Consolidated Annual Performance and Evaluation Report for fiscal year July 1, 2020 through June 30, 2021, and following the hearing, direct staff to take into consideration all comments received on the CAPER and submit those comments, if any, to the local HUD office.

LEGISLATION:

- 2.1 RESOLUTION NO. 2021-63; SUPPORTING THE “OUR NEIGHBORHOOD VOICES” INITIATIVE TO AMEND ARTICLE XI OF THE CONSTITUTION OF THE STATE OF CALIFORNIA TO MAKE ZONING AND LAND USE COMMUNITY AFFAIRS, AND NOT OF STATE INTEREST - Staff recommends City Council adopt proposed resolution supporting the “Our Neighborhood Voices” initiative and authorizing the listing of the City of Lakewood as a supporter.

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 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

Adjourned

COUNCIL AGENDA

November 9, 2021

TO: The Honorable Mayor and City Council

SUBJECT: Public Hearing to Receive Input Concerning District Maps for City Council Elections District Boundaries and the Sequencing of Elections

INTRODUCTION

On January 12, 2021, the City Council adopted Resolution No. 2021-2, outlining its intention to transition from at-large to district-based elections, specific steps it will undertake to facilitate the transition and an estimated timeframe for doing so. Pursuant to Elections Code section 10010, the City Council held public hearings on April 13, 2021 and April 27, 2021 to receive public input regarding the composition of the district maps. Draft district maps were released to the public on October 19, 2021. Additional draft district maps were released to the public on November 2, 2021. This is the second public hearing where the City Council will receive a report from the city's professional demographer, National Demographics Corporation (NDC), regarding the draft maps, the proposed elections sequencing and to receive comments from the public.

STATEMENT OF FACTS

The City of Lakewood has undertaken a process of considering whether to transition from a system of at-large elections to a system of district elections for electing its Council Members. As of the date this staff report was published, the City has received two draft maps from the public identifying proposed Council districts (identified as "Public 102" and "Public 103"). Additionally, a "Public 101b" map was prepared to more accurately reflect the original submission by a member of the public prior to the October 26, 2021 public hearing. Finally, three alternate draft maps were prepared by NDC (identified as "NDC 102b," "NDC 103b," and "NDC 104b"). All of the draft maps, including the maps submitted from the public and the maps prepared by the demographer (and accompanying summary tables) are included as Attachment 1. Proposed election sequencing information is also attached. These draft maps and the accompanying population and demographic data are available on the city's website at www.lakewoodcity.org/districtelections.

In addition to the public input received during the public hearings, the City must ensure compliance with the following state and federally-mandated criteria:

Legal Requirements:

- Each council district shall contain a nearly equal population as required by law; and
- Each council district shall be drawn in a manner that complies with the Federal Voting Rights Act. No council district shall be drawn with race as the predominate factor in violation of the principles established by the United States Supreme Court in *Shaw v. Reno*, 509 U.S. 630 (1993), and its progeny.

In addition to the legal criteria, the City Council established optional criteria to be used in the development of the districts.

Traditional Districting Principles:

(numbering is for ease of reference and does not indicate priority)

1. Each council district shall consist of contiguous territory in as compact a form as possible.
2. Each council district shall respect communities of interest, such as school- and park-connected neighborhoods, rural or urban populations, city planning areas, social interests, agricultural, industrial or service industry interests, or other locally-recognized definitions of communities and neighborhoods, insofar as practicable.
3. Each council district border shall follow visible natural and man-made geographical and topographical features follow visible natural and man-made features, including mountains, flat land, forest lands, highways, canals, etc., insofar as practicable.
4. Each council district shall respect the previous choices of voters by avoiding the creation of head-to-head contests between Council Members previously elected by the voters, insofar as this does not conflict with Federal or State Law.

Remaining Public Hearings Required

Pursuant to Elections Code section 10010, the City Council must hold at least two public hearings on the draft district maps before introducing an ordinance to formally adopt a district map and sequence of elections and transitioning to district-based elections. Tonight's public hearing is the second of the two public hearings. All draft district maps must be available to the public seven days prior to consideration at a public hearing. If the City Council amends one of the draft district maps at one of the required public hearings, the revised district map must be available to the public seven days prior to the next public hearing. Members of the public can go to www.lakewoodcity.org/districtelections to find more information regarding draft district maps and the transition to district-based elections.

After the two required public hearings, the City Council may select a district map for implementation by introducing the proposed ordinance to change to a district election at the City Council meeting of November 9, 2021. The second reading and adoption of the ordinance is scheduled for November 16, 2021.

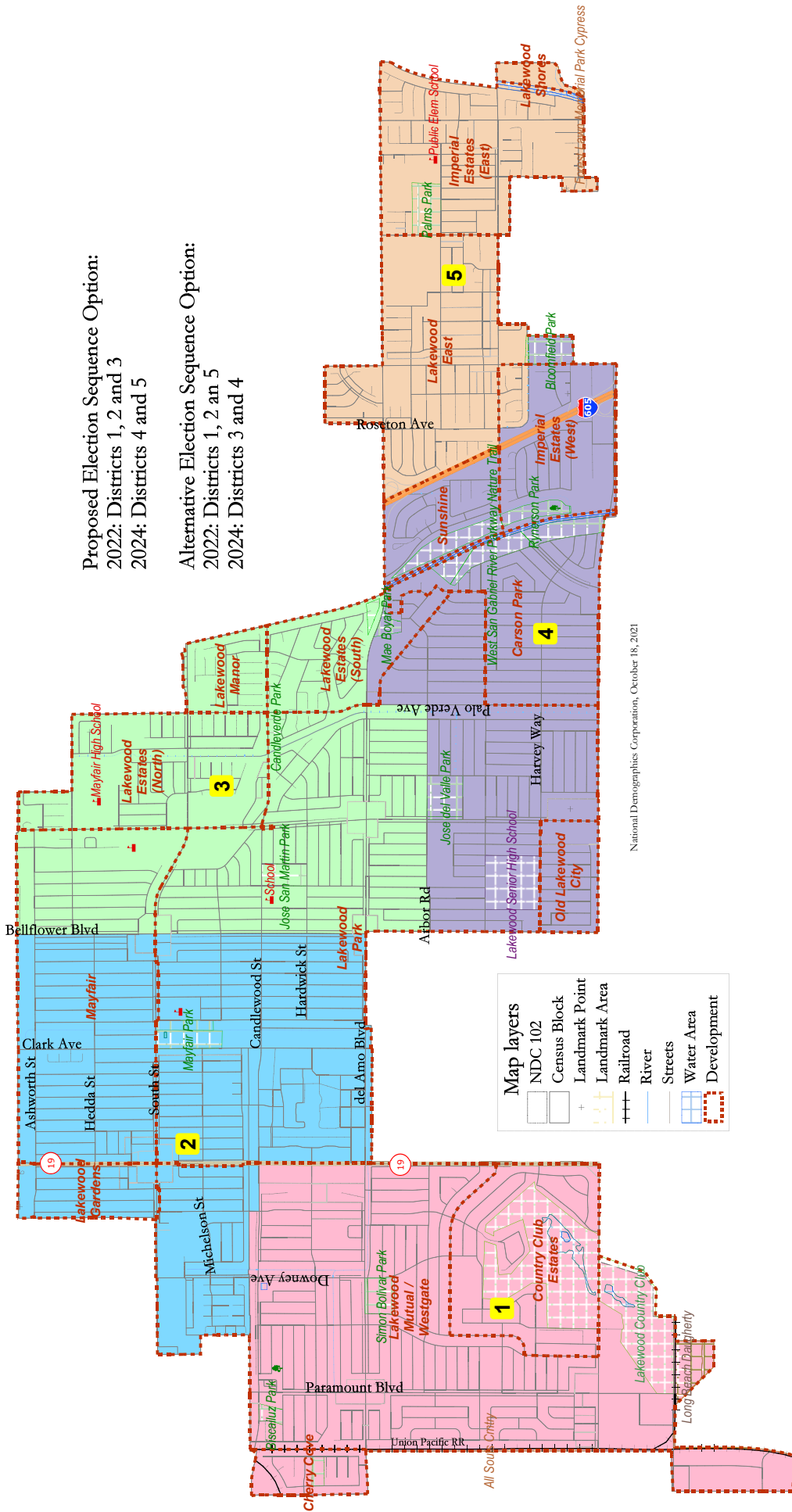
RECOMMENDATION

It is recommended that the City Council:

- 1) Receive a report from National Demographics Corporation, concerning the draft maps proposed to date, and potential election sequencing for a district-based election process pursuant to Elections Code § 10010;
- 2) Conduct a public hearing;
- 3) Introduce Ordinance No. 2021-6; and
- 4) Select a map and an election sequence for insertion into Resolution No. 2021-59, to be brought back to the City Council for adoption in conjunction with the adoption of Ordinance No. 2021-6.

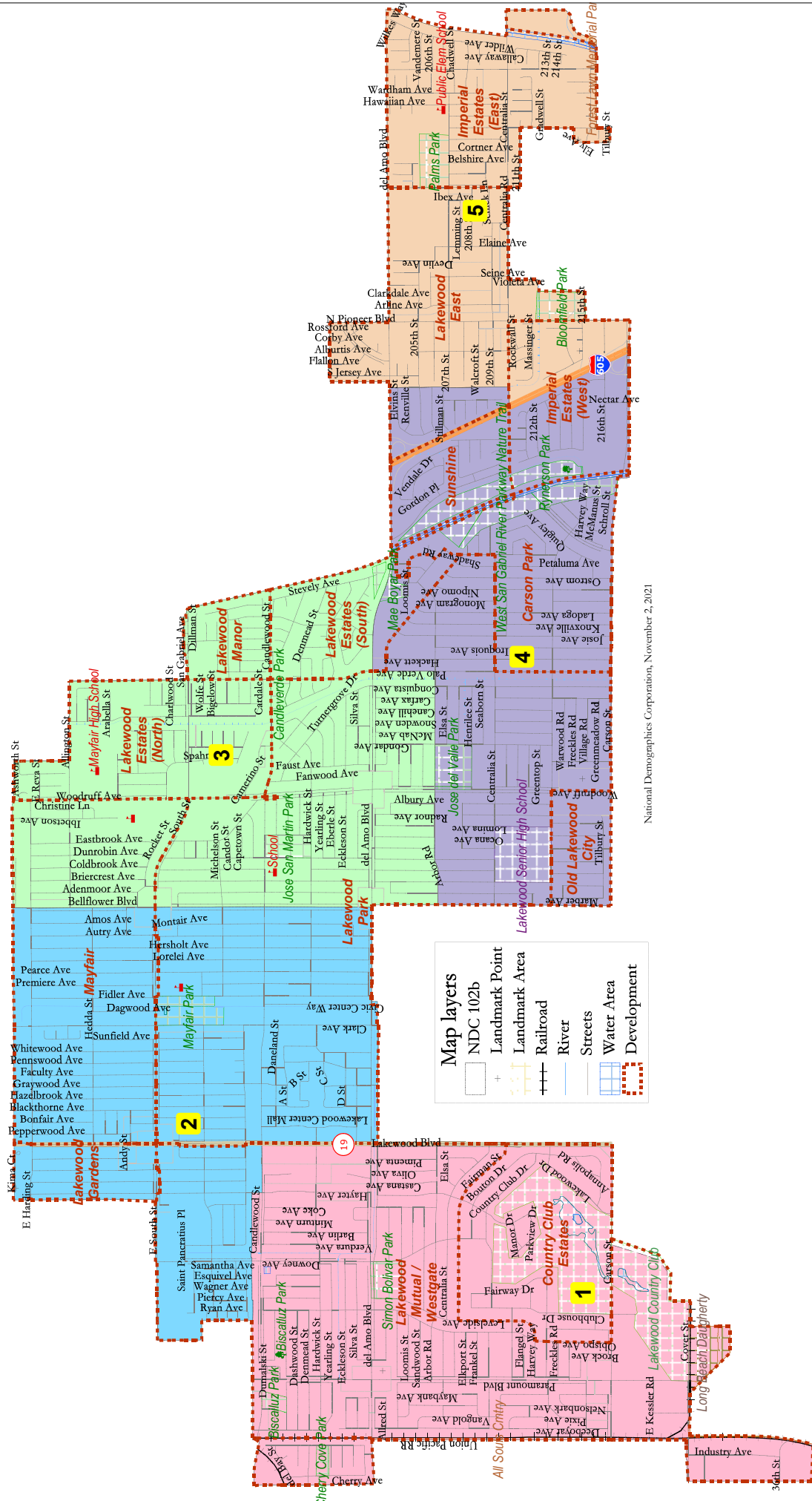

Thaddeus McCormack
City Manager

NDC 102



National Demographics Corporation, October 18, 2021

NDC 102							
District		1	2	3	4	5	Total
	Total Pop	17,155	16,129	16,538	16,214	16,677	82,713
	Deviation from ideal	612	-414	-5	-329	134	1,026
	% Deviation	3.70%	-2.50%	-0.03%	-1.99%	0.81%	6.20%
Total Pop	% Hisp	32.7%	36%	32%	34%	43%	36%
	% NH White	30%	32%	41%	42%	13%	31%
	% NH Black	14%	8%	6%	6%	10%	9%
	% Asian-American	20%	19%	17%	14%	31%	20%
Citizen Voting Age Pop	Total	11,972	11,227	12,503	11,607	10,418	57,727
	% Hisp	25%	31%	26%	27%	36%	29%
	% NH White	39%	39%	49%	52%	22%	41%
	% NH Black	16%	10%	6%	7%	10%	9%
	% Asian/Pac.Isl.	20%	19%	18%	13%	31%	20%
Voter Registration (Nov 2020)	Total	11,951	10,974	11,927	11,362	9,297	55,511
	% Latino est.	29%	33%	28%	28%	43%	32%
	% Spanish-Surnamed	26%	30%	26%	26%	39%	29%
	% Asian-Surnamed	5%	4%	4%	3%	10%	5%
	% Filipino-Surnamed	3%	3%	3%	2%	5%	3%
	% NH White est.	47%	49%	60%	62%	31%	51%
	% NH Black	18%	11%	6%	7%	14%	11%
Voter Turnout (Nov 2020)	Total	9,448	8,791	9,714	9,295	6,693	43,941
	% Latino est.	28%	33%	27%	27%	43%	31%
	% Spanish-Surnamed	26%	30%	25%	25%	39%	28%
	% Asian-Surnamed	5%	4%	4%	3%	10%	5%
	% Filipino-Surnamed	3%	3%	3%	2%	5%	3%
	% NH White est.	48%	49%	61%	63%	32%	52%
	% NH Black	17%	11%	6%	7%	14%	11%
Voter Turnout (Nov 2018)	Total	6,514	6,044	6,631	6,511	4,028	29,728
	% Latino est.	25%	29%	24%	24%	39%	27%
	% Spanish-Surnamed	23%	27%	22%	22%	36%	25%
	% Asian-Surnamed	4%	3%	3%	3%	8%	4%
	% Filipino-Surnamed	3%	3%	2%	2%	4%	3%
	% NH White est.	51%	53%	65%	66%	36%	56%
	% NH Black est.	17%	12%	6%	7%	14%	11%
ACS Pop. Est.	Total	16,757	15,158	16,476	15,933	15,999	80,323
Age	age0-19	26%	24%	23%	25%	24%	24%
	age20-60	54%	56%	56%	57%	57%	56%
	age60plus	20%	20%	21%	19%	19%	20%
Immigration	immigrants	21%	19%	16%	15%	37%	22%
	naturalized	68%	74%	80%	65%	60%	68%
Language spoken at home	english	70%	66%	73%	75%	43%	65%
	spanish	15%	21%	15%	15%	30%	19%
	asian-lang	12%	11%	10%	8%	23%	13%
	other lang	3%	2%	2%	1%	4%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	7%	10%	4%	8%	23%	10%
Education (among those age 25+)	hs-grad	47%	47%	52%	49%	47%	48%
	bachelor	24%	22%	18%	21%	22%	21%
	graduatedegree	10%	9%	11%	10%	6%	9%
Child in Household	child-under18	36%	35%	37%	38%	40%	37%
Pct of Pop. Age 16+	employed	66%	65%	66%	65%	67%	66%
Household Income	income 0-25k	9%	8%	12%	10%	16%	11%
	income 25-50k	14%	14%	12%	12%	18%	14%
	income 50-75k	14%	13%	12%	15%	15%	14%
	income 75-200k	54%	54%	53%	52%	46%	52%
	income 200k-plus	8%	11%	11%	11%	4%	9%
Housing Stats	single family	80%	91%	91%	93%	66%	84%
	multi-family	20%	9%	9%	7%	34%	16%
	rented	30%	24%	22%	20%	44%	28%
	owned	70%	76%	78%	80%	56%	72%
Total population data from the 2020 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.							

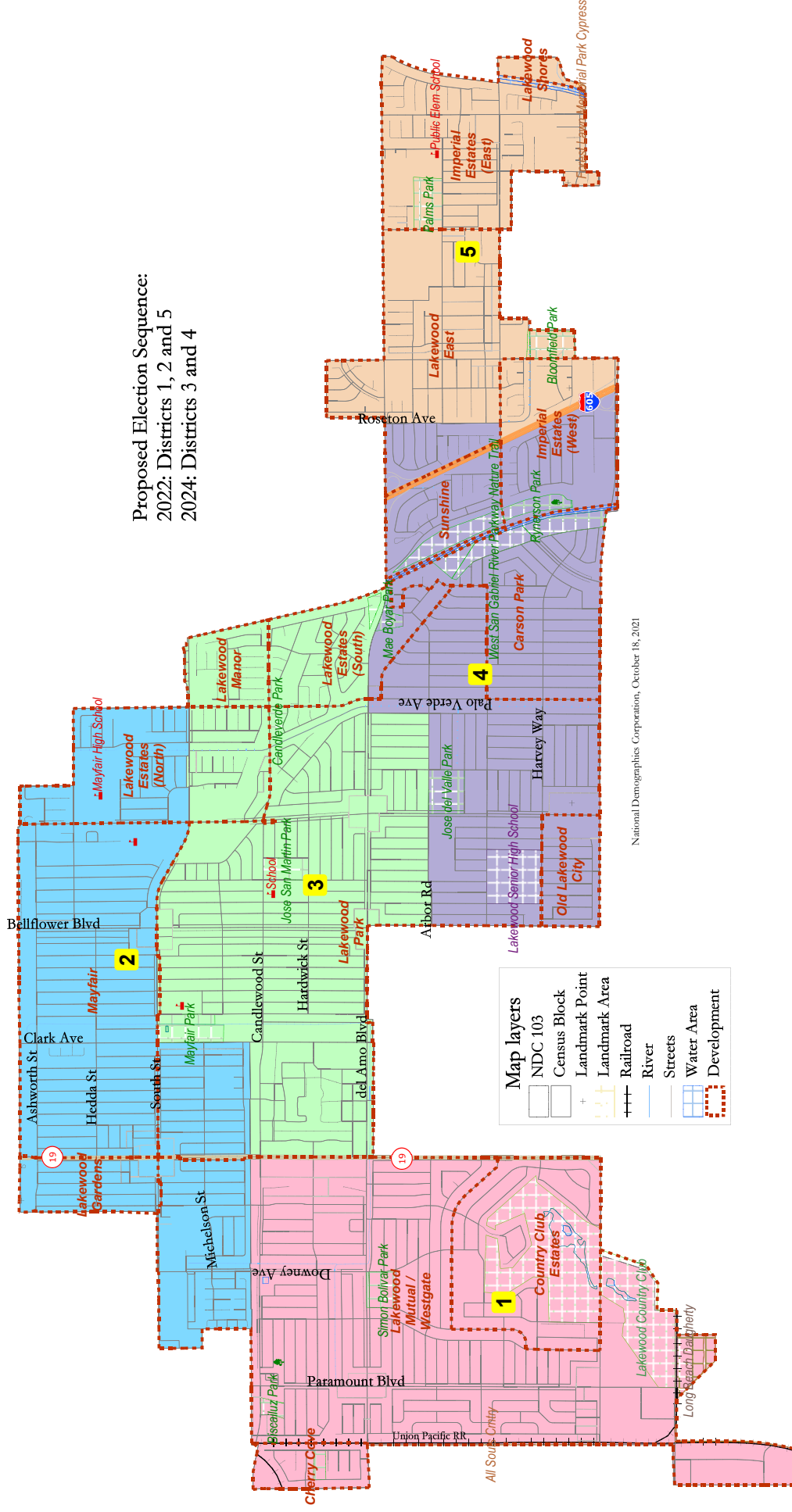


National Demographics Corporation, November 2, 2021

NDC 102b							
District		1	2	3	4	5	Total
	Total Pop	17,155	16,129	16,538	16,368	16,523	82,713
	Deviation from ideal	612	-414	-5	-175	-20	1,026
	% Deviation	3.70%	-2.50%	-0.03%	-1.06%	-0.12%	6.20%
Total Pop	% Hisp	32.7%	36%	32%	34%	44%	36%
	% NH White	30%	32%	41%	42%	13%	31%
	% NH Black	14%	8%	6%	6%	10%	9%
	% Asian-American	20%	19%	17%	14%	30%	20%
Citizen Voting Age Pop	Total	11,972	11,227	12,503	11,829	10,197	57,727
	% Hisp	25%	31%	26%	27%	36%	29%
	% NH White	39%	39%	49%	51%	22%	41%
	% NH Black	16%	10%	6%	6%	10%	9%
	% Asian/Pac.Isl.	20%	19%	18%	15%	30%	20%
Voter Registration (Nov 2020)	Total	11,951	10,974	11,927	11,650	9,009	55,511
	% Latino est.	29%	33%	28%	28%	43%	32%
	% Spanish-Surnamed	26%	30%	26%	26%	39%	29%
	% Asian-Surnamed	5%	4%	4%	4%	10%	5%
	% Filipino-Surnamed	3%	3%	3%	2%	5%	3%
	% NH White est.	47%	49%	60%	62%	30%	51%
	% NH Black	18%	11%	6%	6%	15%	11%
Voter Turnout (Nov 2020)	Total	9,448	8,791	9,714	9,548	6,440	43,941
	% Latino est.	28%	33%	27%	27%	43%	31%
	% Spanish-Surnamed	26%	30%	25%	25%	39%	28%
	% Asian-Surnamed	5%	4%	4%	4%	9%	5%
	% Filipino-Surnamed	3%	3%	3%	2%	5%	3%
	% NH White est.	48%	49%	61%	62%	31%	52%
	% NH Black	17%	11%	6%	6%	15%	11%
Voter Turnout (Nov 2018)	Total	6,514	6,044	6,631	6,684	3,855	29,728
	% Latino est.	25%	29%	24%	24%	40%	27%
	% Spanish-Surnamed	23%	27%	22%	22%	37%	25%
	% Asian-Surnamed	4%	3%	3%	3%	8%	4%
	% Filipino-Surnamed	3%	3%	2%	2%	4%	3%
	% NH White est.	51%	53%	65%	66%	35%	56%
	% NH Black est.	17%	12%	6%	6%	15%	11%
ACS Pop. Est.	Total	16,757	15,158	16,476	16,140	15,792	80,323
Age	age0-19	26%	24%	23%	25%	24%	24%
	age20-60	54%	56%	56%	56%	58%	56%
	age60plus	20%	20%	21%	19%	18%	20%
Immigration	immigrants	21%	19%	16%	16%	36%	22%
	naturalized	68%	74%	80%	66%	59%	68%
Language spoken at home	english	70%	66%	73%	74%	43%	65%
	spanish	15%	21%	15%	15%	31%	19%
	asian-lang	12%	11%	10%	9%	22%	13%
	other lang	3%	2%	2%	1%	4%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	7%	10%	4%	8%	24%	10%
Education (among those age 25+)	hs-grad	47%	47%	52%	49%	46%	48%
	bachelor	24%	22%	18%	22%	21%	21%
	graduatedegree	10%	9%	11%	11%	6%	9%
Child in Household	child-under18	36%	35%	37%	38%	40%	37%
Pct of Pop. Age 16+	employed	66%	65%	66%	65%	67%	66%
Household Income	income 0-25k	9%	8%	12%	10%	17%	11%
	income 25-50k	14%	14%	12%	11%	19%	14%
	income 50-75k	14%	13%	12%	15%	16%	14%
	income 75-200k	54%	54%	53%	53%	45%	52%
	income 200k-plus	8%	11%	11%	11%	4%	9%
Housing Stats	single family	80%	91%	91%	93%	65%	84%
	multi-family	20%	9%	9%	7%	35%	16%
	rented	30%	24%	22%	20%	46%	28%
	owned	70%	76%	78%	80%	54%	72%
Total population data from the 2020 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.							

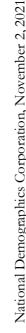
NDC 103

Proposed Election Sequence:
2022: Districts 1, 2 and 5
2024: Districts 3 and 4



NDC 103							
District		1	2	3	4	5	Total
	Total Pop	17,288	16,716	15,701	16,485	16,523	82,713
	Deviation from ideal	745	173	-842	-58	-20	1,587
	% Deviation	4.50%	1.05%	-5.09%	-0.35%	-0.12%	9.59%
Total Pop	% Hisp	32.7%	35%	33%	34%	44%	36%
	% NH White	30%	31%	42%	42%	13%	31%
	% NH Black	14%	8%	6%	6%	10%	9%
	% Asian-American	20%	21%	15%	14%	30%	20%
Citizen Voting Age Pop	Total	12,060	12,134	11,454	11,882	10,197	57,727
	% Hisp	25%	31%	26%	27%	36%	29%
	% NH White	39%	36%	53%	51%	22%	41%
	% NH Black	16%	10%	6%	6%	10%	9%
	% Asian/Pac.Isl.	20%	22%	15%	15%	30%	20%
Voter Registration (Nov 2020)	Total	12,041	11,383	11,333	11,745	9,009	55,511
	% Latino est.	29%	33%	28%	28%	43%	32%
	% Spanish-Surnamed	26%	30%	26%	26%	39%	29%
	% Asian-Surnamed	5%	5%	4%	4%	10%	5%
	% Filipino-Surnamed	3%	4%	3%	2%	5%	3%
	% NH White est.	46%	48%	62%	62%	30%	51%
	% NH Black	18%	12%	6%	6%	15%	11%
Voter Turnout (Nov 2020)	Total	9,522	9,093	9,257	9,629	6,440	43,941
	% Latino est.	28%	32%	27%	27%	43%	31%
	% Spanish-Surnamed	26%	29%	25%	25%	39%	28%
	% Asian-Surnamed	5%	5%	3%	4%	9%	5%
	% Filipino-Surnamed	3%	4%	3%	2%	5%	3%
	% NH White est.	47%	49%	62%	62%	31%	52%
	% NH Black	17%	12%	5%	6%	15%	11%
Voter Turnout (Nov 2018)	Total	6,565	6,166	6,408	6,734	3,855	29,728
	% Latino est.	25%	28%	25%	24%	40%	27%
	% Spanish-Surnamed	23%	26%	23%	22%	37%	25%
	% Asian-Surnamed	4%	4%	2%	3%	8%	4%
	% Filipino-Surnamed	3%	3%	2%	2%	4%	3%
	% NH White est.	51%	53%	66%	66%	35%	56%
	% NH Black est.	17%	12%	6%	6%	15%	11%
ACS Pop. Est.	Total	16,896	16,362	15,055	16,218	15,792	80,323
Age	age0-19	26%	23%	24%	25%	24%	24%
	age20-60	54%	56%	55%	55%	58%	56%
	age60plus	20%	20%	22%	19%	18%	20%
Immigration	immigrants	21%	21%	14%	16%	36%	22%
	naturalized	68%	73%	84%	66%	59%	68%
Language spoken at home	english	70%	64%	75%	74%	43%	65%
	spanish	15%	21%	15%	15%	31%	19%
	asian-lang	12%	13%	8%	9%	22%	13%
	other lang	3%	3%	2%	1%	4%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	7%	9%	5%	8%	24%	10%
Education (among those age 25+)	hs-grad	47%	47%	53%	49%	46%	48%
	bachelor	24%	22%	19%	22%	21%	21%
	graduatedegree	10%	8%	11%	11%	6%	9%
Child in Household	child-under18	36%	34%	38%	38%	40%	37%
Pct of Pop. Age 16+	employed	66%	65%	65%	65%	67%	66%
Household Income	income 0-25k	9%	10%	9%	10%	17%	11%
	income 25-50k	14%	15%	11%	11%	19%	14%
	income 50-75k	15%	12%	12%	15%	16%	14%
	income 75-200k	54%	51%	57%	53%	45%	52%
	income 200k-plus	8%	11%	12%	11%	4%	9%
Housing Stats	single family	79%	89%	95%	93%	65%	84%
	multi-family	21%	11%	5%	7%	35%	16%
	rented	31%	25%	20%	19%	46%	28%
	owned	69%	75%	80%	81%	54%	72%
Total population data from the 2020 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.							

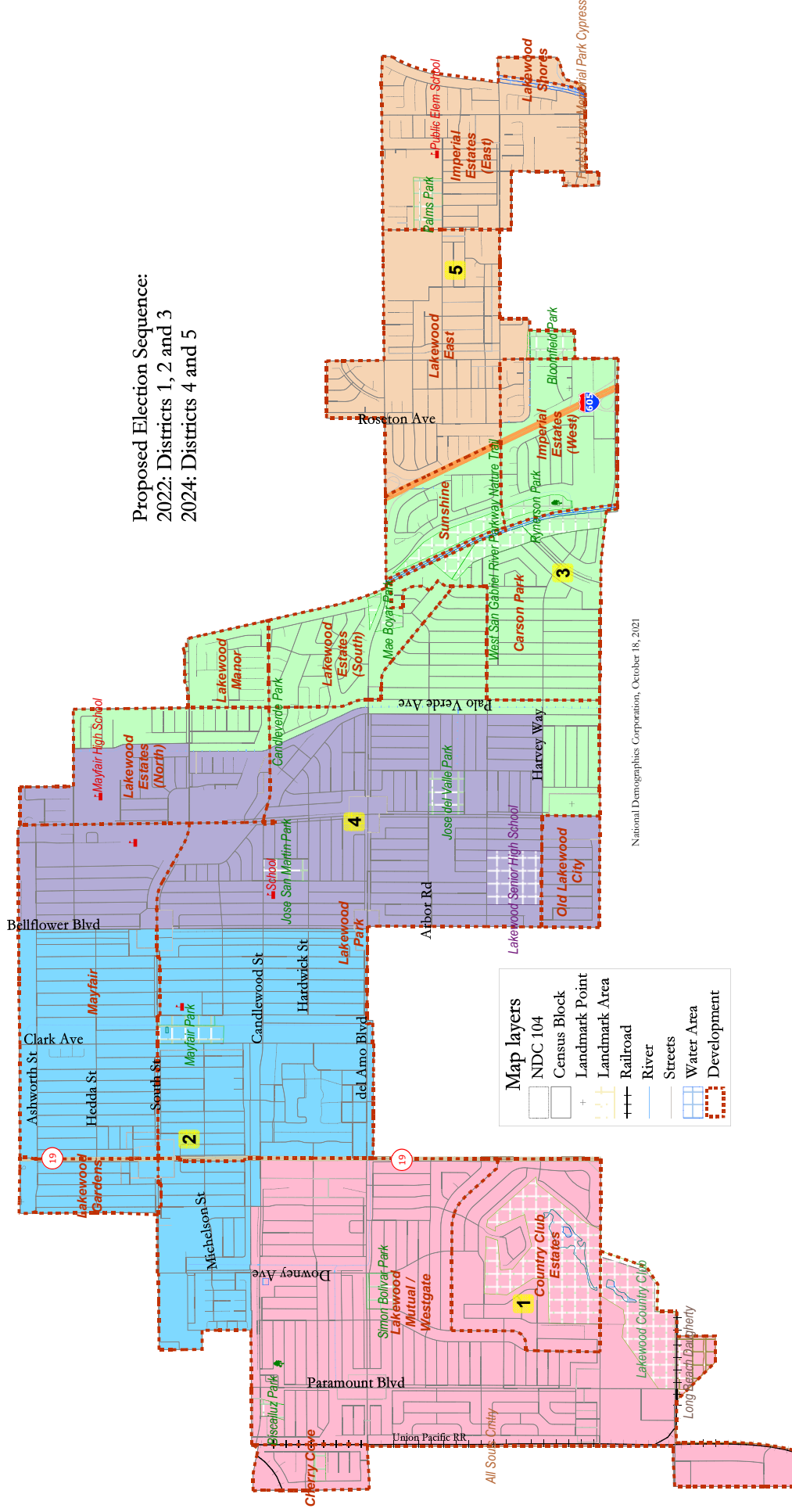
NDC 103b



NDC 103b							
District		1	2	3	4	5	Total
	Total Pop	17,288	16,716	15,701	16,331	16,677	82,713
	Deviation from ideal	745	173	-842	-212	134	1,587
	% Deviation	4.50%	1.05%	-5.09%	-1.28%	0.81%	9.59%
Total Pop	% Hisp	32.7%	35%	33%	34%	43%	36%
	% NH White	30%	31%	42%	42%	13%	31%
	% NH Black	14%	8%	6%	6%	10%	9%
	% Asian-American	20%	21%	15%	14%	31%	20%
Citizen Voting Age Pop	Total	12,060	12,134	11,454	11,661	10,418	57,727
	% Hisp	25%	31%	26%	27%	36%	29%
	% NH White	39%	36%	53%	52%	22%	41%
	% NH Black	16%	10%	6%	6%	10%	9%
	% Asian/Pac.Isl.	20%	22%	15%	13%	31%	20%
Voter Registration (Nov 2020)	Total	12,041	11,383	11,333	11,457	9,297	55,511
	% Latino est.	29%	33%	28%	28%	43%	32%
	% Spanish-Surnamed	26%	30%	26%	26%	39%	29%
	% Asian-Surnamed	5%	5%	4%	3%	10%	5%
	% Filipino-Surnamed	3%	4%	3%	2%	5%	3%
	% NH White est.	46%	48%	62%	62%	31%	51%
	% NH Black	18%	12%	6%	7%	14%	11%
Voter Turnout (Nov 2020)	Total	9,522	9,093	9,257	9,376	6,693	43,941
	% Latino est.	28%	32%	27%	27%	43%	31%
	% Spanish-Surnamed	26%	29%	25%	25%	39%	28%
	% Asian-Surnamed	5%	5%	3%	3%	10%	5%
	% Filipino-Surnamed	3%	4%	3%	2%	5%	3%
	% NH White est.	47%	49%	62%	63%	32%	52%
	% NH Black	17%	12%	5%	6%	14%	11%
Voter Turnout (Nov 2018)	Total	6,565	6,166	6,408	6,561	4,028	29,728
	% Latino est.	25%	28%	25%	24%	39%	27%
	% Spanish-Surnamed	23%	26%	23%	22%	36%	25%
	% Asian-Surnamed	4%	4%	2%	3%	8%	4%
	% Filipino-Surnamed	3%	3%	2%	2%	4%	3%
	% NH White est.	51%	53%	66%	66%	36%	56%
	% NH Black est.	17%	12%	6%	7%	14%	11%
ACS Pop. Est.	Total	16,896	16,362	15,055	16,011	15,999	80,323
Age	age0-19	26%	23%	24%	25%	24%	24%
	age20-60	54%	56%	55%	57%	57%	56%
	age60plus	20%	20%	22%	19%	19%	20%
Immigration	immigrants	21%	21%	14%	15%	37%	22%
	naturalized	68%	73%	84%	65%	60%	68%
Language spoken at home	english	70%	64%	75%	75%	43%	65%
	spanish	15%	21%	15%	15%	30%	19%
	asian-lang	12%	13%	8%	8%	23%	13%
	other lang	3%	3%	2%	1%	4%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	7%	9%	5%	8%	23%	10%
Education (among those age 25+)	hs-grad	47%	47%	53%	49%	47%	48%
	bachelor	24%	22%	19%	21%	22%	21%
	graduatedegree	10%	8%	11%	10%	6%	9%
Child in Household	child-under18	36%	34%	38%	38%	40%	37%
Pct of Pop. Age 16+	employed	66%	65%	65%	65%	67%	66%
Household Income	income 0-25k	9%	10%	9%	10%	16%	11%
	income 25-50k	14%	15%	11%	12%	18%	14%
	income 50-75k	15%	12%	12%	15%	15%	14%
	income 75-200k	54%	51%	57%	52%	46%	52%
	income 200k-plus	8%	11%	12%	11%	4%	9%
Housing Stats	single family	79%	89%	95%	93%	66%	84%
	multi-family	21%	11%	5%	7%	34%	16%
	rented	31%	25%	20%	20%	44%	28%
	owned	69%	75%	80%	80%	56%	72%
Total population data from the 2020 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.							

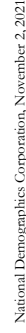
NDC 104

Proposed Election Sequence:
2022: Districts 1, 2 and 3
2024: Districts 4 and 5



NDC 104							
District		1	2	3	4	5	Total
	Total Pop	17,155	16,129	15,900	16,852	16,677	82,713
	Deviation from ideal	612	-414	-643	309	134	1,255
	% Deviation	3.70%	-2.50%	-3.89%	1.87%	0.81%	7.59%
Total Pop	% Hisp	32.7%	36%	33%	33%	43%	36%
	% NH White	30%	32%	40%	42%	13%	31%
	% NH Black	14%	8%	6%	6%	10%	9%
	% Asian-American	20%	19%	16%	14%	31%	20%
Citizen Voting Age Pop	Total	11,972	11,227	11,488	12,622	10,418	57,727
	% Hisp	25%	31%	26%	27%	36%	29%
	% NH White	39%	39%	52%	49%	22%	41%
	% NH Black	16%	10%	6%	6%	10%	9%
	% Asian/Pac.Isl.	20%	19%	16%	16%	31%	20%
Voter Registration (Nov 2020)	Total	11,951	10,974	11,255	12,034	9,297	55,511
	% Latino est.	29%	33%	28%	28%	43%	32%
	% Spanish-Surnamed	26%	30%	26%	26%	39%	29%
	% Asian-Surnamed	5%	4%	4%	4%	10%	5%
	% Filipino-Surnamed	3%	3%	2%	3%	5%	3%
	% NH White est.	47%	49%	61%	61%	31%	51%
	% NH Black	18%	11%	6%	7%	14%	11%
Voter Turnout (Nov 2020)	Total	9,448	8,791	9,185	9,824	6,693	43,941
	% Latino est.	28%	33%	27%	27%	43%	31%
	% Spanish-Surnamed	26%	30%	25%	25%	39%	28%
	% Asian-Surnamed	5%	4%	4%	4%	10%	5%
	% Filipino-Surnamed	3%	3%	2%	2%	5%	3%
	% NH White est.	48%	49%	62%	61%	32%	52%
	% NH Black	17%	11%	6%	7%	14%	11%
Voter Turnout (Nov 2018)	Total	6,514	6,044	6,333	6,809	4,028	29,728
	% Latino est.	25%	29%	24%	24%	39%	27%
	% Spanish-Surnamed	23%	27%	22%	23%	36%	25%
	% Asian-Surnamed	4%	3%	3%	2%	8%	4%
	% Filipino-Surnamed	3%	3%	2%	2%	4%	3%
	% NH White est.	51%	53%	66%	65%	36%	56%
	% NH Black est.	17%	12%	6%	7%	14%	11%
ACS Pop. Est.	Total	16,757	15,158	15,768	16,641	15,999	80,323
Age	age0-19	26%	24%	25%	23%	24%	24%
	age20-60	54%	56%	56%	57%	57%	56%
	age60plus	20%	20%	20%	20%	19%	20%
Immigration	immigrants	21%	19%	16%	16%	37%	22%
	naturalized	68%	74%	68%	78%	60%	68%
Language spoken at home	english	70%	66%	75%	73%	43%	65%
	spanish	15%	21%	14%	16%	30%	19%
	asian-lang	12%	11%	9%	9%	23%	13%
	other lang	3%	2%	2%	2%	4%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	7%	10%	7%	5%	23%	10%
Education (among those age 25+)	hs-grad	47%	47%	50%	52%	47%	48%
	bachelor	24%	22%	19%	21%	22%	21%
	graduatedegree	10%	9%	11%	10%	6%	9%
Child in Household	child-under18	36%	35%	38%	36%	40%	37%
Pct of Pop. Age 16+	employed	66%	65%	64%	66%	67%	66%
Household Income	income 0-25k	9%	8%	10%	11%	16%	11%
	income 25-50k	14%	14%	13%	11%	18%	14%
	income 50-75k	14%	13%	12%	14%	15%	14%
	income 75-200k	54%	54%	52%	54%	46%	52%
	income 200k-plus	8%	11%	13%	10%	4%	9%
Housing Stats	single family	80%	91%	93%	91%	66%	84%
	multi-family	20%	9%	7%	9%	34%	16%
	rented	30%	24%	19%	23%	44%	28%
	owned	70%	76%	81%	77%	56%	72%
Total population data from the 2020 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.							

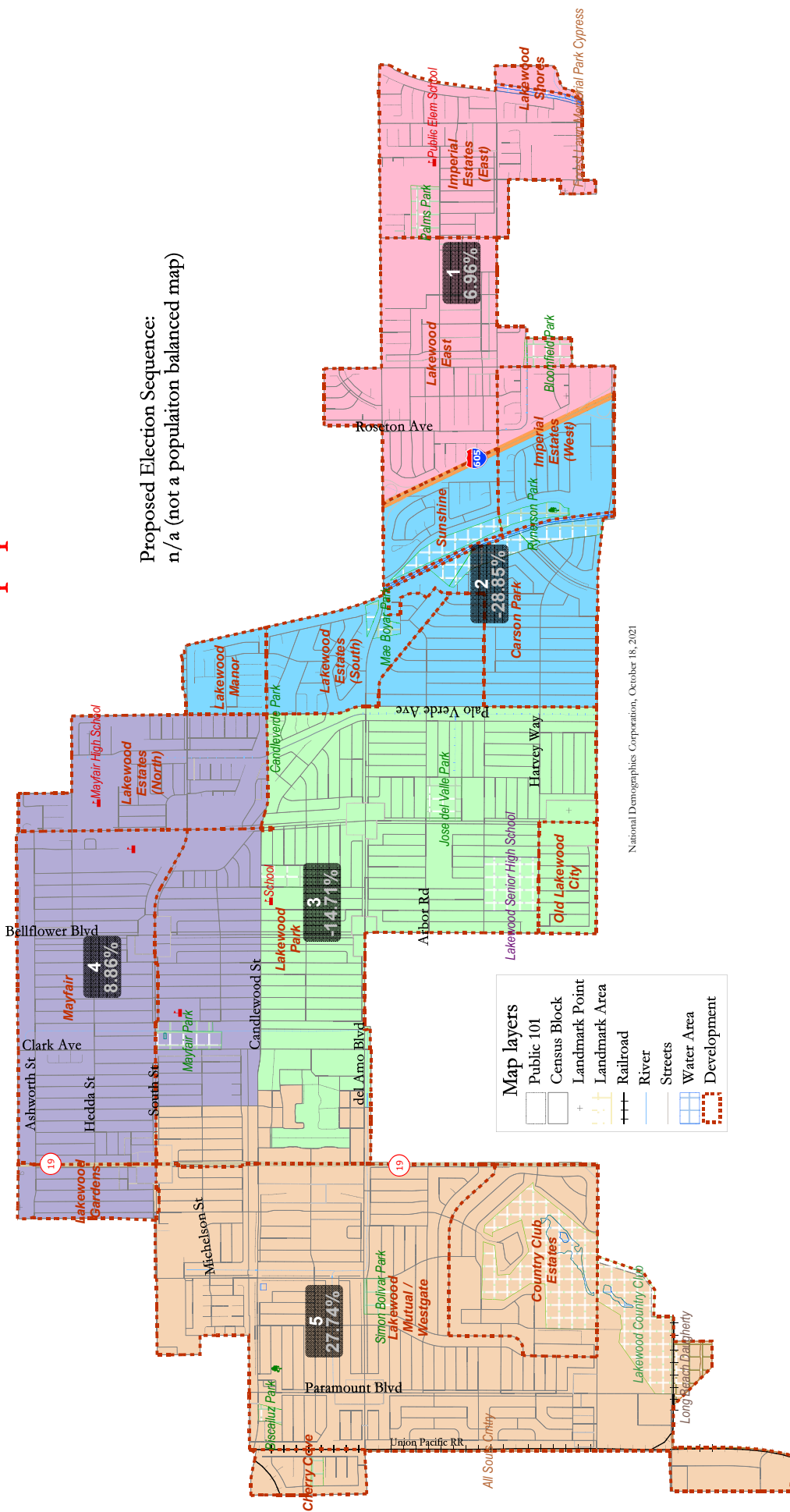
NDC 104b



NDC 104b							
District		1	2	3	4	5	Total
	Total Pop	17,155	16,129	16,054	16,852	16,523	82,713
	Deviation from ideal	612	-414	-489	309	-20	1,101
	% Deviation	3.70%	-2.50%	-2.96%	1.87%	-0.12%	6.66%
Total Pop	% Hisp	32.7%	36%	33%	33%	44%	36%
	% NH White	30%	32%	40%	42%	13%	31%
	% NH Black	14%	8%	6%	6%	10%	9%
	% Asian-American	20%	19%	17%	14%	30%	20%
Citizen Voting Age Pop	Total	11,972	11,227	11,709	12,622	10,197	57,727
	% Hisp	25%	31%	26%	27%	36%	29%
	% NH White	39%	39%	51%	49%	22%	41%
	% NH Black	16%	10%	5%	6%	10%	9%
	% Asian/Pac.Isl.	20%	19%	17%	16%	30%	20%
Voter Registration (Nov 2020)	Total	11,951	10,974	11,543	12,034	9,009	55,511
	% Latino est.	29%	33%	28%	28%	43%	32%
	% Spanish-Surnamed	26%	30%	26%	26%	39%	29%
	% Asian-Surnamed	5%	4%	4%	4%	10%	5%
	% Filipino-Surnamed	3%	3%	2%	3%	5%	3%
	% NH White est.	47%	49%	61%	61%	30%	51%
	% NH Black	18%	11%	6%	7%	15%	11%
Voter Turnout (Nov 2020)	Total	9,448	8,791	9,438	9,824	6,440	43,941
	% Latino est.	28%	33%	27%	27%	43%	31%
	% Spanish-Surnamed	26%	30%	25%	25%	39%	28%
	% Asian-Surnamed	5%	4%	4%	4%	9%	5%
	% Filipino-Surnamed	3%	3%	2%	2%	5%	3%
	% NH White est.	48%	49%	62%	61%	31%	52%
	% NH Black	17%	11%	5%	7%	15%	11%
Voter Turnout (Nov 2018)	Total	6,514	6,044	6,506	6,809	3,855	29,728
	% Latino est.	25%	29%	24%	24%	40%	27%
	% Spanish-Surnamed	23%	27%	22%	23%	37%	25%
	% Asian-Surnamed	4%	3%	3%	2%	8%	4%
	% Filipino-Surnamed	3%	3%	2%	2%	4%	3%
	% NH White est.	51%	53%	66%	65%	35%	56%
	% NH Black est.	17%	12%	6%	7%	15%	11%
ACS Pop. Est.	Total	16,757	15,158	15,976	16,641	15,792	80,323
Age	age0-19	26%	24%	25%	23%	24%	24%
	age20-60	54%	56%	55%	57%	58%	56%
	age60plus	20%	20%	20%	20%	18%	20%
Immigration	immigrants	21%	19%	16%	16%	36%	22%
	naturalized	68%	74%	69%	78%	59%	68%
Language spoken at home	english	70%	66%	74%	73%	43%	65%
	spanish	15%	21%	14%	16%	31%	19%
	asian-lang	12%	11%	11%	9%	22%	13%
	other lang	3%	2%	2%	2%	4%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	7%	10%	7%	5%	24%	10%
Education (among those age 25+)	hs-grad	47%	47%	50%	52%	46%	48%
	bachelor	24%	22%	20%	21%	21%	21%
	graduatedegree	10%	9%	11%	10%	6%	9%
Child in Household	child-under18	36%	35%	38%	36%	40%	37%
Pct of Pop. Age 16+	employed	66%	65%	65%	66%	67%	66%
Household Income	income 0-25k	9%	8%	10%	11%	17%	11%
	income 25-50k	14%	14%	13%	11%	19%	14%
	income 50-75k	14%	13%	12%	14%	16%	14%
	income 75-200k	54%	54%	52%	54%	45%	52%
	income 200k-plus	8%	11%	13%	10%	4%	9%
Housing Stats	single family	80%	91%	93%	91%	65%	84%
	multi-family	20%	9%	7%	9%	35%	16%
	rented	30%	24%	18%	23%	46%	28%
	owned	70%	76%	82%	77%	54%	72%
Total population data from the 2020 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.							

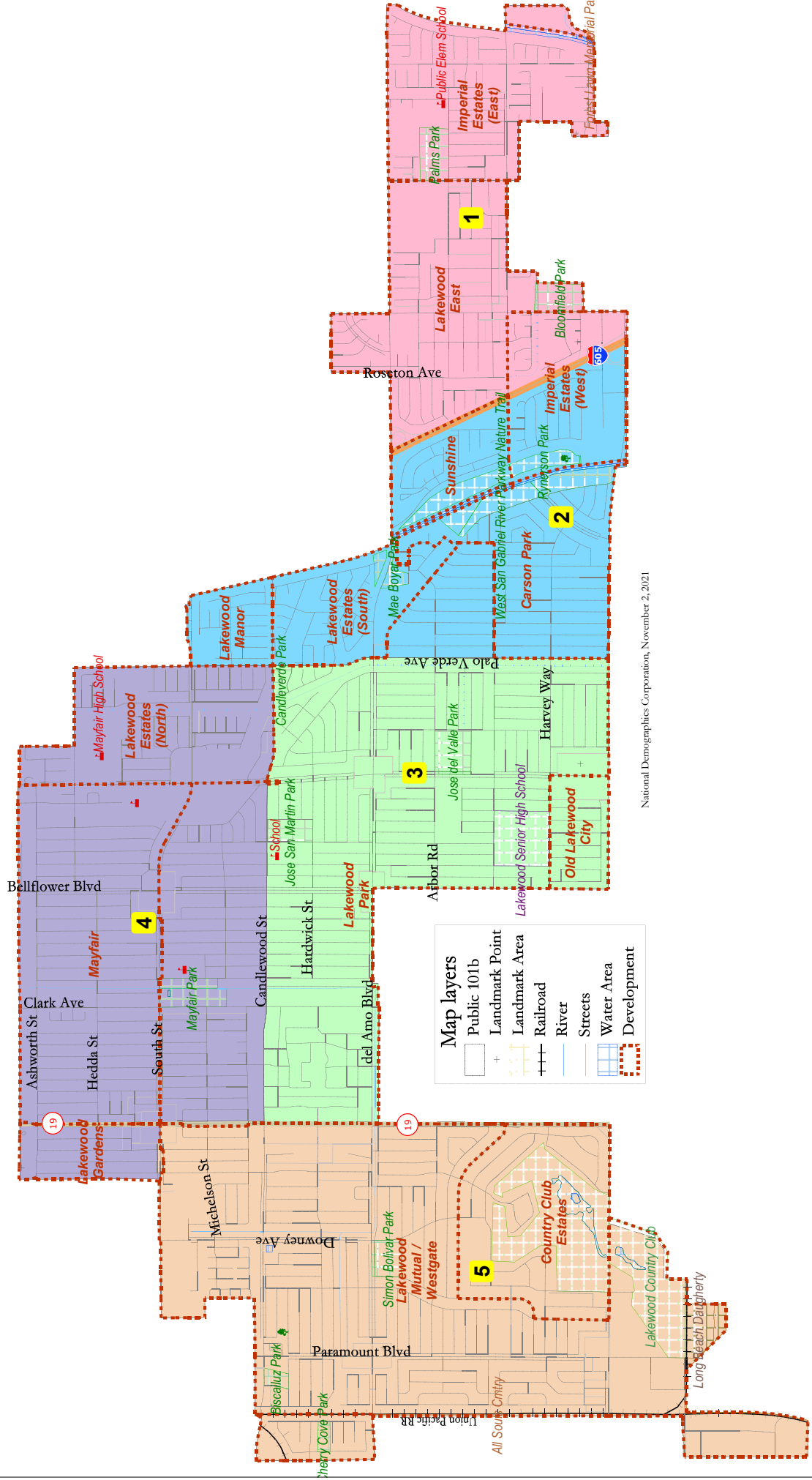
Public 101

Not population balanced.



Public 101							
District		1	2	3	4	5	Total
	Total Pop	17,694	11,770	14,109	18,008	21,132	82,713
	Deviation from ideal	1,151	-4,773	-2,434	1,465	4,589	9,362
	% Deviation	6.96%	-28.85%	-14.71%	8.86%	27.74%	56.59%
Total Pop	% Hisp	43.7%	32%	34%	35%	32%	36%
	% NH White	13%	42%	45%	35%	29%	31%
	% NH Black	10%	5%	5%	8%	13%	9%
	% Asian-American	30%	15%	12%	18%	21%	20%
Citizen Voting Age Pop	Total	10,987	8,729	10,399	12,691	14,922	57,727
	% Hisp	36%	25%	27%	29%	27%	29%
	% NH White	22%	54%	56%	41%	36%	41%
	% NH Black	10%	6%	5%	9%	15%	9%
	% Asian/Pac.Isl.	30%	15%	11%	20%	21%	20%
Voter Registration (Nov 2020)	Total	9,832	8,468	10,246	12,256	14,709	55,511
	% Latino est.	43%	27%	28%	31%	29%	32%
	% Spanish-Surnamed	39%	25%	25%	29%	27%	29%
	% Asian-Surnamed	10%	4%	3%	4%	5%	5%
	% Filipino-Surnamed	5%	2%	2%	3%	4%	3%
	% NH White est.	31%	63%	63%	53%	45%	51%
	% NH Black	14%	6%	5%	9%	18%	11%
Voter Turnout (Nov 2020)	Total	7,078	6,957	8,440	9,811	11,655	43,941
	% Latino est.	43%	27%	27%	30%	29%	31%
	% Spanish-Surnamed	39%	25%	25%	28%	27%	28%
	% Asian-Surnamed	9%	4%	3%	4%	5%	5%
	% Filipino-Surnamed	5%	2%	2%	3%	4%	3%
	% NH White est.	32%	64%	64%	54%	46%	52%
	% NH Black	14%	5%	5%	9%	17%	11%
Voter Turnout (Nov 2018)	Total	4,254	4,860	5,956	6,672	7,986	29,728
	% Latino est.	40%	24%	24%	26%	25%	27%
	% Spanish-Surnamed	37%	22%	22%	25%	23%	25%
	% Asian-Surnamed	7%	3%	2%	3%	4%	4%
	% Filipino-Surnamed	4%	2%	1%	2%	3%	3%
	% NH White est.	36%	66%	67%	58%	50%	56%
	% NH Black est.	15%	5%	5%	10%	17%	11%
ACS Pop. Est.	Total	16,989	11,762	13,821	16,959	20,792	80,323
Age	age0-19	24%	25%	24%	24%	25%	24%
	age20-60	57%	56%	55%	57%	54%	56%
	age60plus	19%	19%	21%	19%	21%	20%
Immigration	immigrants	36%	15%	13%	18%	22%	22%
	naturalized	60%	69%	77%	76%	69%	68%
Language spoken at home	english	43%	77%	76%	68%	67%	65%
	spanish	31%	12%	16%	17%	18%	19%
	asian-lang	22%	9%	6%	13%	12%	13%
	other lang	4%	2%	2%	2%	3%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	23%	6%	5%	7%	8%	10%
Education (among those age 25+)	hs-grad	47%	49%	53%	49%	46%	48%
	bachelor	21%	18%	21%	22%	23%	21%
	graduatedegree	6%	12%	10%	8%	10%	9%
Child in Household	child-under18	40%	38%	37%	36%	35%	37%
Pct of Pop. Age 16+	employed	67%	65%	67%	64%	66%	66%
Household Income	income 0-25k	16%	8%	8%	11%	10%	11%
	income 25-50k	18%	13%	10%	12%	15%	14%
	income 50-75k	16%	12%	15%	12%	14%	14%
	income 75-200k	46%	54%	55%	53%	53%	52%
	income 200k-plus	4%	13%	12%	11%	8%	9%
Housing Stats	single family	67%	93%	98%	91%	79%	84%
	multi-family	33%	7%	2%	9%	21%	16%
	rented	44%	19%	18%	24%	31%	28%
	owned	56%	81%	82%	76%	69%	72%
Total population data from the 2020 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.							

Public 101b



National Demographics Corporation, November 2, 2021

Public 101b							
District		1	2	3	4	5	Total
	Total Pop	17,694	11,770	14,109	19,042	20,098	82,713
	Deviation from ideal	1,151	-4,773	-2,434	2,499	3,555	8,328
	% Deviation	6.96%	-28.85%	-14.71%	15.11%	21.49%	50.34%
Total Pop	% Hisp	43.7%	32%	34%	35%	32%	36%
	% NH White	13%	42%	45%	35%	29%	31%
	% NH Black	10%	5%	5%	7%	13%	9%
	% Asian-American	30%	15%	12%	18%	21%	20%
Citizen Voting Age Pop	Total	10,987	8,729	10,399	13,481	14,132	57,727
	% Hisp	36%	25%	27%	29%	26%	29%
	% NH White	22%	54%	56%	41%	36%	41%
	% NH Black	10%	6%	5%	8%	16%	9%
	% Asian/Pac.Isl.	30%	15%	11%	20%	21%	20%
Voter Registration (Nov 2020)	Total	9,832	8,468	10,248	12,992	13,971	55,511
	% Latino est.	43%	27%	28%	32%	29%	32%
	% Spanish-Surnamed	39%	25%	25%	29%	27%	29%
	% Asian-Surnamed	10%	4%	3%	4%	5%	5%
	% Filipino-Surnamed	5%	2%	2%	3%	4%	3%
	% NH White est.	31%	63%	63%	54%	44%	51%
	% NH Black	14%	6%	5%	9%	18%	11%
Voter Turnout (Nov 2020)	Total	7,078	6,957	8,441	10,400	11,065	43,941
	% Latino est.	43%	27%	27%	31%	29%	31%
	% Spanish-Surnamed	39%	25%	25%	28%	26%	28%
	% Asian-Surnamed	9%	4%	3%	4%	5%	5%
	% Filipino-Surnamed	5%	2%	2%	3%	4%	3%
	% NH White est.	32%	64%	64%	54%	45%	52%
	% NH Black	14%	5%	5%	9%	18%	11%
Voter Turnout (Nov 2018)	Total	4,254	4,860	5,956	7,067	7,591	29,728
	% Latino est.	40%	24%	24%	27%	25%	27%
	% Spanish-Surnamed	37%	22%	22%	25%	23%	25%
	% Asian-Surnamed	7%	3%	2%	3%	4%	4%
	% Filipino-Surnamed	4%	2%	1%	3%	3%	3%
	% NH White est.	36%	66%	67%	59%	49%	56%
	% NH Black est.	15%	5%	5%	9%	18%	11%
ACS Pop. Est.	Total	16,989	11,762	13,821	17,937	19,814	80,323
Age	age0-19	24%	25%	24%	23%	25%	24%
	age20-60	57%	56%	55%	57%	54%	56%
	age60plus	19%	19%	21%	19%	21%	20%
Immigration	immigrants	36%	15%	13%	18%	22%	22%
	naturalized	60%	69%	77%	77%	69%	68%
Language spoken at home	english	43%	77%	76%	69%	67%	65%
	spanish	31%	12%	16%	16%	18%	19%
	asian-lang	22%	9%	6%	13%	12%	13%
	other lang	4%	2%	2%	2%	3%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	23%	6%	5%	7%	8%	10%
Education (among those age 25+)	hs-grad	47%	49%	53%	49%	46%	48%
	bachelor	21%	18%	21%	22%	23%	21%
	graduatedegree	6%	12%	10%	8%	10%	9%
Child in Household	child-under18	40%	38%	37%	36%	35%	37%
Pct of Pop. Age 16+	employed	67%	65%	67%	65%	66%	66%
Household Income	income 0-25k	16%	8%	8%	11%	10%	11%
	income 25-50k	18%	13%	10%	13%	15%	14%
	income 50-75k	16%	12%	15%	12%	15%	14%
	income 75-200k	46%	54%	55%	54%	53%	52%
	income 200k-plus	4%	13%	12%	11%	8%	9%
Housing Stats	single family	67%	93%	98%	91%	78%	84%
	multi-family	33%	7%	2%	9%	22%	16%
	rented	44%	19%	18%	23%	31%	28%
	owned	56%	81%	82%	77%	69%	72%
Total population data from the 2020 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.							

Public 102

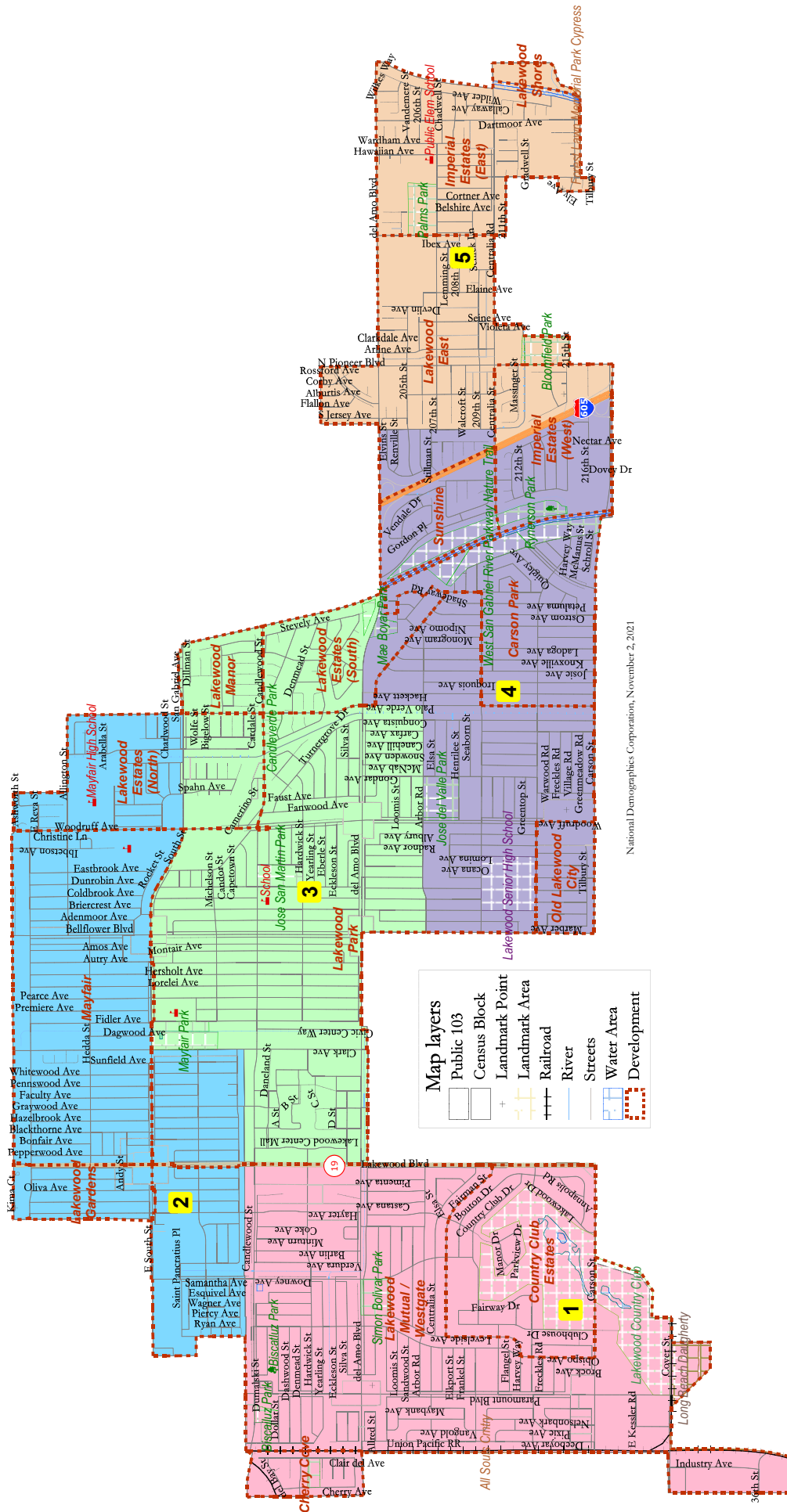
[illegible]

Map layers

Public 102
Census Block
Landmark Point
Landmark Area
Railroad
River
Streets
Water Area
Development

Public 102							
District		1	2	3	4	5	Total
	Total Pop	16,523	16,368	15,281	17,700	16,841	82,713
	Deviation from ideal	-20	-175	-1,262	1,157	298	2,419
	% Deviation	-0.12%	-1.06%	-7.63%	6.99%	1.80%	14.62%
Total Pop	% Hisp	43.9%	34%	33%	35%	32%	36%
	% NH White	13%	42%	42%	31%	30%	31%
	% NH Black	10%	6%	5%	8%	14%	9%
	% Asian-American	30%	14%	15%	20%	20%	20%
Citizen Voting Age Pop	Total	10,197	11,829	11,191	12,730	11,781	57,727
	% Hisp	36%	27%	26%	31%	24%	29%
	% NH White	22%	51%	54%	36%	39%	41%
	% NH Black	10%	6%	5%	10%	16%	9%
	% Asian/Pac.Isl.	30%	15%	15%	22%	20%	20%
Voter Registration (Nov 2020)	Total	9,009	11,650	11,043	12,054	11,755	55,511
	% Latino est.	43%	28%	28%	33%	29%	32%
	% Spanish-Surnamed	39%	26%	26%	30%	26%	29%
	% Asian-Surnamed	10%	4%	4%	5%	5%	5%
	% Filipino-Surnamed	5%	2%	3%	4%	3%	3%
	% NH White est.	30%	62%	62%	48%	47%	51%
	% NH Black	15%	6%	5%	12%	17%	11%
Voter Turnout (Nov 2020)	Total	6,440	9,548	9,043	9,617	9,293	43,941
	% Latino est.	43%	27%	27%	32%	28%	31%
	% Spanish-Surnamed	39%	25%	25%	29%	26%	28%
	% Asian-Surnamed	9%	4%	3%	5%	5%	5%
	% Filipino-Surnamed	5%	2%	3%	4%	3%	3%
	% NH White est.	31%	62%	63%	48%	48%	52%
	% NH Black	15%	6%	5%	12%	17%	11%
Voter Turnout (Nov 2018)	Total	3,855	6,684	6,263	6,523	6,403	29,728
	% Latino est.	40%	24%	24%	28%	25%	27%
	% Spanish-Surnamed	37%	22%	23%	26%	23%	25%
	% Asian-Surnamed	8%	3%	2%	4%	4%	4%
	% Filipino-Surnamed	4%	2%	2%	3%	3%	3%
	% NH White est.	35%	66%	67%	52%	51%	56%
	% NH Black est.	15%	6%	5%	12%	17%	11%
ACS Pop. Est.	Total	15,792	16,140	14,719	17,218	16,454	80,323
Age	age0-19	24%	25%	24%	23%	26%	24%
	age20-60	58%	56%	55%	56%	54%	56%
	age60plus	18%	19%	22%	20%	20%	20%
Immigration	immigrants	36%	16%	14%	21%	21%	22%
	naturalized	59%	66%	84%	73%	68%	68%
Language spoken at home	english	43%	74%	75%	64%	70%	65%
	spanish	31%	15%	15%	21%	15%	19%
	asian-lang	22%	9%	8%	13%	12%	13%
	other lang	4%	1%	2%	3%	3%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	24%	8%	4%	9%	7%	10%
Education (among those age 25+)	hs-grad	46%	49%	53%	47%	47%	48%
	bachelor	21%	22%	19%	22%	24%	21%
	graduatedegree	6%	11%	11%	9%	10%	9%
Child in Household	child-under18	40%	38%	38%	34%	36%	37%
Pct of Pop. Age 16+	employed	67%	65%	65%	65%	66%	66%
Household Income	income 0-25k	17%	10%	9%	11%	9%	11%
	income 25-50k	19%	11%	11%	14%	14%	14%
	income 50-75k	16%	15%	12%	13%	14%	14%
	income 75-200k	45%	53%	57%	51%	54%	52%
	income 200k-plus	4%	11%	11%	11%	8%	9%
Housing Stats	single family	65%	93%	95%	87%	80%	84%
	multi-family	35%	7%	5%	13%	20%	16%
	rented	46%	20%	19%	26%	30%	28%
	owned	54%	80%	81%	74%	70%	72%
Total population data from the 2020 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.							

Public 103



National Demographics Corporation, November 2, 2021

Public 103							
District		1	2	3	4	5	Total
	Total Pop	17,288	16,716	15,818	16,368	16,523	82,713
	Deviation from ideal	745	173	-725	-175	-20	1,470
	% Deviation	4.50%	1.05%	-4.38%	-1.06%	-0.12%	8.89%
Total Pop	% Hisp	32.7%	35%	33%	34%	44%	36%
	% NH White	30%	31%	42%	42%	13%	31%
	% NH Black	14%	8%	6%	6%	10%	9%
	% Asian-American	20%	21%	15%	14%	30%	20%
Citizen Voting Age Pop	Total	12,060	12,134	11,508	11,829	10,197	57,727
	% Hisp	25%	31%	26%	27%	36%	29%
	% NH White	39%	36%	54%	51%	22%	41%
	% NH Black	16%	10%	6%	6%	10%	9%
	% Asian/Pac.Isl.	20%	22%	15%	15%	30%	20%
Voter Registration (Nov 2020)	Total	12,041	11,383	11,428	11,650	9,009	55,511
	% Latino est.	29%	33%	28%	28%	43%	32%
	% Spanish-Surnamed	26%	30%	26%	26%	39%	29%
	% Asian-Surnamed	5%	5%	4%	4%	10%	5%
	% Filipino-Surnamed	3%	4%	3%	2%	5%	3%
	% NH White est.	46%	48%	62%	62%	30%	51%
	% NH Black	18%	12%	6%	6%	15%	11%
Voter Turnout (Nov 2020)	Total	9,522	9,093	9,338	9,548	6,440	43,941
	% Latino est.	28%	32%	27%	27%	43%	31%
	% Spanish-Surnamed	26%	29%	25%	25%	39%	28%
	% Asian-Surnamed	5%	5%	3%	4%	9%	5%
	% Filipino-Surnamed	3%	4%	3%	2%	5%	3%
	% NH White est.	47%	49%	62%	62%	31%	52%
	% NH Black	17%	12%	5%	6%	15%	11%
Voter Turnout (Nov 2018)	Total	6,565	6,166	6,458	6,684	3,855	29,728
	% Latino est.	25%	28%	24%	24%	40%	27%
	% Spanish-Surnamed	23%	26%	23%	22%	37%	25%
	% Asian-Surnamed	4%	4%	2%	3%	8%	4%
	% Filipino-Surnamed	3%	3%	2%	2%	4%	3%
	% NH White est.	51%	53%	66%	66%	35%	56%
	% NH Black est.	17%	12%	6%	6%	15%	11%
ACS Pop. Est.	Total	16,896	16,362	15,133	16,140	15,792	80,323
Age	age0-19	26%	23%	24%	25%	24%	24%
	age20-60	54%	56%	55%	56%	58%	56%
	age60plus	20%	20%	22%	19%	18%	20%
Immigration	immigrants	21%	21%	14%	16%	36%	22%
	naturalized	68%	73%	84%	66%	59%	68%
Language spoken at home	english	70%	64%	75%	74%	43%	65%
	spanish	15%	21%	15%	15%	31%	19%
	asian-lang	12%	13%	8%	9%	22%	13%
	other lang	3%	3%	2%	1%	4%	3%
Language Fluency	Speaks Eng. "Less than Very Well"	7%	9%	5%	8%	24%	10%
Education (among those age 25+)	hs-grad	47%	47%	53%	49%	46%	48%
	bachelor	24%	22%	19%	22%	21%	21%
	graduatedegree	10%	8%	11%	11%	6%	9%
Child in Household	child-under18	36%	34%	37%	38%	40%	37%
Pct of Pop. Age 16+	employed	66%	65%	65%	65%	67%	66%
Household Income	income 0-25k	9%	10%	9%	10%	17%	11%
	income 25-50k	14%	15%	11%	11%	19%	14%
	income 50-75k	15%	12%	12%	15%	16%	14%
	income 75-200k	54%	51%	57%	53%	45%	52%
	income 200k-plus	8%	11%	12%	11%	4%	9%
Housing Stats	single family	79%	89%	95%	93%	65%	84%
	multi-family	21%	11%	5%	7%	35%	16%
	rented	31%	25%	19%	20%	46%	28%
	owned	69%	75%	81%	80%	54%	72%
Total population data from the 2020 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.							

City of Lakewood
2021 Redistricting

Proposed Election Sequencing by Proposed Plan

Map	2022 Election	2024 Election
Public 101 and 101b	4, 5 and either 1 or 2	3 and either 2 or 1
Public 102	1, 4 and 5	2 and 3
Public 103	1, 2 and 5	3 and 4
NDC 102 and NDC 102b	1, 2 and either 3 or 5	4 and either 5 or 3
NDC 103 and NDC 103b	1, 2 and 5	3 and 4
NDC 104 and NDC 104b	1, 2 and 3	4 and 5

RECEIVED

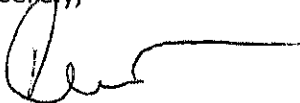
28 October 2021

1 6 3 9 '21 OCT 28 P1 :41

As requested, attached is a resubmission of our committee's recommended proposal for the City of Lakewood By-district map drawing. In preparing our input, and with the recent provided breakdown of concise population census data to which was not previously available, we were able to more accurately refine and present our proposal giving the highest priority to criteria established in federal and state mandates. In constructing our districts, priority was given first and foremost to ensure: population proportionality, hegemonic and contiguous community boundaries, easily recognizable lines of demarcation, unique community public services i.e. (*school districts, parks, libraries and commercial facility access*) and every effort was undertaken to ensure historical established communities were preserved when possible.

In this proposal, as was with our initial draft, you will not only find attached city maps that clearly define the established delineated boundaries of each of the five (5) proposed Councilmatic Districts, but clear and concise directional text describing each boundary limits. We hope that our sincere efforts as community residents are given the highest level of consideration and that our proposal is objectively evaluated in its entirety, unaltered. Should you have any questions, please do not hesitate to contact us.

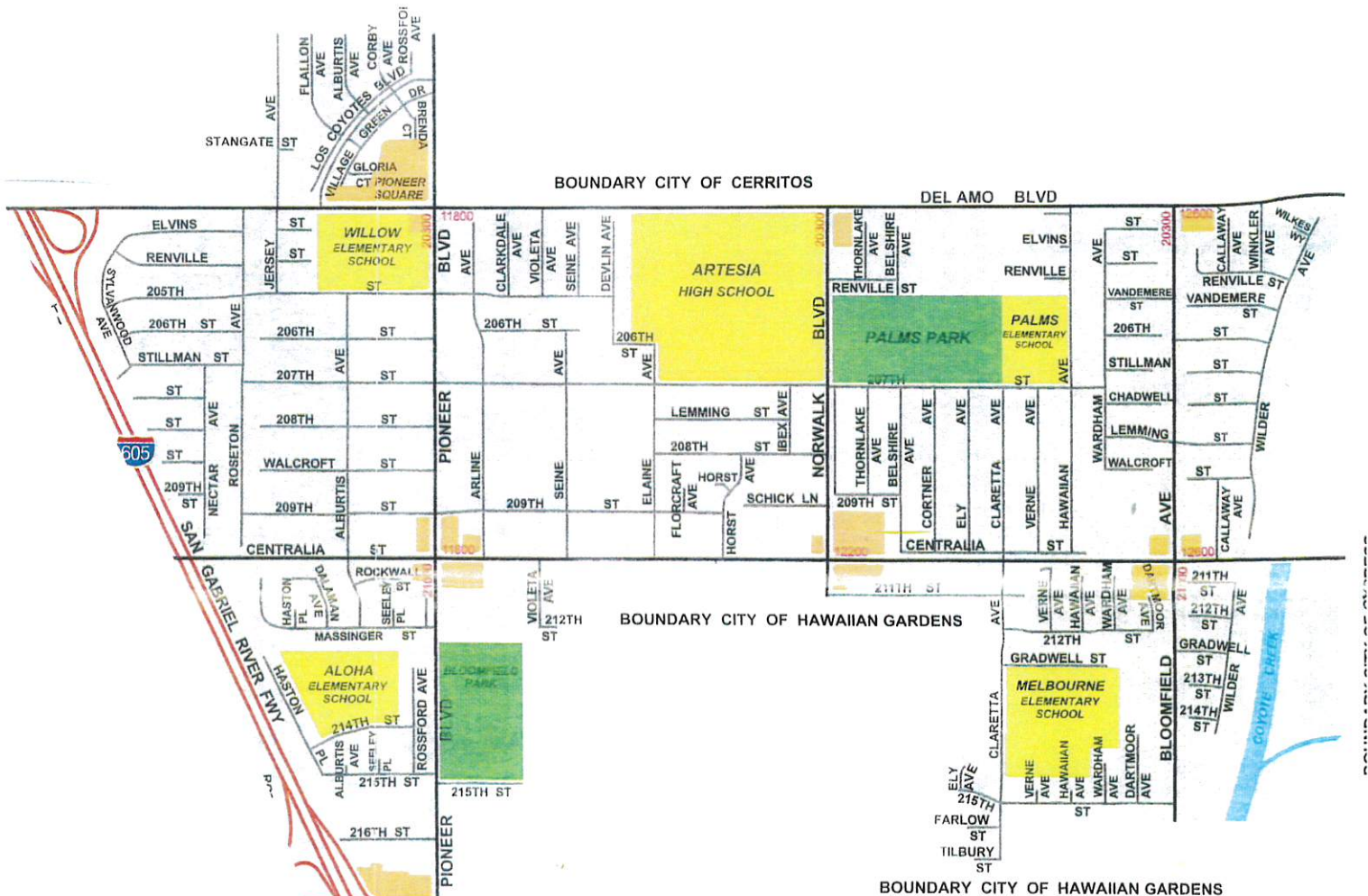
Sincerely,



Dr. Gregory Slaughter, Chairman
(562) 925-9706

Revised Proposed District #1

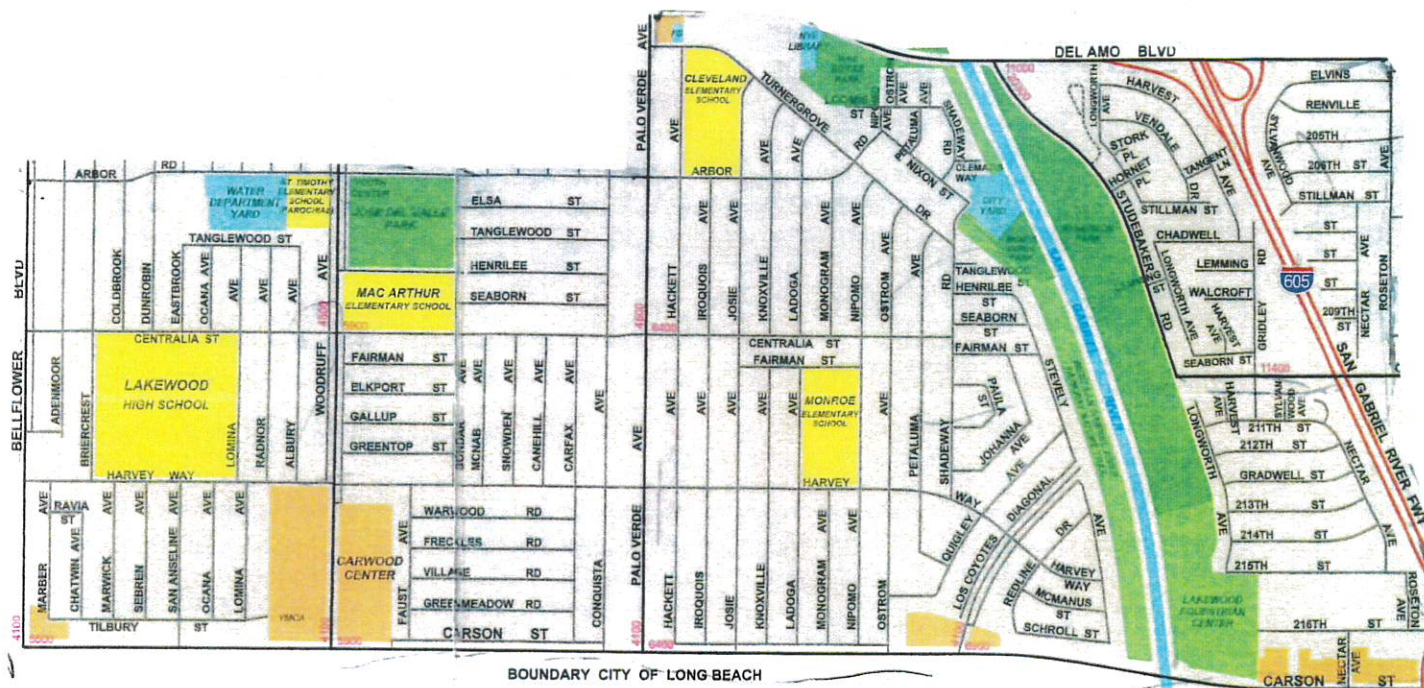
- District #1 would be comprised of the geographic area currently known as the furthest boundaries of East Lakewood, with its westwardly boundaries extending (north to south) along the Roseton Ave. (crossing Centralia Street) until it intersects with the 605 San Gabriel River Fwy and shall then proceed South along the 605 Fwy until intersecting with Carson Street. The southern boundary of the district shall then extend eastwardly along Carson Street until intersecting with Pioneer Blvd. The district boundary shall the extend North along Pioneer Blvd. and then eastward along Centralia and shall encompass all Lakewood City limit boundaries along the border North of Hawaiian Gardens and East of the City of Cypress. The district's northern boundary shall then extend from East-West from Wilder Ave along Del Amo Blvd. until once again intersecting with Roseton Ave. and shall include all Lakewood City boundaries North of Del Amo Blvd. and East of Roseton Ave. (see attached District Map).



Revised Proposed District #2

District #2 would be comprised of the geographic area (South of the City of Cerritos) extending from North to South where Del Amo Blvd. intersect with Roseton Ave. and extending South along the San Gabriel River Fwy until intersecting with Carson Street. The district's southern boundary shall then extend westward along the City of Long Beach border until intersecting with Bellflower Blvd. The Westward boundary shall then extend northward until intersecting with Arbor Rd. The northern Verde Ave. intersects with Del Amo Ave. The district's northern most boundary shall then extend easterly until Del Amo Blvd. again intersects with Roseton Ave.

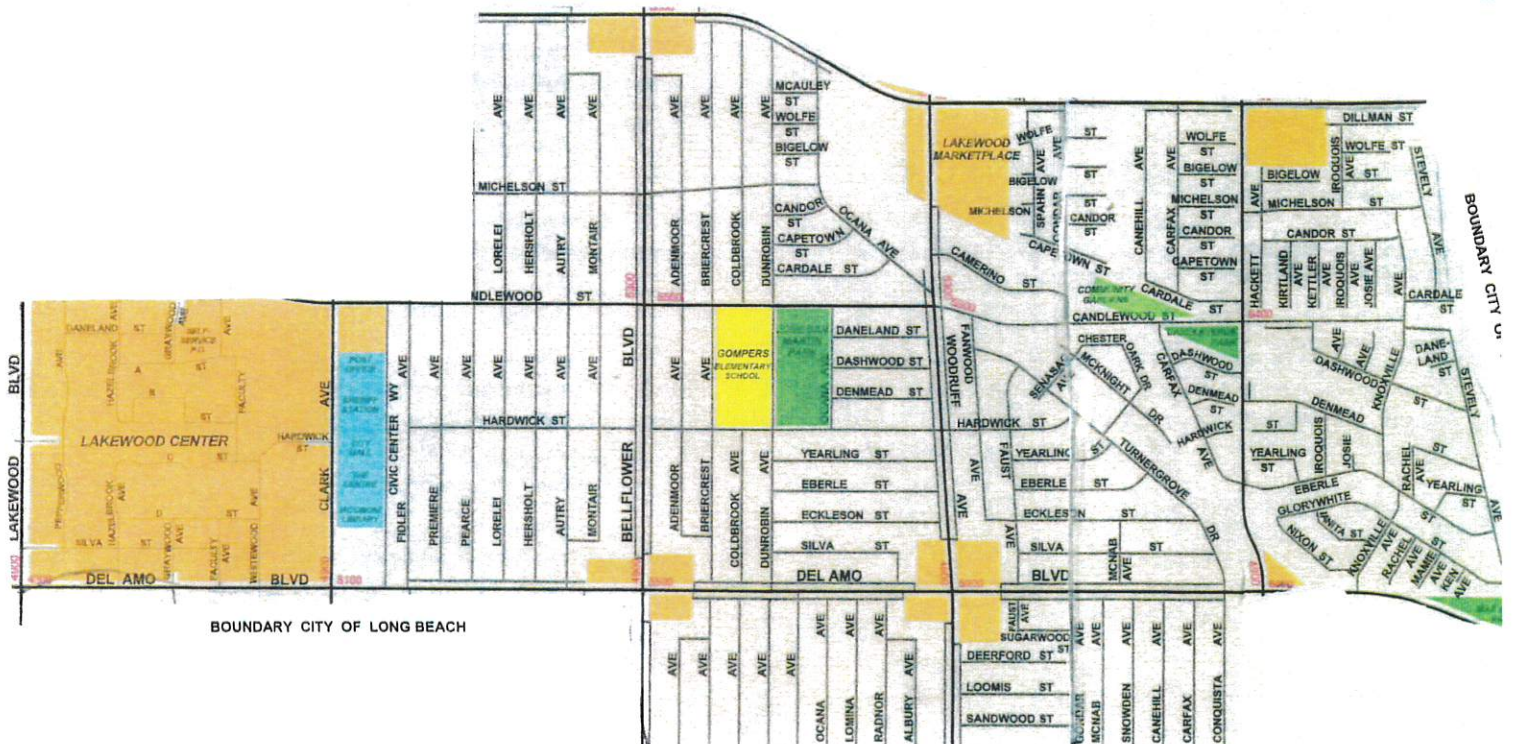
(see attached District Map).



Revised Proposed District #3

District #3 would be comprised of the geographic area extending from the City of Cerritos border along South Street westward until intersecting with Pearce Street. The boundaries shall then extend two (2) blocks south along Pearce until intersecting with Candlewood Street. The district northwest boundary shall extend West past the Lakewood Center until intersecting with Lakewood Blvd., then extending South until Lakewood Blvd. intersects with Del Amo Blvd. The southern boundary shall then extend easterly along Del Amo until intersecting with Bellflower Blvd., then South along Bellflower Blvd. until intersecting with Arbor Rd. The district's southern border shall extend easterly along Arbor Road until intersecting with Palo Verde Ave, then North on Palo Verde Ave. until connecting to Del Amo Blvd. The district's easterly boundaries shall extend East along Del Amo Blvd. to the City of Cerritos border then North to intersect with South Street.

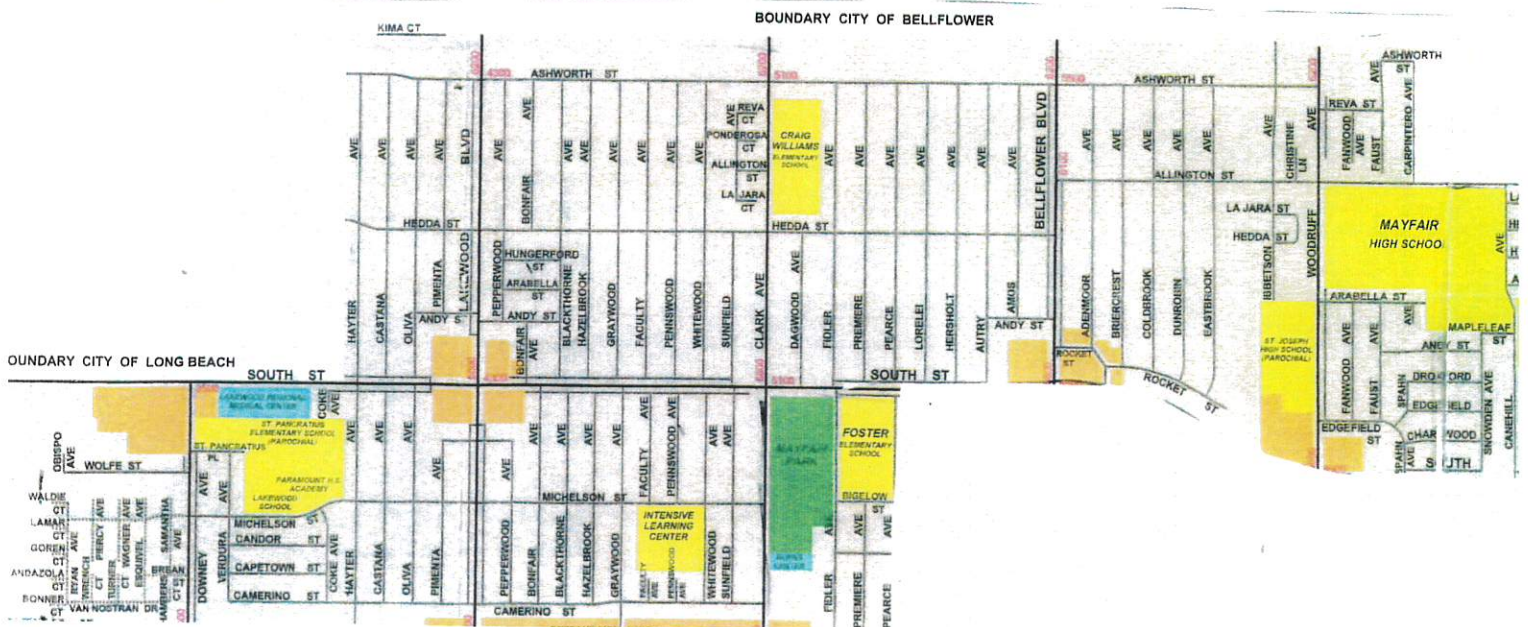
(see attached District Map).



Revised Proposed District #4

District #4 shall be comprised of the geographic area extending along the southern border of the City of Bellflower from Hayter Ave. and Ashworth Street and intersecting with Woodruff to the East. The boundaries shall extend North to encompass all Lakewood City limits along the Bellflower border then South along Capintero Ave., East along Allington Street with the eastern boundary extending South along Palo Verde connecting to South Street. The southern district boundaries shall then extend west from the intersection of Palo Verde and South Street until intersecting with Pearce Ave. The boundary then extend South on Pearce Ave. until intersecting with Candlewood Street. The southern most district border shall then extend East to the Lakewood City Limits with the City of Long Beach then North to connect with South Street.

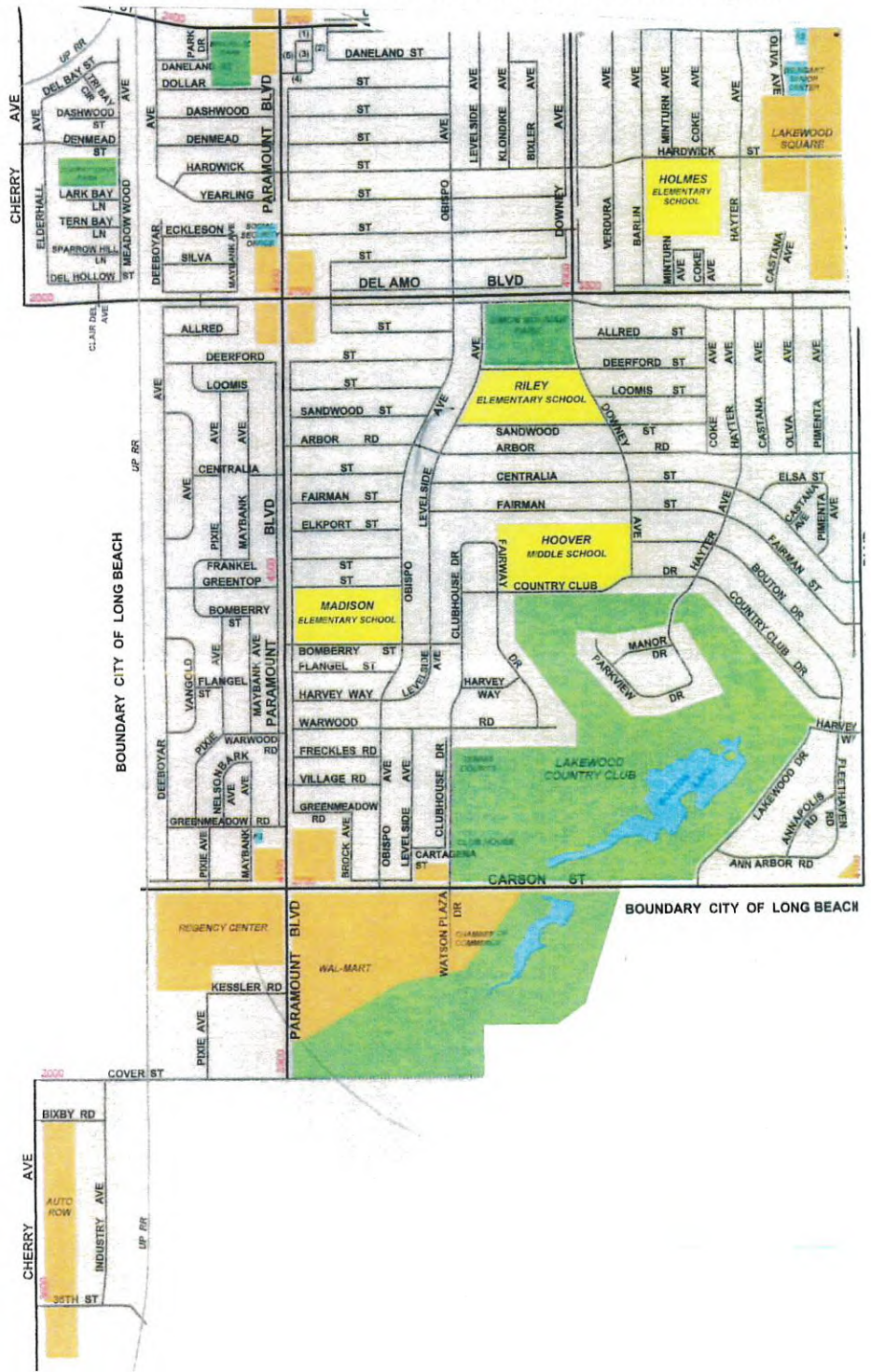
(see attached District Map).

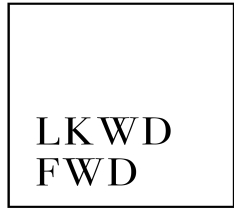


Revised Proposed District #5

District #5 shall be comprised of the most westerly geographic area extending from northwest to southwest along Cherry Ave. and the city border of Long Beach. The district's northern most border shall extend from East Market easterly along Candlewood Ave. until intersecting with Lakewood Blvd. The district's easterly border shall then extend South along Lakewood Blvd. until intersecting with Carson Street, and shall encompass all of the City of Lakewood Limit South-Southwest along the City of Long Beach Border.

(see attached District Map).





LAKWOOD FORWARD
A CIVIC ENGAGEMENT PROJECT

November 4, 2021

Dear Honorable Lakewood City Councilmembers:

We are writing to express our concerns regarding comments made at the October 26, 2021 Public Hearing to Receive Input Concerning District Maps for City Council Elections District Boundaries and the Sequencing of Elections item.

The legislative intent of the 2002 California Voting Rights Act is to end the use of at-large voting in local elections if they dilute the votes of a minority group. Elections Code 10010, Chapter 2. District Boundaries [10010- 10010.] subdivision (b) states *"in determining the final sequence of the district elections conducted in a political subdivision in which members of the governing body will be elected at different times to provide for staggered terms of office, **the governing body shall give special consideration to the purposes of the California Voting Rights Act of 2001, and it shall take into account the preferences expressed by members of the districts.**" **

Vice Mayor Steve Croft stated his preference for Map 104 at the hearing, which would delay the vote by voters in district 5 until the year 2024. This is contrary to the intent of the California Voting Rights Act. Under this map, the newly created district 5 (east of the I-605 freeway) is 84% Latino, Asian American, Pacific Islander, and African American, by population, compared with almost 60% in the rest of Lakewood. Latinos are particularly concentrated east of the I-605, and Asian Americans and Pacific Islanders along Pioneer Blvd. According to the 2020 Census, 37% percent of those surveyed in district 5 reported that they are immigrants, and 24% speak English "less than very well".

Why would the Lakewood City Council select a map that delays district 5 voters from electing their chosen representative until 2024? This is more than two years from now, and further supports the argument that the City of Lakewood's election system dilutes the ability for Latinos, Asian Americans, Pacific Islanders, and African Americans to elect candidates of their choice, or influence the outcome of the City's council elections.

Additionally, we wish to express concerns about the comments made by Vice Mayor Steve Croft against map 102, where incumbent councilmembers Ari Pe and Vicki Stuckey would have to run against each other in district 3 in 2022. Vice Mayor commented, “I must reject one of those maps that will guarantee less, not more diversity on future councils. Map 102 would force our only woman, and African American councilmember, to compete against our only Asian councilmember. Resulting in one of them having to leave our council if the other candidate runs and wins, or if there is a third candidate, it even opens up the likelihood that both of them would be off council.”

As stated during the City Council’s public hearings in April 2021, race cannot be used as the sole or predominant basis for the drawing of any district without a compelling justification. This is exactly what Vice Mayor Croft has done - he has chosen to eliminate map 102 from consideration because it has an elected Asian American incumbent, Councilmember Ari Pe, running against an appointed African American incumbent, Councilmember Vicki Stuckey. It is also troubling Vice Mayor Croft may have made comments that violate the Federal Voting Rights Act, and are implicitly racially discriminatory by assuming there are no other candidates of color who could successfully run in district 3 and beat both incumbents, or voters of color would only vote for a candidate of color, or successful candidates of color might not emerge in other council districts.

Vice Mayor Steve Croft and the National Demographics Corporation consultant also made troubling political comments. They stated turnout in district 5 would be greater during a Presidential cycle in 2024, justifying a delay in East Lakewood’s voting rights. This is unjustified because the point of creating a district in East Lakewood is so that its voters can choose their own representative. Further, voter turnout in Lakewood was never a consideration when the City held elections in March of odd years over decades, where council members were elected with as few as 2,852 votes.

We are also concerned map 104 divides the “community of interest” of the Bellflower Unified School District among three council districts. This is in conflict with the City’s districting rules and goals outlined at the April 2021 public hearings. Even more concerning is the division of the Mayfair High School neighborhood, where residents have expressed concerns about vehicular, pedestrian, and public safety.

Lastly, map 104 appears to be gerrymandered to include appointed Councilmember Vicki Stuckey’s residence in district 3. Map 104 uses Lakewood Blvd., Bellflower Blvd., and the I-605 freeway as boundaries to divide most of the city’s five districts. However, the dividing line between seats 4 and 3 is the LA County Public Works flood control channel behind residents’ homes. Wouldn’t Palo Verde Ave., which divides the cities of Lakewood and Cerritos, be a better boundary for this neighborhood? Or was this map drawn to amplify the political power of certain incumbents?

To remedy this pending legal issue, we respectfully request the City Council to:

- Schedule the election sequence to **prioritize the election of district 5 (east of the I-605) in 2022.**
- **Reject map 104 entirely** as it violates the City's districting principles and goals for the districting process by drawing a district for a councilmember who was not elected, but appointed.
- **Schedule two additional public hearings** on the proposed maps and election sequence at **Palms Park and Bloomfield Park.**

In conclusion, in order for districting to promote democracy and fairness, people who have been historically disadvantaged in the electoral process must have more opportunities to get involved and ultimately vote.

We appreciate the work you and the city staff have done on behalf of the residents of Lakewood. Thank you for your attention to these issues.

Sincerely,

Members of Lakewood Forward

Sylvester Ani
Rebecca Buffington
Marion Castello
Aaron Castillo
Dr. Marisela Cervantes
Cassandra Chase
Tom Daly
Maria Delupio
Ted Delupio
Segunda Delupio
Debbie Esquivel
Alan Gafford
Dr. Ken Graham
Valerie Graham
Jeannie Griffith
Alma Holmes
Quentin Holmes
Tami Jean Hughes
Mallory Jackson
Joy Janes
Andrew Khury
Vessna Khury

Moshe Lieberman
Billy McClendon
Goretti Medeiros
Holly Nelson
Marisa Perez
Jenetta Pittman
John Pittman
Teresa Robbins
Dr. Olga Rios
Juan Rodriguez
Kristin Seehaus
Nakia Smith
Alejandra Tahuitu
Bryan Tahuitu
Dr. Victor Thompson
Matthew Toone
Jessica Washington
Pamella Williams
Members of the Hubert H. Humphrey Democratic Club

Cc: The Honorable Dianne Feinstein, United States Senate
The Honorable Alex Padilla, United States Senate
The Honorable Linda Sanchez, United States House of Representatives
The Honorable Alan Lowenthal, United States House of Representatives
The Honorable Lena Gonzalez, California State Senate
The Honorable Bob Archuleta, California State Senate
The Honorable Anthony Rendon, California State Assembly
The Honorable Janice Hahn, Los Angeles County Supervisor

**Source:*

(https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=ELEC&division=10.&title=&part=1.&chapter=2.&article).

ORDINANCE NO. 2021-6

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD ESTABLISHING FIVE CITY COUNCIL
DISTRICTS FOR A BY-DISTRICT ELECTORAL SYSTEM

WHEREAS, City Council members in the City of Lakewood have been elected historically in an “at large” system, whereby each City Council member has been elected by the voters of the entire City; and

WHEREAS, the City Council has gone through a statutory process in order to convert to a “by district” electoral system, in which each City Council member must reside in and be elected by voters registered to vote in a particular district; and

WHEREAS, the City Council has conducted such process in full compliance with all applicable laws and with previous City Council actions prescribing such process, and has complied with all legal prerequisites to the adoption of this Ordinance.

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

SECTION 1. Each of the Recitals set forth above is true and correct.

SECTION 2. The following new sections are hereby added to Chapter 5 of Article I of the Lakewood Municipal Code:

1501. VOTING DISTRICTS. Beginning with the City Council election to be held in 2022, City Council members shall be elected from five City Council districts, with the election in three of such districts to be held in 2022, and the election in the remaining two of such districts to be held in 2024. The boundaries of such districts, and the sequencing of such elections, shall be established by City Council resolution. Each such City Council term shall have a duration of four years. No existing term of any City Council member shall be affected by the conversion to by-district elections.

1502. ELIGIBILITY TO HOLD OFFICE. A person shall not be eligible to run for or hold office as a City Council member in a district unless he or she is registered to vote in and resides within the boundaries of that district. All persons signing nomination papers or voting for a candidate for City Council must be registered to vote in the district from which the City Council member is to be elected.

1503. ADJUSTING DISTRICT BOUNDARIES. The City Council shall adjust district boundaries when required by law, and at such other times, if any, as deemed appropriate by the City Council. All such adjustments of boundaries shall be adopted in full compliance with all applicable laws and regulations. No term of office of any City Council member shall be affected by any adjustment of district boundaries.

SECTION 3. The City Council hereby declares it would have passed this Ordinance sentence by sentence, paragraph by paragraph and section by section, and does hereby declare the provisions of this Ordinance are severable, and if for any reason any section of this Ordinance should be held invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

SECTION 4. The City Clerk shall certify to the adoption of this Ordinance. The City Council hereby finds and determines there are no newspapers of general circulation both published and circulated within the City and, in compliance with Section 36933 of the Government Code, directs the City Clerk to cause said Ordinance within fifteen (15) days after its passage to be posted in at least three (3) public places within the City as established by Ordinance.

ADOPTED AND APPROVED this _____ day of _____, 2021,
by the following roll call vote:

	AYES	NAYS	ABSENT
Council Member Croft	_____	_____	_____
Council Member Pe	_____	_____	_____
Council Member Rogers	_____	_____	_____
Council Member Stuckey	_____	_____	_____
Mayor Wood	_____	_____	_____

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2021-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD ESTABLISHING THE FIVE DISTRICT
BOUNDARIES FOR A BY-DISTRICT ELECTORAL SYSTEM

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

SECTION 1. As provided in Ordinance No. 2021-6, the City Council hereby establishes the boundaries for City Council Districts 1 through 5, inclusive, as depicted on the Map attached hereto as Exhibit “A”, which Exhibit is hereby incorporated by reference as though set forth fully herein. If necessary to facilitate the implementation of this Resolution, the City Clerk is authorized to make technical adjustments to the District boundaries that do not substantively affect the populations in the Districts, the eligibility of candidates, or the fact of residency of any City Council member in any District. The City Clerk shall consult with the City Manager and City Attorney concerning any technical adjustments deemed necessary, and shall advise the City Council of any such adjustments.

SECTION 2. City Council elections shall be held at the 2022 General Municipal Election in Districts *****. City Council elections shall be held at the 2024 General Municipal Election in Districts *****.

SECTION 3. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Resolution. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 3. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED THIS _____ DAY OF NOVEMBER, 2021.

Mayor

ATTEST:

City Clerk

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

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

November 9, 2021

TO: The Honorable Mayor and City Council

SUBJECT: Report of Personnel Transactions

<u>Name</u>	<u>Title</u>	<u>Schedule</u>	<u>Effective Date</u>
1. FULL-TIME EMPLOYEES			
A. Appointments			
None			
B. Changes			
None			
C. Separations			
Irving Montenegro Jr.	Community Services Supervisor	24B	10/31/2021
2. PART-TIME EMPLOYEES			
A. Appointments			
Kaweeshia Gamage	Maintenance Trainee I	B	10/31/2021
B. Changes			
Scott Moe	Maintenance Trainee I	B to	10/17/2021
	Maintenance Trainee II	B	
C. Separations			
Nubia Campbell	Support Services Clerk I	B	10/29/2021
Elvis Medel	Maintenance Trainee I	B	10/22/2021


Thaddeus McCormack
City Manager

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

**CITY OF LAKEWOOD
FUND SUMMARY 10/28/2021**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 104131 through 104240. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	304,552.15
1015	SPECIAL OLYMPICS	597.48
1020	CABLE TV	831.55
1025	AMERICAN RESCUE PLAN	644.67
1030	CDBG CURRENT YEAR	2,874.98
1050	COMMUNITY FACILITY	981.83
1500	MISC-SPECIAL REVENUE FUND	10,527.61
1621	LA CNTY MEASURE R	98,628.70
1622	LA CNTY MEASURE M	805.38
1623	LA CNTY MEASURE W	263.00
1640	BEV CONTAINER REC GRANT	322.00
3001	CAPITAL IMPROV PROJECT FUND	2,866.05
3015	ROAD MAINTC & REHAB ACCT	7,243.61
3070	PROPOSITION "C"	353.22
5010	GRAPHICS AND COPY CENTER	1,228.23
5020	CENTRAL STORES	3,141.97
5030	FLEET MAINTENANCE	7,720.43
7500	WATER UTILITY FUND	131,583.99
8020	LOCAL REHAB LOAN	100.00
8030	TRUST DEPOSIT	200.00
		<hr/>
		575,466.85

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
104131	10/28/2021	62243	4IMPRINT	945.83	0.00	945.83
104132	10/28/2021	4644	AGRI-TURF DISTRIBUTING	284.11	0.00	284.11
104133	10/28/2021	5568	M.B. OLIVER. INC.	2,560.00	0.00	2,560.00
104134	10/28/2021	2701	AIRE RITE A/C & REFRIGERATION INC	1,078.12	0.00	1,078.12
104135	10/28/2021	5518	MNRO HOLDINGS. LLC	270.01	0.00	270.01
104136	10/28/2021	1700	ALLIED REFRIGERATION INC	137.71	0.00	137.71
104137	10/28/2021	5179	ALS GROUP USA. CORP.	427.00	0.00	427.00
104138	10/28/2021	4684	AMAZON.COM LLC	165.60	0.00	165.60
104139	10/28/2021	5579	BALA. KAROL	3,000.00	0.00	3,000.00
104140	10/28/2021	4126	AUTOZONE PARTS INC	53.44	0.00	53.44
104141	10/28/2021	443	B&M LAWN AND GARDEN INC	301.18	0.00	301.18
104142	10/28/2021	4278	BEAR COMMUNICATIONS INC	1,905.03	0.00	1,905.03
104143	10/28/2021	4721	BELL EVENT SERVICES INC	4,250.00	0.00	4,250.00
104144	10/28/2021	48108	BERG. APRIL	976.00	0.00	976.00
104145	10/28/2021	5580	KINGMAN. ASHLEY	3,000.00	0.00	3,000.00
104146	10/28/2021	4800	BISHOP COMPANY	231.37	0.00	231.37
104147	10/28/2021	5533	WHERRY. HAROLD	3,000.00	0.00	3,000.00
104148	10/28/2021	1935	BREA. CITY OF	151.88	0.00	151.88
104149	10/28/2021	1025	C A C E O	200.00	0.00	200.00
104150	10/28/2021	307	CALIF. STATE DISBURSEMENT UNIT	1,263.98	0.00	1,263.98
104151	10/28/2021	53983	CALIF STATE FRANCHISE TAX BOARD	100.86	0.00	100.86
104152	10/28/2021	59955	CALIFORNIA ELECTRIC SUPPLY CO	1,091.48	0.00	1,091.48
104153	10/28/2021	5244	CAMERON WELDING SUPPLY	232.34	0.00	232.34
104154	10/28/2021	5528	SEMA. INC.	841.62	0.00	841.62
104155	10/28/2021	43135	CERRITOS. CITY OF	55,035.20	0.00	55,035.20
104156	10/28/2021	40572	CHICAGO TITLE CO	100.00	0.00	100.00
104157	10/28/2021	45894	CINTAS CORPORATION	70.03	0.00	70.03
104158	10/28/2021	64932	CJ CONCRETE CONSTRUCTION INC	105,553.86	0.00	105,553.86
104159	10/28/2021	4654	BRAGG INVESTMENT COMPANY. INC.	204.38	0.00	204.38
104160	10/28/2021	5008	COLOR CARD ADMINISTRATOR CORP.	37.54	0.00	37.54
104161	10/28/2021	53451	COMMUNITY FAMILY GUIDANCE CTR	666.66	0.00	666.66
104162	10/28/2021	5376	CONSERVATION CORPS OF LONG BEACH	5,376.00	0.00	5,376.00
104163	10/28/2021	57945	DELL MARKETING LP	10,821.11	0.00	10,821.11
104164	10/28/2021	4498	DELTA DENTAL INSURANCE COMPANY	1,014.27	0.00	1,014.27
104165	10/28/2021	56889	DELTA DENTAL OF CALIFORNIA	7,932.36	0.00	7,932.36
104166	10/28/2021	4680	DIAZ. ISABELLE	330.00	0.00	330.00
104167	10/28/2021	5551	EAST LONG BEACH POOL SUPPLY	42.83	0.00	42.83
104168	10/28/2021	4435	ELLIOTT AUTO SUPPLY COMPANY INC	184.03	0.00	184.03
104169	10/28/2021	5064	FBA ENGINEERING	4,350.00	0.00	4,350.00
104170	10/28/2021	4641	FONTELA. THAO	579.80	0.00	579.80
104171	10/28/2021	4422	GARIBALDO'S NURSERY	509.35	0.00	509.35
104172	10/28/2021	64215	GOLD COAST AWARDS INC	64.12	0.00	64.12
104173	10/28/2021	65779	GOLDEN STATE WATER COMPANY	17,000.89	0.00	17,000.89
104174	10/28/2021	33150	GRAINGER W W INC	254.48	0.00	254.48

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
104175	10/28/2021	58838	HANSON AGGREGATES LLC	185.00	0.00	185.00
104176	10/28/2021	35477	HARA M LAWNMOWER CENTER	259.09	0.00	259.09
104177	10/28/2021	49031	HDL COREN & CONE	4,875.00	0.00	4,875.00
104178	10/28/2021	42031	HOME DEPOT	1,951.33	0.00	1,951.33
104179	10/28/2021	65891	HUMAN SERVICES ASSOCIATION	708.33	0.00	708.33
104180	10/28/2021	4622	JHM SUPPLY INC	483.53	0.00	483.53
104181	10/28/2021	59873	JJS PALOMO'S STEEL INC	468.56	0.00	468.56
104182	10/28/2021	4180	JONES RICHARD D. A PROF LAW CORP	1,807.94	0.00	1,807.94
104183	10/28/2021	4180	JONES RICHARD D. A PROF LAW CORP	16,750.00	0.00	16,750.00
104184	10/28/2021	533	LA OPINION. L.P.	722.00	0.00	722.00
104185	10/28/2021	55469	LAKEWOOD CITY EMPLOYEE ASSOCIATION	2,080.00	0.00	2,080.00
104186	10/28/2021	53311	LAKEWOOD MEALS ON WHEELS	833.33	0.00	833.33
104187	10/28/2021	18550	LAKEWOOD. CITY OF	200.00	0.00	200.00
104188	10/28/2021	18400	LAKEWOOD. CITY WATER DEPT	100,115.42	0.00	100,115.42
104189	10/28/2021	20300	LONG BEACH CITY GAS & WATER DEPT	601.79	0.00	601.79
104190	10/28/2021	3564	LONG BEACH. CITY OF	900.00	0.00	900.00
104191	10/28/2021	4745	LUNDERVILLE. GERALD P	32.00	0.00	32.00
104192	10/28/2021	63809	MACAULAY. CHRISTINA	150.00	0.00	150.00
104193	10/28/2021	58414	MANAGED HEALTH NETWORK	367.84	0.00	367.84
104194	10/28/2021	4887	MATHESON TRI-GAS. INC.	218.61	0.00	218.61
104195	10/28/2021	66339	MC ENROE. BARBARA	299.00	0.00	299.00
104196	10/28/2021	332	MERRIMAC PETROLEUM INC	5,074.57	0.00	5,074.57
104197	10/28/2021	5525	MICHAEL BAKER INTERNATIONAL. INC.	10,527.61	0.00	10,527.61
104198	10/28/2021	64333	MOSES-CALDERA. ISABEL	218.40	0.00	218.40
104199	10/28/2021	5547	MURRAYSMITH. INC.	20,363.56	0.00	20,363.56
104200	10/28/2021	4190	NATIONAL UNION FIRE INSURANCE CO	505.70	0.00	505.70
104201	10/28/2021	5134	NORRIS. RICHARD	3,696.00	0.00	3,696.00
104202	10/28/2021	4443	O'REILLY AUTOMOTIVE STORES INC	949.65	0.00	949.65
104203	10/28/2021	47554	OFFICE DEPOT BUSINESS SVCS	228.05	0.00	228.05
104204	10/28/2021	65659	PHASE II SYSTEMS INC	2,903.05	0.00	2,903.05
104205	10/28/2021	50512	PATHWAYS VOLUNTEER HOSPICE	666.66	0.00	666.66
104206	10/28/2021	4956	ROSS AVIATION INVESTMENT. LLC	5,179.66	0.00	5,179.66
104207	10/28/2021	45437	S & J SUPPLY CO	1,011.08	0.00	1,011.08
104208	10/28/2021	5045	SAN JUAN. CLYDE J	104.00	0.00	104.00
104209	10/28/2021	3153	SECTRAN SECURITY INC	161.57	0.00	161.57
104210	10/28/2021	5197	SIGNAL HILL AUTO ENTERPRISES INC.	1,397.42	0.00	1,397.42
104211	10/28/2021	5230	SITEONE LANDSCAPE SUPPLY. LLC	1,186.42	0.00	1,186.42
104212	10/28/2021	52279	SMART & FINAL INC	1,227.20	0.00	1,227.20
104213	10/28/2021	26900	SO CALIF SECURITY CENTERS INC	54.58	0.00	54.58
104214	10/28/2021	29400	SOUTHERN CALIFORNIA EDISON CO	49,320.74	0.00	49,320.74
104215	10/28/2021	29450	SOUTHERN CALIFORNIA EDISON	275.00	0.00	275.00
104216	10/28/2021	4026	SPASEFF TED C	62.50	0.00	62.50
104217	10/28/2021	4972	CHARTER COMMUNICATIONS HOLDINGS. LLC	4,213.52	0.00	4,213.52
104218	10/28/2021	37930	STANDARD INSURANCE CO UNIT 22	2,381.60	0.00	2,381.60

CITY OF LAKEWOOD SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
104219	10/28/2021	37930	STANDARD INSURANCE CO UNIT 22	9,588.13	0.00	9,588.13
104220	10/28/2021	2372	TGIS CATERING SVCS INC	2,639.77	0.00	2,639.77
104221	10/28/2021	5350	THE HITT COMPANIES	71.21	0.00	71.21
104222	10/28/2021	5278	THE TECHNOLOGY DEPOT	254.92	0.00	254.92
104223	10/28/2021	4873	TRANSAMERICA LIFE INSURANCE COMPANY	1,590.40	0.00	1,590.40
104224	10/28/2021	60685	TURF STAR	358.05	0.00	358.05
104225	10/28/2021	1437	U S BANK NATIONAL ASSOCIATION	56,179.65	0.00	56,179.65
104226	10/28/2021	3906	UNDERGROUND VAULTS & STORAGE	3.00	0.00	3.00
104227	10/28/2021	5284	UNIFIRST CORPORATION	54.46	0.00	54.46
104228	10/28/2021	4718	UNITED WATER WORKS INC	870.12	0.00	870.12
104229	10/28/2021	49848	USA BLUE BOOK A DIVISION OF	702.08	0.00	702.08
104230	10/28/2021	64652	CELLCO PARTNERSHIP	3,658.55	0.00	3,658.55
104231	10/28/2021	57135	VISION SERVICE PLAN	4,540.34	0.00	4,540.34
104232	10/28/2021	5155	WATER SYSTEM SERVICES LLC	175.00	0.00	175.00
104233	10/28/2021	3943	WATERLINE TECHNOLOGIES INC	2,707.45	0.00	2,707.45
104234	10/28/2021	17640	WAXIE ENTERPRISES INC	11.64	0.00	11.64
104235	10/28/2021	60651	WECK ANALYTICAL ENVIRONMENTAL SERVICES I	904.40	0.00	904.40
104236	10/28/2021	5319	WILBER. BILL	70.00	0.00	70.00
104237	10/28/2021	35146	WILLDAN ASSOCIATES	3,184.50	0.00	3,184.50
104238	10/28/2021	5279	ZUMAR INDUSTRIES. INC.	805.38	0.00	805.38
104239	10/28/2021	3699	CALIFORNIA PERMITS	337.80	0.00	337.80
104240	10/28/2021	3699	PALACIOS. SANDRA	4,448.22	0.00	4,448.22
Totals:				<u>575,466.85</u>	<u>0.00</u>	<u>575,466.85</u>

**CITY OF LAKEWOOD
SUMMARY ACH/WIRE REGISTER OCT 2021**

ACH date	Amount	Recipient	Purpose	Period
10/5/21	\$104,789.42	IRS via F&M	Fed taxes	Sep 19-Oct 2, 2021
10/6/21	\$3,530.00	F&A Fed C/U	employee savings account	Sep 19-Oct 2, 2021
10/6/21	\$6,422.00	Southland C/U	employee savings account	Sep 19-Oct 2, 2021
10/6/21	\$29,442.05	EDD	State taxes	Sep 19-Oct 2, 2021
10/8/21	\$2,963.63	MidAmerica	ARS aka APPLE	Sep 19-Oct 2, 2021
10/8/21	\$12,073.27	VOYA	VOYA 401(a)	Sep 19-Oct 2, 2021
10/8/21	\$3,425.00	PARS via U.S. Bank	excess stackable plan	Sep 19-Oct 2, 2021
10/8/21	\$5,329.70	PARS via U.S. Bank	stackable plan	Sep 19-Oct 2, 2021
10/8/21	\$32,135.70	VOYA	VOYA 457 & ROTH	Sep 19-Oct 2, 2021
10/12/21	\$108,842.78	CalPERS	PERS contribution	Sep 19-Oct 2, 2021
10/13/21	\$1,300,000.00	LAIF	investment	Oct 2021
10/20/21	\$110,825.27	IRS via F&M	Fed taxes	Oct 3-16, 2021
10/21/21	\$24,019.10	MidAmerica	HRA aka CEMRB	Oct 2021
10/21/21	\$3,530.00	F&A Fed C/U	employee savings account	Oct 3-16, 2021
10/21/21	\$6,422.00	Southland C/U	employee savings account	Oct 3-16, 2021
10/21/21	\$31,567.18	EDD	State taxes	Oct 3-16, 2021
10/22/21	\$3,155.07	MidAmerica	ARS aka APPLE	Oct 3-16, 2021
10/22/21	\$16,945.05	VOYA	VOYA 401(a)	Oct 3-16, 2021
10/22/21	\$9,062.37	PARS via U.S. Bank	stackable plan	Oct 3-16, 2021
10/22/21	\$32,410.70	VOYA	VOYA 457 & ROTH	Oct 3-16, 2021
10/22/21	\$12,855.26	PARS via U.S. Bank	defined benefit-retirees pay-off	Oct 3-16, 2021
10/22/21	\$59,984.26	City Light & Power	monthly maint fee	Oct 2021
10/28/21	\$110,058.97	CalPERS	PERS Health	Nov 2021
10/28/21	\$3,000,000.00	LAIF	investment	Oct 2021
10/28/21	\$112,812.41	CalPERS	PERS contribution	Oct 3-16, 2021

Council Approval

Date

City Manager

Attest:

City Clerk

Director of Finance & Administrative Services

CITY OF LAKEWOOD
FUND SUMMARY 11/04/2021

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 104241 through 104315. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	417,335.90
1030	CDBG CURRENT YEAR	33,250.00
1035	CASP CERTIFICATION & TRNG FUND	4.00
1050	COMMUNITY FACILITY	1,505.29
1070	RETIREE BENEFITS	3,000.00
3000	AIR QUALITY IMPROVEMENT	29,863.72
3001	CAPITAL IMPROV PROJECT FUND	420,493.77
3060	PROPOSITION "A"	15,972.35
3070	PROPOSITION "C"	676.45
5020	CENTRAL STORES	3,336.32
5030	FLEET MAINTENANCE	23,643.61
6020	GEOGRAPHIC INFORMATION SYSTEM	57.88
7500	WATER UTILITY FUND	5,617.98
8020	LOCAL REHAB LOAN	16,476.00
8030	TRUST DEPOSIT	100.00
		<hr/>
		971,333.27

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
104241	11/04/2021	4113	SHAKER NERMINE	1,925.00	0.00	1,925.00
104242	11/04/2021	5314	ALESHIRE & WYNDER LLP	988.00	0.00	988.00
104243	11/04/2021	4684	AMAZON.COM LLC	1,852.82	0.00	1,852.82
104244	11/04/2021	2550	AMERICAN PLANNING ASSOC	672.00	0.00	672.00
104245	11/04/2021	4465	ATALLA. IBRAHIM	175.50	0.00	175.50
104246	11/04/2021	57770	B & H FOTO & ELECTRONICS CORP	280.70	0.00	280.70
104247	11/04/2021	443	B&M LAWN AND GARDEN INC	387.91	0.00	387.91
104248	11/04/2021	52244	BELLFLOWER. CITY OF	600.00	0.00	600.00
104249	11/04/2021	62737	BOYES. GOBIND	107.25	0.00	107.25
104250	11/04/2021	48469	BURWELL MICHAEL RAY	720.00	0.00	720.00
104251	11/04/2021	307	CALIF. STATE DISBURSEMENT UNIT	1,258.39	0.00	1,258.39
104252	11/04/2021	53983	CALIF STATE FRANCHISE TAX BOARD	100.86	0.00	100.86
104253	11/04/2021	45894	CINTAS CORPORATION	60.53	0.00	60.53
104254	11/04/2021	66284	COCHICO. WILFRED Z	23.98	0.00	23.98
104255	11/04/2021	5008	COLOR CARD ADMINISTRATOR CORP.	37.54	0.00	37.54
104256	11/04/2021	5194	CUOMO. BIAGIO	20.95	0.00	20.95
104257	11/04/2021	5200	DAHLIN GROUP. INC.	33,250.00	0.00	33,250.00
104258	11/04/2021	3213	DIRECTV INC	35.00	0.00	35.00
104259	11/04/2021	4660	ZW USA INC.	266.76	0.00	266.76
104260	11/04/2021	5229	DUNRITE PEST CONTROL INC.	780.00	0.00	780.00
104261	11/04/2021	4435	ELLIOTT AUTO SUPPLY COMPANY INC	15.55	0.00	15.55
104262	11/04/2021	4931	FASHEH. MIKE	29,863.72	0.00	29,863.72
104263	11/04/2021	3946	FERGUSON ENTERPRISES INC	684.88	0.00	684.88
104264	11/04/2021	33150	GRAINGER W W INC	48.68	0.00	48.68
104265	11/04/2021	58838	HANSON AGGREGATES LLC	335.00	0.00	335.00
104266	11/04/2021	42031	HOME DEPOT	4,157.25	0.00	4,157.25
104267	11/04/2021	4622	JHM SUPPLY INC	225.97	0.00	225.97
104268	11/04/2021	2956	KICK IT UP KIDZ. LLC	646.75	0.00	646.75
104269	11/04/2021	4696	NORTH AMERICAN YOUTH ACTIVITIES LLC	906.75	0.00	906.75
104270	11/04/2021	4458	KIM. YVONNE	492.80	0.00	492.80
104271	11/04/2021	53992	YMCA OF GREATER LONG BEACH	12,738.00	0.00	12,738.00
104272	11/04/2021	18550	LAKEWOOD. CITY OF	100.00	0.00	100.00
104273	11/04/2021	18400	LAKEWOOD. CITY WATER DEPT	84,602.40	0.00	84,602.40
104274	11/04/2021	2409	LIFTECH ELEVATOR SERVICES INC	1,647.00	0.00	1,647.00
104275	11/04/2021	20700	LONG BEACH PUBLIC TRANSPORTATION CO	15,972.35	0.00	15,972.35
104276	11/04/2021	52487	LOS ANGELES CO. REGISTRAR RECORDER	21,952.00	0.00	21,952.00
104277	11/04/2021	36844	LA COUNTY DEPT OF PUBLIC WORKS	3,482.36	0.00	3,482.36
104278	11/04/2021	60037	LOS ANGELES ENGINEERING. INC	420,493.77	0.00	420,493.77
104279	11/04/2021	62080	MARKLEY. ELIZABETH	234.00	0.00	234.00
104280	11/04/2021	332	MERRIMAC PETROLEUM INC	21,650.95	0.00	21,650.95
104281	11/04/2021	41831	MIEIR-KING. RICHARD	152.75	0.00	152.75
104282	11/04/2021	52588	MILLER DON & SONS	615.11	0.00	615.11
104283	11/04/2021	4892	NESTLE WATERS NORTH AMERICA	111.01	0.00	111.01
104284	11/04/2021	4443	O'REILLY AUTOMOTIVE STORES INC	464.71	0.00	464.71

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
104285	11/04/2021	47554	OFFICE DEPOT BUSINESS SVCS	362.50	0.00	362.50
104286	11/04/2021	4909	ORANGE CO CIRCUIT BREAKERS. INC.	527.98	0.00	527.98
104287	11/04/2021	65659	PHASE II SYSTEMS INC	3,000.00	0.00	3,000.00
104288	11/04/2021	1615	PFM ASSET MANAGEMENT LLC	2,984.58	0.00	2,984.58
104289	11/04/2021	39640	RAYVERN LIGHTING SUPPLY CO INC	447.86	0.00	447.86
104290	11/04/2021	41691	SAFETY-KLEEN CORP	995.50	0.00	995.50
104291	11/04/2021	4761	SANCHEZ. EUGENE	225.00	0.00	225.00
104292	11/04/2021	5379	SERVICEWEAR APPAREL INC.	820.38	0.00	820.38
104293	11/04/2021	5230	SITEONE LANDSCAPE SUPPLY. LLC	334.40	0.00	334.40
104294	11/04/2021	52279	SMART & FINAL INC	98.54	0.00	98.54
104295	11/04/2021	26900	SO CALIF SECURITY CENTERS INC	19.80	0.00	19.80
104296	11/04/2021	5022	MWB COPY PRODUCTS. INC.	115.76	0.00	115.76
104297	11/04/2021	47054	SOUTHEAST AREA ANIMAL CONTROL AUTH	268,915.00	0.00	268,915.00
104298	11/04/2021	29500	SOUTHERN CALIFORNIA GAS CO	3,852.69	0.00	3,852.69
104299	11/04/2021	5180	SUPERCO SPECIALTY PRODUCTS	178.00	0.00	178.00
104300	11/04/2021	5278	THE TECHNOLOGY DEPOT	149.00	0.00	149.00
104301	11/04/2021	35089	UNDERGROUND SERVICE ALERT	267.40	0.00	267.40
104302	11/04/2021	5284	UNIFIRST CORPORATION	27.23	0.00	27.23
104303	11/04/2021	4718	UNITED WATER WORKS INC	983.90	0.00	983.90
104304	11/04/2021	5592	VOORHEES. RONDA	41.60	0.00	41.60
104305	11/04/2021	5560	WAMBA. DIANE B.	245.05	0.00	245.05
104306	11/04/2021	3943	WATERLINE TECHNOLOGIES INC	2,397.46	0.00	2,397.46
104307	11/04/2021	17640	WAXIE ENTERPRISES INC	1,884.19	0.00	1,884.19
104308	11/04/2021	37745	WESTERN EXTERMINATOR CO	57.25	0.00	57.25
104309	11/04/2021	50058	WHITE HOUSE FLORIST INC	297.67	0.00	297.67
104310	11/04/2021	3837	WORTHINGTON FORD	12.46	0.00	12.46
104311	11/04/2021	3699	RON ANDERSON ROOFING	16,476.00	0.00	16,476.00
104312	11/04/2021	3699	ANDREWS. TERESA	20.00	0.00	20.00
104313	11/04/2021	3699	CITY OF LAKEWOOD	89.00	0.00	89.00
104314	11/04/2021	3699	MADISON. CHARLENE	198.00	0.00	198.00
104315	11/04/2021	3699	SIERRA ROOFING INC	172.12	0.00	172.12
Totals:				<u>971,333.27</u>	<u>0.00</u>	<u>971,333.27</u>

DIVIDER SHEET

COUNCIL AGENDA

November 9, 2021

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: Community Promotions Committee.

STATEMENT OF FACT

On October 13, 2021, the Community Promotions Committee met and discussed:
Deputy City Manager Paolo Beltran reported on the efforts to upgrade the city's website.

After much research and a thorough selection process, the City has selected *Open Cities* as the new provider. Staff has been working with them for the past 6 months on designing the new website, with a tentative go live date at the end of the year.

The new web page will allow the city to determine the most popular services and inquiries so that they can be made more readily accessible, thus helping residents get what they are looking for more quickly. Images and content will change based on analytics received through the back end of the website. One of the biggest complaints is frustration when someone cannot find what they are looking for in a timely manner. The search engine on the new site will be more robust than the previous version, offering targeted results based on tagged words and phrases.

Navigation will be more menu-driven, with selections under each item organized intuitively to mimic how users think instead of by general categories. It will help residents get to the information they needed with the fewest amount of clicks.

This new site will be ADA compliant for the visually impaired and have optional add-ons that will interface with the Lakewood Connect app for more broad notifications.

Since staff can make updates regularly, the new website will not be as static as the previous website and will afford us the possibility of "telling the Lakewood story" through updated, contemporary community images.

RECOMMENDATION

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



Thaddeus McCormack
City Manager

DIVIDER SHEET

RESOLUTION NO. 2021-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD EXTENDING A LOCAL EMERGENCY DUE TO THE COVID-19 VIRUS.

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

SECTION 1. On March 24, 2020, the City Council adopted Resolution No. 2020-5, ratifying a Proclamation of a Local Emergency that the City Manager, acting in his capacity as the City's Director of Emergency Services, had issued on March 17, 2020, due to the COVID-19 virus. On May 12, 2020, the City Council adopted Resolution No. 2020-14, extending such Local Emergency. On June 23, 2020, the City Council adopted Resolution No. 2020-35, extending such Local Emergency. On July 28, 2020, the City Council adopted Resolution No. 2020-37, extending such Local Emergency. On September 22, 2020, the City Council adopted Resolution No. 2020-52, extending such Local Emergency. On November 10, 2020, the City Council adopted Resolution No. 2020-58, extending such Local Emergency. On December 8, 2020, the City Council adopted Resolution No. 2020-61, extending such Local Emergency. On January 26, 2021, the City Council adopted Resolution No. 2021-3, extending such Local Emergency. On March 23, 2021, the City Council adopted Resolution No. 2021-6, extending such Local Emergency. On May 11, 2021, the City Council adopted Resolution No. 2021-15, extending such Local Emergency. On June 22, 2021, the City Council adopted Resolution No. 2021-32, extending such Local Emergency. On July 27, 2021, the City Council adopted Resolution No. 2021-38, extending such Local Emergency. On September 14, 2021, the City Council adopted Resolution No. 2021-55, extending such Local Emergency. The City Council hereby extends such Local Emergency, on the same terms and conditions.

SECTION 2. The Local Emergency shall remain in effect until the expiration of the State Declaration of Emergency. The City Council shall review the need for continuing the Local Emergency at least once every 60 days until the City Council terminates the Local Emergency, as required by section 8630 of the California Government Code.

SECTION 3. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Resolution. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED THIS 9TH DAY OF NOVEMBER, 2021.

Mayor

ATTEST:

City Clerk

DIVIDER SHEET

COUNCIL AGENDA

November 9, 2021

TO: The Honorable Mayor and City Council

SUBJECT: Amendment No. 3 to the Funding Agreement with Metro –Improvements at Intersection of Del Amo and Lakewood

INTRODUCTION

In 2014, the Los Angeles County Metropolitan Transportation Authority (LACMTA) and the City of Lakewood entered into a Funding Agreement to provide a grant of \$3,230,000 of Measure R Funds for intersection improvements at Del Amo and Lakewood Boulevards. In 2017, Amendment No. 1 to the Funding Agreement increased the amount by \$2,274,300 for a total of \$5,504,300. In 2019, Amendment No. 2 made some administrative changes. Now, Amendment No. 3 increases the amount of the grant by \$500,000 for a total of \$6,004,300.

STATEMENT OF FACT

The intersection of Del Amo and Lakewood Boulevards was identified by Metro as a “Hot Spot” along the SR-91, I-605, and I-405 corridors that met requirements for funding. All Measure R funding is regional Measure R funds. No local Measure R is used.

The completed project constructed an additional left-turn lane in each direction, widened the east and west side of Lakewood Boulevard as it crosses the open drainage channel south of Del Amo Boulevard, modified the traffic signal and other related work.

The proposed Amendment No. 3 increases the amount of the grant by \$500,000 which brings the total amount of the Funding Agreement to \$6,004,300.

RECOMMENDATION

That the City Council approve Amendment No. 3 to the Funding Agreement with Los Angeles County Metropolitan Transportation Authority that increases the grant by \$500,000 to a total of \$6,004,300 for improvements to the intersection of Del Amo and Lakewood Boulevards and authorize the City Manager to sign Amendment No. 3 subject to approval of form by the City Attorney.



Lisa Ann Rapp
Director of Public Works



Thaddeus McCormack
City Manager

**AMENDMENT No. 3 TO MEASURE R FUNDING AGREEMENT
BETWEEN CITY OF LAKEWOOD AND THE LOS ANGELES COUNTY
METROPOLITAN TRANSPORTATION AUTHORITY**

This Amendment No. 3 to the Funding Agreement (this "Amendment"), is dated as of February 24, 2021 by and between the City of Lakewood ("Grantee") and the Los Angeles County Metropolitan Transportation Authority ("LACMTA").

RECITALS:

A. Grantee and LACMTA entered into that certain Funding Agreement No. MOU.MR315.04 dated June 6, 2014, which was amended on January 17, 2017 and July 30, 2019, (as amended, the "Existing FA"), which Existing FA provides for the Del Amo Boulevard at Lakewood Boulevard Intersection Improvements (the "Project"); and

B. WHEREAS, the Grantee desires to increase the Project's budget of Measure R by \$500,000 from \$5,504,300 to \$6,004,300. This amount is within the Board authorized budget increase for the Project, the total new Project budget is \$6,004,300 which was approved by the LACMTA Board on January 28, 2021; and

C. WHEREAS, the LACMTA Board on October 25, 2018, delegated administrative authority to staff to extend funding lapse dates to meet PAED, PS&E, ROW and Construction time frames; and

D. WHEREAS, the Grantee and LACMTA desire to extend the lapsing date of FY2014-15 and FY2015-16 funds to June 30, 2022; and

E. WHEREAS, the Funds are currently programmed for the Project as follows \$1,000,000 in Measure R Funds in FY 2013-14, \$2,230,000 in Measure R Funds in FY 2014-15, \$2,274,300 in Measure R Funds in FY 2015-16, and \$500,000 in Measure R Funds in FY 2020-21. The total designated amount for the Project is \$6,004,300; and

D. Grantee and LACMTA desire to amend the Existing FA as provided herein.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby agree as follows:

1. Part I, Paragraph 2.2 of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following: "To the extent the Measure R funds are available, LACMTA shall make to GRANTEE a grant of the Measure R funds in the amount of \$6,004,300 (the "Funds") for the Project. LACMTA Board of Directors actions on June 23, 2016 and January 28, 2021 granted the Measure R Funds for the Project. The Funds are currently programmed in Fiscal Years: \$1,000,000 in FY 2013-14, \$2,230,000 in FY 2014-15, \$2,274,300 in FY 2015-16, and \$500,000 in FY 2020-21."

2. Part II, Section 9.1 (vii) of the Existing FA is hereby amended by deleting it in its entirety and replacing it with the following: "(vii) within three years or 36 months from July 1 of the Fiscal Year in which the Funds are programmed, unless otherwise stated in this FA. All Funds programmed for FY2013-14 have lapsed and are no longer available. All Funds programmed for FY2014-15, and FY2015-16 are subject to lapse by June 30, 2022. All Funds programmed for FY 2020-21 are subject to lapse by June 30, 2023."

3. Attachment A-1 of the Existing FA is hereby replaced by Attachment A-2, attached.

4. Attachment B1-2 of the Existing FA is hereby replaced by Attachment B1-3, attached.

5. Attachment C-2 of the Existing FA is hereby replaced by Attachment C-3, attached.

6. The parties have agreed that the Monthly Progress Report is no longer required and therefore, Attachment D-1 and all references thereto are hereby deleted.

7. Attachment E-1 of the Existing FA is hereby replaced by Attachment E-2, attached.

8. Except as expressly amended hereby, the Existing FA remains in full force and effect as originally executed. All rights and obligations of the parties under the Existing FA that are not expressly amended by this Amendment shall remain unchanged.

IN WITNESS WHEREOF, the parties have caused this Amendment No. 3 to the FA to be executed by their duly authorized representatives as of the dates indicated below:

LACMTA:

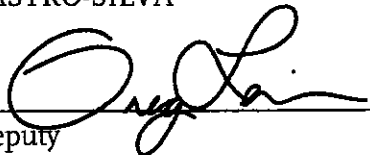
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By: _____
Phillip A. Washington
Chief Executive Officer

Date: _____

APPROVED AS TO FORM:

RODRIGO A. CASTRO-SILVA
County Counsel

By: _____
Deputy 

Date: 5/12/2021

GRANTEE:

CITY OF LAKEWOOD

By: _____
Thaddeus McCormack
City Manager

Date: _____

APPROVED AS TO FORM:

By: _____
City Attorney

Date: _____

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

COUNCIL AGENDA

November 9, 2021

TO: The Honorable Mayor and City Council

SUBJECT: Notice of Completion – Del Amo & Lakewood Intersection Improvements - PW Project 15-04

INTRODUCTION

The project added a second left-turn lane in each direction at the intersection of Del Amo and Lakewood Boulevards. The project was entirely funded by Metro with their Measure R funds. There were no City of Lakewood funds required. Willdan Engineering designed and did construction management for the project.

STATEMENT OF FACT

The City Council awarded a contract for Del Amo & Lakewood Intersection Improvements PW15-04 in the amount of \$4,422,604.40 to Los Angeles Engineering (LAE) of Covina on March 10, 2020. The City Council authorized staff to approve contract change orders up to \$500,000.

At this same meeting, Council authorized staff to execute Willdan Engineering's proposal to provide construction management in an amount of \$429,941. However, LAE and the City could not agree on some bid item quantities and some pricing issues. This has delayed wrapping up the project by about 5 months. Therefore, the City had Willdan provide extra consulting services to assist in analyzing and developing solutions to settle the project. Willdan should be authorized additional compensation up to an amount of \$30,000.


The final amount of the construction contract was \$4,729,252.83. The increased contract amount of \$306,647.83 is a 6.9% increase and was due mainly to a bid item for structural excavation that exceeded the estimated quantity by a factor of 4.

RECOMMENDATION

That the City Council:

1. Accept the work constructed by Los Angeles Engineering of Covina for "Del Amo & Lakewood Intersection Improvements - PW Project 15-04" in the amount of \$4,729,252.83 and authorize the City Clerk to file the Notice of Completion for the project.
2. Authorize staff to increase the amount of Willdan Engineering's Construction Management Contract by \$30,000 to an amount of \$459,941.


Lisa Ann Rapp
Director of Public Works


Thaddeus McCormack
City Manager

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

COUNCIL AGENDA

November 9, 2021

TO: The Honorable Mayor and City Council

SUBJECT: Resolution Approving the Application for specified grant funds from the State of California's Park & Recreation Acquisition & Development Program for Park Facility Improvements

INTRODUCTION

The City of Lakewood is eligible to receive \$2 million in grant funding courtesy of Assembly Speaker Anthony Rendon who requested the appropriation from the recently passed state budget. Funds are available from the Park and Recreation Acquisition and Development Program, specified for projects at parks and facilities.

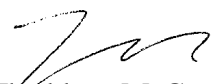
STATEMENT OF FACT

The \$2 million in grant funds are to be used for parks and facilities projects. The City may incur costs as of July 1, 2021; however, any eligible costs will not be reimbursable until a fully executed contract and complete application are in place. The project must be completed and open to the public by June 30, 2024.

RECOMMENDATION

It is the recommendation of staff that the City Council approve the resolution approving the application for grant funds.


Valarie Frost, Director
Recreation and Community Services


Thaddeus McCormack
City Manager

RESOLUTION NO. 2021-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD, CALIFORNIA, APPROVING APPLICATION(S)
FOR SPECIFIED GRANT FUNDS

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of a grant to the City of Lakewood setting up necessary procedures governing application(s); and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the applicant's Governing Body to certify by resolution the approval of project application(s) before submission of said applications to the State; and

WHEREAS, the applicant will enter into a contract with the State of California to complete project(s);

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby:

1. Approves the filing of project application(s) for specified grant project(s); and
2. Certifies that said applicant has or will have available, prior to commencement of project work utilizing specified grant funds, sufficient funds, including those provided by this grant, to complete the project; and
3. Certifies that the applicant has or will provide sufficient funds to operate and maintain the project(s); and
4. Certifies that the applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in this Procedural Guide; and
5. Delegates the authority to the City Manager, or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the project scope(s); and
6. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

ADOPTED AND APPROVED this 9th day of November, 2021, by the following roll call vote:

Resolution No. 2021-61
Page Two

	AYES	NAYS	ABSENT
Council Member Croft	_____	_____	_____
Council Member Pe	_____	_____	_____
Council Member Rogers	_____	_____	_____
Council Member Stuckey	_____	_____	_____
Mayor Wood	_____	_____	_____

Mayor

ATTEST:

City Clerk

DIVIDER SHEET

COUNCIL AGENDA

November 9, 2021

TO: The Honorable Mayor and City Council

SUBJECT: Business License Software

INTRODUCTION

The City requires the use of specialized software to manage over 4,000 licensed businesses and tax collections of approximately \$600,000 annually. For the past 15 years, the City has utilized Tyler Technology's MUNIS business license software/module. It is one of over a dozen MUNIS finance-related application modules (i.e., accounting, budget, payroll, etc.) that the City has used since implementation in 2006. While staff is quite satisfied with the MUNIS software slate and the technological upgrades made since implementing, the business license module has lagged in meeting current-day demands. As other business license solutions have seen advances (especially more online functionality), MUNIS' business license module has not benefitted from similar upgrades.

The need to update the business license software has been magnified since the start of the COVID-19 pandemic as the need heightened for more business transactions to be conducted online.

STATEMENT OF FACT

In August 2015, staff issued a Request for Proposals (RFP) in search of a qualified vendor to provide business license software that would be used to support the administration, revenue collection, billing and payment processing requirements. The RFP established criteria including price, quality of services offered, ability & capacity to perform the service, applicability of the proponent's experience, and whether the respondent would have available resources to accomplish all elements of the scope of services. Three bids were received: HdL Software Companies, LLC (HdL), MuniServices, LLC, and Progressive Solutions, Inc.

After a comprehensive review, the selection committee recommended the business license module from HdL as the most suitable. This was based on HdL's ability to provide a robust system meeting all of the requirements, the company's technical expertise, and pricing. Unfortunately, due to the City's budgetary constraints at the time and an urgent need in another operational area (parking enforcement software), funds were redirected and the City did not move forward with the selection of the new business license software.

Over the last month, with the City Council's allocation of funds from the American Rescue Plan Act (ARPA) to this project, staff has revisited the procurement of new business license software. An expedited implementation of the software by May 2022 (in time for the July 2022 renewal period) with web-based capabilities would benefit the business community and help streamline

internal work flow processes. Given these facts and the current field of software options, staff again is endorsing HdL as the selected provider.

Since the City's original procurement efforts, HdL's Prime software has further become the product of choice for municipalities. Over 19 cities in the region alone use the software. MuniServices' (the runner-up in the previous procurement) presented an updated proposal, however their approach has changed and they only offer a comprehensive or turn-key solution that would effectively outsource the City's entire business license function. Unfortunately, their solution is not in line with the City's service model and prevents them from being a viable option. Lastly, software from Progressive Solutions, Inc. (the third bidder in the previous procurement) was deemed to be not as robust as software from the other two with the firm having relatively few clients in Southern California.

HdL Prime software provides a modernized platform that would assist with the implementation of an online business license application and renewal system, streamlines the business license process and the collection of payments. Their system is hosted, meaning that the software is solely accessed online with no need for dedicated City file servers or hardware support. The City is already quite familiar with HdL services and software as it has utilized their sales tax revenue and property tax revenue products for over two decades.

The purchase of the software and implementation of the new system, including data migration, training, software updates and technical support has a one-time cost of \$52,500, plus subsequent annual recurring/support costs of \$12,680 with a Consumer's Price Index (CPI) escalator in future years. The proposed commitment is for \$65,180 (the sum of the above), plus a five percent contingency (if needed) of the one-time costs (\$2,625) for a total of \$67,805. It is important to note that cost savings offsetting the amounts above will be realized as the City currently pays about \$6,900 per year in support of the MUNIS business license software, spends approximately \$2,600 annually in mail/postage costs, and more staff resources under the current paper-intensive model.

STAFF RECOMMENDATION

It is recommended that the City Council authorize the City Manager to negotiate and execute a contract for business license software with HdL Software, LLC, a California-based company, in an amount not to exceed \$67,805 (including a 5% contingency amount) using American Rescue Plan Act (ARPA) funds.



Jose Gomez
Director of Finance & Administrative Services



Thaddeus McCormack
City Manager

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

Public Hearings

COUNCIL AGENDA

November 9, 2021

TO: The Honorable Mayor and City Council

SUBJECT: State Mandated Residential Densification Ordinance in response to SB 9.

INTRODUCTION

The purpose of this ordinance is to create regulations and an Administrative Manual for Residential Development (“Administrative Manual”) that responds to the state mandated demands of Senate Bill 9 (“SB 9”) that becomes effective on January 1, 2022. SB 9 eliminates de facto all single-family residential (“SFR”) zoning in most California cities by requiring local governments to approve two (2) residential dwelling units on any such SFR lot. In addition, SB 9 mandates that a SFR lot may be allowed to be subdivided into two parcels (*with some restrictions*) and be allowed to construct up to two (2) residential dwelling units on each of those lots. The total amount of units allowed to be built on a SFR lot would depend on how the development is combined with existing laws that allow ADUs and JADUs.

SB 9 requires these actions be ministerially approved by all cities, subject to objective standards and bans any discretionary actions or public meetings. In the City of Lakewood (“City”) every parcel zoned R-1 or R-A is subject to these restrictions and the Development Review Board (“DRB”) can no longer review and condition any SFR project, including additions and remodeling. SB 9 defines objective standards to mean “standards that are uniformly verifiable by reference to an external and uniform benchmark or criterion and involve no personal and subjective judgement by a public official”. One purpose of this ordinance is to replace the DRB review of SFR projects with a Ministerial Staff Review (“MSR”) The MSR will enforce objective standards and procedures outlined in the Administrative Manual with a goal to preserve the quality of Lakewood residential development as much as possible and to maintain some local control of site design, architectural consistency in building design on the same lot, material selection, accessibility, and landscaping of dwelling units in the R-1 and R-A zoning districts.

STATEMENT OF FACT

On September 16, 2021, California Governor Newsom signed into law SB 9, as approved by the state legislature and sponsored by State Senator Toni Atkins. SB 9 will significantly impact and reduce local control over residential design, division of land, the number of housing units allowed on lots in Lakewood within the R-1 and R-A Zoning Districts and remove the discretionary review and public meetings of the DRB.

This ordinance proposes that the City Council authorize the Community Development Director to develop, update, modify, interpret, and implement an administrative manual. The administrative manual will establish ministerial review procedures and objective development and design standards for any proposed housing development, or proposed lot splits of existing SFR lots, in the R-1 and R-A zones as they exist on January 1, 2022. The standards in the Administrative

Manual are created from conditions of approval used by the DRB, ministerial ADU reviews, Lakewood Municipal Code and State law.

The Administrative Manual shall be the review guide for MSR ministerial reviews of both SFR lot splits and proposed residential development on a SFR lot in the R-1 and R-A zone districts. The Administrative Manual shall provide the source for development standards for such reviews, and it shall override and prevail over any conflicting provisions in the Lakewood Municipal Code. This will allow flexibility to establish, correct and modify development standards and procedures to replace the discretionary standards imposed by the DRB over the years. After the City has had experience processing SB 9 SFR lot splits and SFR housing development projects for a period of time using the standards in the Administrative Manual, then a separate ordinance shall be prepared to remove conflicting regulations in the Lakewood Municipal Code, replacing them with standards that conform to the mandates of SB 9 and the implementation of such projects in Lakewood.

SB 9 REGULATIONS

Lot Splits. SB 9 permits one-time lot splits in SFR zones on lots that are existing on January 1, 2022, to create two parcels with no less than a minimum of 1,200 square feet and no less than forty percent (40%) of the lot area of the original parcel proposed for subdivision. A typical Lakewood lot is 5,000 square feet and therefore a property owner could create two 2,500 square foot lots, or a 2,000 square foot lot (*i.e., 40% of 5,000 SF*) and a 3,000 square foot lot, upon which two dwelling units can be constructed on each. There are parcel occupancy limitations for such lots as follows:

- The property owner is required to sign a Notice of Condition that will require them to live on one of the lots as their primary residence for three years following the recordation date of the parcel map that divides the lots.
- The lot cannot be split if occupied by a tenant during the three years preceding the application for the lot split. This regulation will be enforced by requiring property owners to self-certify that the lot has not been rented to a tenant for the last three years.
- SB 9 does not allow lots to be split if they are subject to rent control, withdrawn from rental housing per Ellis Act within 15 years or are restricted by a covenant regarding affordable housing for low or moderate-income households. These restrictions do not apply to most Lakewood SFR lots, if any.
- Dwelling units on such a lot shall be rented for a “term greater than 30 days” (*i.e., no less than 31 days*) and short-term vacation rentals are not allowed.
- SB 9 prohibits any city requirements that would prevent the construction of two units on each of the lots created by such lot divisions.
- The proposed ordinance does not allow the construction of an ADU or a JADU in conjunction with the two dwelling units on the property.

Setbacks. SB 9 mandates that required side and rear setbacks be no more than four feet (4') and that building setbacks cannot be greater than what is applied to an existing structure and allows a structure to be constructed in the same location and the same dimension as the existing structure. SB 9 is silent on front yard setbacks, so the proposed Lakewood standard will continue to require a minimum of twenty feet (20) on most lots with some exceptions for specific tracts, cul-de-sacs, and knuckle intersections.

Parking. Per SB 9, cities can only require one off-street parking space per dwelling unit. However, the ability to require parking is eliminated if the lot is within one-half mile of a “high-quality transit corridor”, which means a bus line that has 15-minute route intervals during peak hours. Almost all Lakewood SFR lots are within one-half mile of such a bus line and are therefore exempt from SFR parking requirements. The proposed Administrative Manual will encourage parking on-site and off-street by authorizing tandem parking in garages, carports, and driveways.

PEC ACTION

On November 4, 2021, the Planning and Environment Commission adopted a resolution recommending that the City Council adopt the proposed State Mandated Residential Densification ordinance, adopt the associated CEQA exemption, and approve the resolution to authorize the creation of the Administrative Manual for Residential Development.

CEQA

This proposed ordinance is categorically exempt from CEQA per SB 9, which finds that “A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered to be a project under Division 13 (commencing with Section 21000) of the Public Resources Code.”


PUBLIC NOTICE

Pursuant to Section 9422 of the Lakewood Municipal Code and State Law, notice of the public hearing for this amendment was posted on the City’s webpage on October 26, 2021, posted in three public places on October 26, 2021, and published in the Press Telegram newspaper on October 26, 2021, pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State Law.

RECOMMENDATION

Planning and Environment Commission recommends that the City Council: 1) Introduce the proposed State Mandated Residential Densification Ordinance; 2) Approve the related CEQA exemption; and 3) Consider and continue to November 16, 2021 a resolution to authorize the creation of the Administrative Manual for Residential Development. The resolution shall be considered with the first reading, but continued to be approved concurrently with the second reading of the proposed ordinance on November 16, 2021.


Abel Avalos
Director of Community Development


Thaddeus McCormack
City Manager

Attachments:

- State Mandated Residential Densification Ordinance
- Planning and Environment Commission Resolution Recommending Adoption
- Resolution for Approval of the Administrative Manual for Residential Development
- Proposed Administrative Manual for Residential Development

ORDINANCE NO. 2021-7

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING ARTICLE IX OF THE LAKEWOOD MUNICIPAL CODE PERTAINING TO STATE MANDATED RESIDENTIAL DENSIFICATION STANDARDS AND REGULATIONS THAT REQUIRE MINISTERIAL REVIEW OF LAND DIVISIONS AND ALLOW ADDITIONAL DWELLING UNITS IN THE R-1 AND R-A SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS

WHEREAS, on September 16, 2021, California Governor Gavin Newsom signed into law Senate Bill 9 Chapter 162 (SB 9) as approved by the state legislature, relating to the mandatory allowance for a property owner to create up to two residential units per single family residential lot in most urban city areas of the state and which mandates that local agencies shall ministerially approve such housing development and ministerially approve a one-time lot split for most single family residential urban city lots as they exist on January 1, 2022, and which in turn may allow up to four individual dwelling units to be constructed on a lot zoned as single family residential; and

WHEREAS, SB 9 will significantly impact and reduce local controls over residential design, division of land and the number of housing units allowed on lots in the Lakewood R-1 and R-A Zoning Districts and remove the discretionary review and public meetings of the Development Review Board regarding single family residential (SFR) development, and

WHEREAS, SB 9 does allow local agencies to create and impose objective development standards for subdivision of SFR lots and for the design of SFR dwelling units as requirements for approval of such ministerial reviews of SFR residential development and SFR urban lot splits; and

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

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

SECTION 2. INTENT. It is the intent of the City Council to implement the new state law SB 9, which mandates that local jurisdictions such as the City of Lakewood allow the development of second dwelling units on single family residential lots and parcels and allow the one-time subdivision of any such SFR lot in existence on January 1, 2022. The intent of this ordinance is to maintain where possible local control of standards to assure architectural compatibility and consistency of site design, building design, material selection, accessibility, and landscaping of dwelling units in the R-1 and R-A zoning districts.

Article IX of the Lakewood Municipal Code is hereby amended as provided in this

ordinance to revise and create standards and regulations consistent with SB 9 and to grant the authority to the Community Development Director to create objective standards and procedures within an Administrative Manual for Residential Development (“Administrative Manual”) to preserve as much as possible the quality and character of Lakewood’s residential neighborhoods.

SECTION 3. PURPOSE. The purpose of this ordinance is to properly implement the 2021 state legislative session Senate Bill 9 (SB 9), that will become effective on January 1, 2022. This concerns the ministerial approval of both second dwelling units and one-time lot splits of most urban single-family residential (SFR) lots in California.

The provisions contained in this ordinance, in the Administrative Manual for Residential Development, and in SB 9 shall all supersede any conflicting provisions located elsewhere in the Lakewood Municipal Code and the City shall comply fully with SB 9 and any amended provisions, as those regulations may be amended from time to time.

SECTION 4. Section 9320 A. 1 of Chapter 3 of Article IX of the Lakewood Municipal Code, regarding R-1 (Single-Family Residential) Zone Regulations is hereby amended to read as follows:

9320. USES PERMITTED:

A. One or two single-family dwelling units of a permanent character placed in permanent locations, including the following accessory uses and buildings:

1. Accessory Dwelling Unit (ADU) as provided in Section 9302.21a and/or a Junior Accessory Dwelling Unit (JADU) as provided in Section 9302.21b. Neither an ADU nor a JADU is allowed to be constructed on an R-1 lot that has two dwelling units and that was created by a parcel map or other land division procedure that occurred on or after January 1, 2022.

...

SECTION 5. Section 9326 A.1 of Article IX of the Lakewood Municipal Code, regarding R-A (Single-Family Residential – Limited Agricultural) Zone is hereby amended to read as follows:

9326. USES PERMITTED:

A. One or two single-family dwelling units of a permanent character placed in permanent locations, including the following accessory uses and buildings:

1. Accessory Dwelling Unit (ADU) as provided in Section 9302.21a and/or a Junior Accessory Dwelling Unit (JADU) as provided in Section 9302.21b. Neither an ADU nor a JADU is allowed to be constructed on an R-A lot that has two dwelling units and that was created by a parcel map or other land division procedure that occurred on or after January 1, 2022.

...

SECTION 6. Part 18 and Section 9480 of Chapter 3 of Article IX of the Lakewood Municipal Code, regarding the Development Review Board and Ministerial Staff Review is hereby amended to read as follows:

DEVELOPMENT REVIEW BOARD AND MINISTERIAL STAFF REVIEW

9480. PURPOSES. It is the purpose of this Part to promote the orderly and economic development of the City in accordance with the mandates of Federal laws, State laws, including Senate Bill 9 of 2021 (SB 9), the Lakewood General Plan, the Lakewood Municipal Code, including zoning and building regulations and other applicable City regulations and any Lakewood adopted Precise or Specific Plans and any amendments thereof. Except as modified herein where allowed by the provisions of SB 9, all such provisions, as they may be amended from time to time, are hereby incorporated by reference herein, and shall supersede any conflicting provisions contained elsewhere in this Code.

The City Council finds that the provision of architectural, landscaping and planning advice and the creation of objective design standards for state-mandated ministerial reviews will assist property owners and tenants in the alteration and remodeling of their structures, with modernization, accessibility and beautification of their homes, businesses, additional dwelling units and other structures in the city, including residential, multiple-family, commercial, institutional, and industrial uses. This service will help create a better sense of community identity, encourage pride in beautifying Lakewood and assist in creating a better more harmonious and accessible place in which to live. Further, the City Council finds that the erection, construction, alteration, expansion, or relocation of buildings, structures, and appurtenances without the benefit of development review through the Development Review Board or through a Ministerial Staff Review implementing objective design standards can adversely affect the development, use, occupancy, health, safety, and welfare of surrounding areas for residential, commercial, institutional or industrial uses or purposes and affect the health, safety, comfort, and general welfare of the inhabitants of Lakewood.

It is the purpose of this Part to maintain and enhance a pleasing urban environment with residential, commercial, institutional, and industrial properties; promote public convenience and prosperity; conserve the value of land and buildings, maintain enhance the commercial tax base of the City and encourage the most appropriate use of land within the City. The Development Review Board ("Board") shall review proposed developments other than single-family residential projects to assure compliance with the General Plan, the zoning code, the building codes, and other applicable regulations of the City and State. The ministerial staff review shall review projects on single-family residential lots and other projects as determined by the Community Development Director.

Both these reviews shall include applicable consideration of those regulations pertaining to location, building setback lines, lot coverage, maximum height, bulk, number of stories, size and use of lots, yards, courts, open space, storm water storage, intensity and density of land uses, signs, billboards, illumination, overall site and building accessibility (including first floor residential

bathrooms and bedrooms) and off-street parking. This includes regulations pertaining to the use and operation of uses within such buildings and structures and the external impacts of those uses.

The Development Review Board action on projects requiring a discretionary decision by either the Lakewood City Council or the Lakewood Planning and Environment Commission shall be advisory only and not be subject to appeal.

SECTION 7. Section 9482 of Article IX of the Lakewood Municipal Code, regarding the Development Review Board and Ministerial Staff Review Building Permits is hereby amended to read as follows:

9482. PLANNING REVIEW. No person shall construct any dwelling unit, building or structure, nor shall any permit be issued for any dwelling unit, building or structure or alteration or expansion or relocation of any dwelling unit, building or structure until it has been reviewed and approved by the Development Review Board (DRB) (Board) or by the Director of Community Development (Director) through a Ministerial Staff Review (MSR), as deemed appropriate and in compliance with current state law and this Code. In the case of any projects in the R-1 and R-A zones any proposed land division or any proposed development of dwelling units, including Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU), these all shall be subject to a ministerial staff design review and shall comply with the development/design standards and procedures as detailed in the Administrative Manual for Residential Development and other applicable provisions of this Code and state law, as each are amended from time to time. These reviews shall assure both pedestrian and vehicular access, acceptable street-viewable aesthetics, landscaping and consistent architectural compatibility between all dwelling units and other structures on a lot.

A. An Administrative Manual for Residential Development (“Administrative Manual”) shall be adopted by City Council resolution to establish objective ministerial development and residential design standards for residential land divisions and dwelling unit development in the R-1 and R-A zones. The Administrative Manual sets forth standards for the application, acceptance, design, review, development, operation, and notification of project action and to identify any associated appeal rights associated with the approval or denial of such development projects. Proposed land divisions and proposed housing developments on R-1 and R-A zoned lots or parcels, existing on January 1, 2022, shall conform to the standards and procedures established in the Administrative Manual. The standards contained in the Administrative Manual shall supersede and shall prevail in the event of any conflict with standards as currently adopted in the Lakewood Municipal Code (LMC).

B. The Community Development Director (“Director”) is hereby directed and granted the authority to develop, update, modify, interpret, and implement the standards and procedures contained in this Administrative Manual. This shall be done to properly process residential land division and housing development projects, including application materials, forms, public information handouts and response to any modifications made to application of these provisions

by new state laws. Any substantive changes to development standards shall be reviewed and approved by the City Council.

C. This Administrative Manual shall contain objective standards that comply with current state law, and consider local regulations, previous conditions of approval used for approval of residential development by the DRB and ministerial development standards for ADUs/JADUs. All lots zoned either R-1 or R-A in the City of Lakewood are subject to SB 9 and the provisions of this Administrative Manual. The Administrative Manual shall contain objective design requirements for the following:

1. Site Plan Design shall include objective standards, where applicable, for:
 - (a) Lot area, lot area per dwelling unit, lot coverage, floor area ratio, building height limitations, and maximum unit size.
 - (b) Setbacks for front yard, side yard, side street yard and rear yard.
 - (c) Open space area requirements and calculations.
 - (d) Dwelling unit addressing and mailbox location.
 - (e) Lot area surfaces: landscape, ground cover, and hardscape.
 - (f) Pedestrian access from a public sidewalk to each dwelling unit.
 - (g) Trash cart storage area for each dwelling not visible from the public street.
 - (h) Covered entry doors and front porch areas.
 - (i) Off-street parking and driveways.
 - (j) Conversion of accessory structures into dwelling units.
2. Floor Plan Design shall include objective standards for:
 - (a) Minimum requirements for each residential dwelling unit to include accommodations for food preparation and storage, dining, living, sleeping, laundry, personal sanitation (sink, toilet, showering or bathing), and accessibility features.
 - (b) New or remodel construction that include first floor bathrooms and bedrooms shall have one first floor bedroom and one bathroom with accessible accommodations for the elderly and those with mobility challenges.
3. Elevation Plan Design shall include objective standards for:
 - (a) Architectural consistency between all structures on a lot in terms of style, color, texture, material, and treatments.
 - (b) Minimum architectural articulation shall require either siding, wainscot, and/or a trim package.
4. Roof Plan Design shall include objective standards for:
 - (a) All dwelling units on a lot shall have matching roofing styles, material, texture, color, and pitch.
 - (b) Rear covered patios, awnings, and open trellis structures are allowed to be different.
5. Land Division Design shall include objective standards for:
 - (a) Assurance of compliance with Government Code Section 65852.21 and 66411.7 regarding land divisions of lots in the R-1 and R-A zoning districts.
 - (b) Lot design for two lots, including flag, horizontal and vertical lot splits.

- (c) Requirements for recordation of a Notice of Condition to require property owner occupancy, certification of no tenant occupancy within 3 years preceding application for land division, no rentals less than 31 days, and other applicable restrictions.
 - (d) No limits on the percentage of allowed demolition of existing dwelling units and other structures on lots subject to division, as otherwise restricted by State Law.
 - (e) Access to lots by pedestrian and vehicles.
6. Application Forms and Procedures shall include objective standards and procedures for application submittal, acceptance, processing, review, notification of action and appeal.

Upon approval of such residential development plans, the property shall be developed and maintained in accordance with the conditions of approval of the approved plans and none other. Any appeal of a DRB or of a Ministerial Staff Review approval shall be in accordance with the provisions of Section 9486.

SECTION 8. CEQA. This ordinance is categorically exempt from the California Environmental Quality Act (CEQA) per 2021 Senate Bill 9, which finds that “A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be consider to be a project under Division 13 (commencing with Section 21000) of the Public Resources Code.”

SECTION 9. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this ordinance or its application to any person or circumstance, is for any reason held to be invalid, unenforceable, or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any other person or circumstance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraph, sentences, clauses, phrases, or portions thereof be declared invalid, unenforceable, or unconstitutional.

SECTION 10. CONTINUITY. To the extent the provisions of the Lakewood Municipal Code as amended by this ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 11. CERTIFICATION. The City Clerk shall certify to the adoption of this ordinance and shall post a certified copy of this ordinance, including the vote for and against same, in the Office of the City Clerk, in accordance with Government Code Section 36933. The City Council hereby finds and determines there are no newspapers of general circulation both published and circulated within the City and, in compliance with Section 36933 of the Government Code, directs the City Clerk to cause the ordinance within 15 days after its passage to be posted in at least

three (3) public places within the City as established by ordinance.

SECTION 12. EFFECTIVE DATE. This Ordinance shall be posted or published as required by law and shall take effect thirty (30) days after its adoption.

APPROVED AND ADOPTED this _____ day of November 2021, by the following roll call vote:

	AYES	NAYS	ABSENT
Council Member Croft	_____	_____	_____
Council Member Pe	_____	_____	_____
Council Member Rogers	_____	_____	_____
Council Member Stuckey	_____	_____	_____
Mayor Wood	_____	_____	_____

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 19-2021

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF A PROPOSED ORDINANCE AMENDING TITLE IX OF THE LAKEWOOD MUNICIPAL CODE PERTAINING TO STATE MANDATED HOUSING DENSIFICATION STANDARDS AND REGULATIONS THAT REQUIRE MINISTERIAL REVIEW OF PARCEL MAPS AND ADDITIONAL DWELLING UNITS IN THE R-1 AND R-A SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS AND THE APPROVAL OF AN ADMINISTRATIVE MANUAL FOR RESIDENTIAL DEVELOPMENT.

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

SECTION 1. The Planning and Environment Commission ("Commission") conducted on the 4th day of November 2021, a public hearing in the City Council Chambers, 5000 Clark Avenue, Lakewood, California, following proper notice of the hearing as to the time and manner as required by law. The public hearing considered an ordinance proposing to amend the Lakewood Municipal Code to implement state mandated housing densification standards and regulations that become effective on January 1, 2022, requiring ministerial review of parcel maps and additional dwelling units in the R-1 and R-A single family residential zoning districts.

The Commission hereby submits its report, findings, and recommendation to the City Council regarding this ordinance. A summary of the hearing is set forth in the Minutes of the Planning and Environment Commission, attached hereto and made a part hereof. The Secretary of the Commission is directed to attach the Minutes of the hearing to the Resolution when prepared and forward those to the City Council for review and consideration, whether or not first approved by the Planning and Environment Commission.

SECTION 2. This ordinance is not subject to CEQA review per Division 13 of the Public Resources Code as dictated by the provisions of California Senate Bill 9 (Atkins) signed into law by the Governor on September 16, 2021.

SECTION 3. The Planning and Environment Commission finds that the Lakewood Municipal Code of the City of Lakewood should be amended for the following reasons and findings:

A. State lawmakers have mandated in the adoption of Senate Bill 9 (Atkins) ("SB 9") that local jurisdictions such as Lakewood implement ministerial reviews of both one-time lot splits of existing urban single family residential lots and allow up to two dwelling units to be constructed on each of these lots. The State Legislature adopted SB 9 to be a cost-effective approach to address housing shortages and to encourage in-fill development within existing most urban single family residential neighborhoods statewide in California.

B. SB 9 will significantly impact and reduce local controls over residential design, division of land and increase the number of housing units allowed on lots in the Lakewood R-1 and R-A Zoning Districts and remove the discretionary review and public meetings of the Development Review Board regarding single family residential (SFR) development, and

C. SB 9 allows this ordinance to be adopted to create and implement objective standards that can be administered ministerially and in part replace the discretionary reviews of the

Development Review Board (DRB) by creating objective requirements from the standard DRB conditions of approval that were the basis of many DRB discretionary actions and from the objective standards developed for the ministerial review of ADUs and JADUs. These objective standards and ministerial procedures shall be adopted by City Council resolution in a separate Administrative Manual for Residential Development ("Administrative Manual") that will be administered and implemented by the Director of Community Development.

D. The intent of this ordinance and the Administrative Manual is to maintain where possible local control of standards to assure architectural compatibility and consistency between dwelling units on the same site, including site design, building design, material selection, accessibility, and landscaping of dwelling units in the R-1 and R-A zoning districts.

E. The public is beginning to express an interest in processing SFR residential development projects that will be allowed under this new law, which then makes it necessary to have such objective standards be in place by the time SB 9 becomes effective on January 1, 2022.

F. The Planning and Environment Commission held a duly noticed public hearing on November 4, 2021, at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt a resolution recommending that the City Council adopt this ordinance.

SECTION 5. This ordinance complies with the authority granted by SB 9 and the current regulatory mandates of the California Constitution and State law relating to state mandated housing densification standards and regulations. This ordinance is not subject to CEQA review per Division 13 of the Public Resources Code as dictated by the provisions of California Senate Bill 9 (Atkins) signed into law on September 16, 2021.

SECTION 6. Based on the aforementioned findings, the Planning and Environment Commission recommends to the City Council that the City Council adopt, after holding a public hearing, the attached ordinance and the attached Administrative Manual pertaining to the state mandated housing densification standards and regulations of SB 9 that become effective on January 1, 2022 requiring ministerial review of parcel maps and additional dwelling units in the R-1 and R-A single family residential zoning districts.

ADOPTED AND APPROVED this 4th day of November 2021, by the members of the Planning and Environment Commission voting as follows:

AYES:	Commissioners:	Samaniego, Manis, Baca, McKinnon, Ung
NOES:	Commissioners:	None
ABSENT:	Commissioners:	
ABSTAIN:	Commissioners:	



Jan McKinnon, Chairperson

ATTEST:



Abel Avalos, Secretary

RESOLUTION NO. 2021-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD REGARDING THE APPROVAL AND AUTHORIZATION OF AN ADMINISTRATIVE MANUAL FOR RESIDENTIAL DEVELOPMENT TO CREATE OBJECTIVE STANDARDS AND MINISTERIAL PROCEDURES TO PRESERVE AND ENHANCE THE QUALITY OF LAKEWOOD RESIDENTIAL DEVELOPMENT AND DESIGN STANDARDS, WHERE ALLOWED BY SENATE BILL 9 STATE REGULATORY MANDATES

WHEREAS, on September 16, 2021 California Governor Gavin Newsom signed into law Senate Bill 9 Chapter 162 (SB 9) as approved by the state legislature, relating to the mandatory allowance for a single family residential lot property owner to create up to two residential units per single family residential lot in most urban city areas of the state and which mandates that local agencies shall ministerially approve such housing development and ministerially approve a one-time lot split for most single family residential urban city lots as they exist on January 1, 2022, and which in turn may allow up to four individual dwelling units to be constructed on a lot zoned as single family residential; and

WHEREAS, SB 9 will significantly impact and reduce local controls over residential design, division of land and the number of housing units allowed on lots in the Lakewood R-1 and R-A Zoning Districts and remove the discretionary review and public meetings of the Development Review Board regarding single family residential (SFR) development, when SB 9 becomes effective on January 1, 2022; and

WHEREAS, SB 9 does allow local agencies to create and impose objective development standards for the design of SFR dwelling units and for subdivision of SFR lots as requirements for approval of such ministerial reviews of SFR residential development and SFR urban lot splits; and

WHEREAS, the public is beginning to express an interest in SFR residential development projects that will be allowed under this new law, which then makes it necessary to have such objective standards in place by the time SB 9 becomes effective on January 1, 2022.

AND WHEREAS, On November 4, 2021, the Planning and Environment Commission conducted, a public hearing and recommended that the City Council adopt a resolution to approve an Administrative Manual for Residential Development to create such objective standards and ministerial procedures to preserve where possible the quality of design and development standards in the City of Lakewood, as allowed by state law.

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

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

SECTION 2. Intent: The City Council's goal is to preserve where possible the quality and character of Lakewood's residential neighborhoods. As of January 1, 2022, the city no longer has the legal authority to review residential projects in the R-1 and R-A zone districts with the discretionary reviews and public meetings of the Development Review Board (DRB). In the City of Lakewood all lots zoned either R-1 or R-A are in an "Urbanized Area" and are subject to SB 9. Therefore, in order to accomplish this goal the City Council is replacing the DRB review with a Ministerial Staff Review (MSR) to conform to new state law. There is a need to create a list of objective standards and outline ministerial procedures to be enforced through this MSR review process. The objective is to maintain where possible local control of development and design standards to assure architectural compatibility and consistency of site design, building design, material selection, accessibility, and landscaping of dwelling units in the R-1 and R-A zoning districts. The City Council hereby approves and creates an Administrative Manual for Residential Development (Administrative Manual), as attached to this resolution. This Administrative Manual shall contain the objective standards and outline the ministerial procedures for the MSR review of residential development and subdivision in the R-1 and R-A zoning districts.

SECTION 3. Authorization. Furthermore, the City Council hereby directs and authorizes the Community Development Director to further develop, update, modify, interpret, and implement the standards and procedures contained in the Administrative Manual to properly implement and process residential development projects in the R-1 and R-A zone districts. This shall include application materials, forms, public information handouts and response to any modifications made to these provisions by new state laws, as they are amended from time to time or recognized legal interpretations. Any substantive changes to development standards shall be reviewed and approved by the City Council.

SECTION 4. Authority. The standards contained within the Administrative Manual shall supersede and shall prevail in the event of any conflict between the Administrative Manual standards with the current standards in the Lakewood Municipal Code (LMC). The standards shall comply fully with SB 9 regulations and any amended provisions, as those regulations may be amended from time to time.

Proposed land divisions of lots zoned R-1 and R-A existing on January 1, 2022, shall be subject to the standards in the Administrative Manual. Proposed housing developments on lots zoned R-1 and R-A on or after January 1, 2022 shall conform to the standards and procedures established in the Administrative Manual.

The Administrative Manual shall contain objective standards that comply with current state law, and local regulations, considers previous conditions of approval used for DRB approval of residential development and the ministerial development standards used for approval of ADUs/JADUs. All lots zoned either R-1 or R-A in the City of Lakewood are subject to SB 9 and the provisions of this Administrative Manual. The Administrative Manual shall set forth standards for the application, acceptance, design, review, development, operation, and notification of project action and to identify any associated appeal rights associated with the approval or denial of such development projects.

Upon approval of residential development plans, the property shall be developed and maintained in accordance with the conditions of the approved plans and none other. Any appeal of a MSR residential project action or an Administrative Manual provision or interpretation shall be in accordance with the provisions of Lakewood Municipal Code Section 9486.

SECTION 5. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Resolution. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 6. CERTIFICATION. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED THIS _____ DAY OF NOVEMBER, 2021.

Mayor

ATTEST:

City Clerk

ADMINISTRATIVE MANUAL **FOR** **RESIDENTIAL DEVELOPMENT**



Community Development Department
ABEL AVALOS, DIRECTOR

Objective Standards and Ministerial Procedures for
Land Divisions and Housing Development Projects In
R-1 and R-A Single Family Residential Zone Districts
Prepared in response to State Senate Bill 9 requirements

Adopted by the Lakewood City Council on November 16, 2021
Effective January 1, 2022

(Revised 10/31/2021)

PURPOSE: The City Council adopted this Administrative Manual for Residential Development (“Administrative Manual”) on November 16, 2021, to set forth objective standards and ministerial procedures to implement provisions of Senate Bill 9 (“SB 9”) regarding the subdivision and development of dwelling units on urban lots zoned single family residential (SFR). SB 9 has an effective date of January 1, 2022.

In the City of Lakewood, all lots zoned either R-1 or R-A are in an “Urbanized Area” in a city subject to SB 9 mandates and therefore the provisions of this Administrative Manual. The Administrative Manual sets forth the objective standards and procedures for the Ministerial Staff Review (MSR) application and any related parcel maps. This includes procedures for application acceptance, project design review, project action notification and appeal procedures. Proposed land divisions and proposed housing developments on R-1 and R-A zoned lots or parcels, existing on January 1, 2022, shall conform to the standards and procedures established in the Administrative Manual.

AUTHORITY. The Ministerial Staff Review (MSR) replaces all previous requirements for Development Review Board (DRB) discretionary review of residential development projects in the R-1 and R-A zoning districts. The objective standards contained herein shall supersede and shall prevail in the event of any conflict with standards as currently adopted in the Lakewood Municipal Code (LMC). The standards shall comply fully with SB 9 regulations and any amended provisions, as those regulations may be amended from time to time.

The Community Development Director is hereby directed to develop, update, modify, interpret, and implement the standards and procedures contained in this Administrative Manual to properly implement and process residential development projects, including application materials, forms, public information handouts and response to any modifications made to these provisions by new state laws or recognized legal interpretations. Any substantive changes to standards shall be reviewed and approved by the City Council.

SOURCE. The Lakewood General Plan sets goals, guides, and promotes the orderly growth and development of the community. The General Plan goals are implemented through the Lakewood Municipal Code zoning regulations and now in part through this Administrative Manual for Residential Development and the Ministerial Staff Review. The underlying source for the objective standards in this Administrative Manual is in the foundation laid by years of Lakewood residential design review, first based on the regulations in the Lakewood Municipal Code, secondly framed by the conditions of approval and standards established by the Development Review Board (DRB) and the DRB Handbook for Single Family Residential, and thirdly crafted from those standards and procedures established for the Staff Design Review (SDR) ministerial reviews processing of ADUs and JADUs. In addition, this Administrative Manual addresses the mandates of state law, specifically those of Senate Bill 9 (SB 9).

Note: SB 9 allows one-time lot splits of any SFR lot in an urban area of a California city and references the US Census definitions for urban areas. US Census defines an “urban area” as a territory that encompasses at least 2,500 people, at least 1,500 of which reside outside institutional group quarters (*e.g., residential school, military base, or prison.*) The Census Bureau identifies three types of areas, namely,

- “Urbanized Areas (UAs)” of 50,000 or more people and
- “Urban Clusters (UCs)” of at least 2,500 and less than 50,000 people.
- “Rural” is all territory, population, and housing, not included within the above urban areas.

HISTORY. Since December 12, 1972, the Development Review Board (DRB) has provided discretionary planning review of all development projects in the city, including single-family residential, multiple family residential, commercial, institutional, and industrial prior to building plan check. The DRB planning design review ensured that proposed designs complied with the Lakewood Municipal Code standards and that they maintained consistency in the quality of both the onsite and neighborhood architecture, landscaping, and general aesthetics. This review enhanced both individual property values and the general aesthetic character of the City.

Starting on January 1, 2017, the state legislature adopted, as a method to address housing supply shortages, a series of laws that required cities to allow Accessory Dwelling Units (ADUs) and then Junior Accessory Dwelling Units (JADUs) with ministerial reviews and subject only to objective standards. These standards reduced required setbacks to four feet (4') for rear and side property lines, allowed conversions of garages to ADUs, reduced or waived all parking requirements and limited review time. These laws were effective on January 1, 2017. In response the City of Lakewood adopted a compliant ADU ordinance and subsequently established a Staff Design Review (SDR) application to ministerially review ADUs and JADUs in compliance with state law.

January 1, 2022, is the effective date of State Senate Bill 9 (SB 9), prohibits discretionary review of any residential development in a single-family residential zoning district. In the City of Lakewood this is the R-1 or R-A zoning districts. This Administrative Manual and the MSR application process are established to implement a ministerial staff review of any proposed residential development. The DRB will continue to review multiple family, commercial, institutional, and industrial development projects in the city.

REQUIRED REVIEW. Approval of an MSR application is required for construction or modification of any residential projects in the single-family residential zones, R-1 or R-A. Specifically approval is required for:

1. New construction of dwelling units, including mobile/modular and manufactured homes.
2. Single-story or second-story additions to dwelling units or accessory structures (e.g., patios), including exterior remodeling of a structure, roof design or exterior wall material.
3. New, expanded, or remodeled front porches.
4. Roof-mounted air-conditioning units, or other roof-mounted mechanical equipment.
5. Wall extensions installed on an existing fence or block wall of a different material.
6. Walls, fences or hedges used in lieu of fencing over 42" in height in the required front yard or over 7'-6" in height on other portions of the property.

REVIEW STAGES. A proposed residential development project review has three basic stages, namely, planning review, building and safety plan check review and building permit construction inspections. Occupancy is approved upon completion of a final building permit inspection and the project permit card receives a "final" signature of the building inspector.

1. The planning review determines the "what" and "where" a project is built. It determines the acceptability of the proposed use, location, architecture, landscaping, and it identifies any operational constraints and any unpermitted construction that requires correction.
2. The building plan check reviews the "how" a building is to be built. It reviews construction drawings to make sure they comply with all building codes and any other agency reviews.
3. The building and safety permit inspections confirms "was it built correctly per plan."

RESIDENTIAL DEVELOPMENT - PROCEDURAL STANDARDS

No dwelling unit, accessory building or other structure on an R-1 or R-A lot shall be constructed or maintained, except as provided in the Lakewood Municipal Code, this Administrative Manual or as otherwise stipulated by state law or building codes, as amended from time to time. The following standards shall be the objective requirements applied by a ministerial review of any development, including additions and remodeling of existing units in the R-1 or R-A zone districts. *(Notes in italics are either cross-references to LMC sections or recommendations for preferred design. These are not mandatory standards.)*

1. **Ministerial Staff Review (MSR) Approval.** An application for residential development shall be approved through a Ministerial Staff Review (MSR) by planning staff and subject to the objective standards contained in the Administrative Manual.
2. **Residential Parcel Map.** In the instance where the property owner proposes to subdivide the residential lot into two lots as allowed by SB 9, then a parcel map application shall also be submitted and processed by staff with a concurrent ministerial review. The lot design shall follow the objective standards of this manual.
3. **Required Plan Review and Permits.** The objective standards contained in this Administrative Manual as conditions of approval of the related MSR and/or Parcel Map shall be completed by the applicant to the satisfaction of the Community Development Department. The applicant shall then submit building plans and obtain permits to construct the requested project in accordance with the approved plans and these objective standards, which all are on file with the Community Development Department and after construction obtain a successful final inspection. *(Recommendation: A signed final inspection card should be provided to the property owner by the contractor to give assurance of a completed and inspected construction, prior to final payment to the contractor.)*
4. **Business Licenses.** All contractors, including subcontractors, shall have properly issued city business licenses to construct development projects within the City.
5. **Compliance.** All existing structures shall be properly permitted and sited in compliance with the Lakewood Municipal Code. Any existing non-complying structures shall either be removed or properly permitted, prior to final inspection of the residential development projects approved in compliance with the Administrative Manual.
6. **Appeal Rights.** Any ministerial decision made in conformance with the objective standards listed in the Administrative Manual shall be final and conclusive, and effective five (5) City business days after giving of notice thereof via e-mail or via the United States Postal Service to the applicant, the property owner and any other person requesting notice, unless within that five (5) City business days an appeal in writing is properly filed (with appropriate fees) with the City Clerk by any interested party.

RESIDENTIAL LAND DIVISION

Each R-1 or R-A lot or parcel (“lot”) existing on January 1, 2022, may be subdivided one time by the property owner into two lots, provided:

1. **Minimum Lot Area.** Where the lot or parcel (“lot”) to be subdivided is zoned R-1, or R-A, the minimum lot area shall be forty percent (40%) of the parent lot, as it existed on January 1, 2022, and shall be no less than 1,200 square feet. (*Section 9212. C.*) [SB 9]
2. **Horizontal Lot Division Access.** In the instance where the parent lot is divided horizontally with a second lot behind the first lot facing the street, then the second lot shall be required to provide access to the public sidewalk and public street by one of the two following methods:
 - a. **Method 1.** Vehicular access to the lot shall be provided via an abutting city-maintained alleyway. Pedestrian access to the lot shall be provided from the public sidewalk via a pedestrian access flag lot corridor, which shall be required to have a minimum frontage and width that is four (4’) feet or wider. A paved private sidewalk shall be required within that corridor, a minimum three feet (3’) wide, leading from the public sidewalk to the rear lot dwelling unit entryway. This is for access by emergency personnel, delivery services, and for normal pedestrian access to any dwelling unit(s) on the lot, or;
 - b. **Method 2.** Vehicular and pedestrian access shall be provided to both the public sidewalk and the public street via a flag lot corridor to serve both. A paved driveway for both shall be required to have a minimum frontage and width that is nine feet (9’) or wider. Any structure on the front lot shall have a minimum side yard of four feet (4’) from any property line, including the flag lot corridor property line, excepting any projections into side yards allowed by the Lakewood Municipal Code. If this side yard setback cannot be provided, then such a horizontal lot division shall not be approved.
3. **Notice of Condition.** Any lot zoned R-1 or R-A that is divided, after January 1, 2022, shall require the property owner to sign, notarize and record a Notice of Condition that acknowledges and certifies the following:
 - a. The property owner shall agree as a condition of parcel map approval that they will reside on one of the two lots created by the parcel map for three years or more after the recordation date of the related parcel map creating the land division.
 - b. That the property was not occupied by a renter/leasee during the three (3) years preceding the acceptance date of the application for the related parcel map.
 - c. The property shall be used solely for residential uses, which includes all accessory uses and home business occupations allowed by the R-1 and R-A zoning districts.
 - d. Dwelling units on either one of the two resultant lots shall per state law only be rented in increments of time for “more than 30 days” (i.e., 31 days or longer). There shall be no short-term rental (less than 30 days) of any dwelling units on such lots.
 - e. There shall be no new ADUs or JADUs constructed on any such divided lot.

RESIDENTIAL DEVELOPMENT - OBJECTIVE STANDARDS

Proposed residential dwelling units on R-1 and R-A zoned lots shall conform to the following standards and these shall be conditions of approval for such residential development projects.

SUMMARY OF DEVELOPMENT STANDARDS

<u>STANDARD</u>	<u>LIMIT</u>
Minimum Lot Size	1,200 SF and no less than 40% of parent lot if created by Parcel Map after January 1, 2022. <i>(LMC 9212.C)</i>
Minimum Dwelling Unit Size	150 SF
Maximum Dwelling Unit Size	No limit 1 st D.U and 1,200 SF for second D.U.
Maximum Height	35 feet or 2. 5 stories whichever is less <i>(LMC 9322.3)</i>
Front Yard Setback	20 feet or as otherwise listed <i>(LMC 9322.4)</i>
Side Yard Setback	4 feet <i>(LMC 9322.5A)</i>
Side Street Setback	4 feet <i>(LMC 9322.5B)</i>
Rear Yard Setback	4 feet <i>(LMC 9322.6)</i>
Eave to Eave Separation	4 feet <i>(LMC 9322.7B)</i>
Minimum Open Space	750 SF for lots with 5,000 SF or more 15% of lot area for lots with less than 5,000 SF <i>(LMC 9322.6)</i>
Lot Coverage	45% for one D.U. and 65% for two D.U. <i>(LMC 9322.2)</i>
Floor Area Ratio	65% <i>(LMC 9322.2a)</i>
FYHA Maximum (Hardscape)	60% or as otherwise stipulated <i>(LMC 9322.10.C)</i>
FYLA Minimum (Landscape)	40% or as otherwise stipulated <i>(LMC 9322.10.D)</i>

GENERAL REQUIREMENTS

Allowed Units. One or two dwelling units are allowed on each R-1/R-A zoned lot, in addition to any allowed ADUs or JADUs. No ADU or JADU shall be allowed to be constructed on an R-1 or R-A lot created by parcel map after January 1, 2022. Existing ADU and JADU units may remain. An existing dwelling unit may be completely demolished and removed from the lot to allow for construction of a new residential project. *(LMC Section 9320 A. 1 and Section 9326 A. 1) [SB 9]*

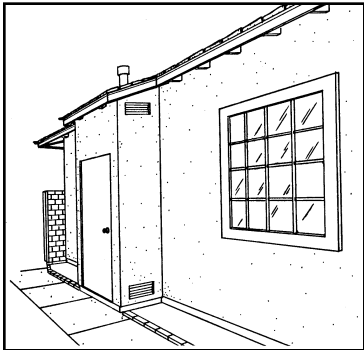
Dwelling Unit Rent Regulations.

1. A second dwelling unit on a lot shall be rented for 31 days or more. *[SB 9]*
2. ADUs and JADUs shall be rented for 30 days or more.
3. All second dwelling units and ADUs/JADUs shall not be rented as short-term rentals.
4. If there is only one dwelling unit on a lot, then the property owner may apply to use part of the property as a short-term vacation rental to be rented for periods less than 30 days. *(LMC Section 9320.F)*.
5. The property owner shall provide a signed proposed rent questionnaire as a part of the application. If dwelling unit is for self or family the form should state "Family \$0.00."

Maintenance Responsibilities. Property owners are required to always maintain their properties in an aesthetically pleasing manner in compliance with the Lakewood Municipal Code (*LMC 4323 and 4221.1*). This means proper and continuous maintenance of all landscaping and structures including all buildings, roofs, painting, fences, and walls. There shall be no dead, diseased, missing, or overgrown vegetation. Vegetation shall be properly trimmed in proportion to adjoining structures and shall not encroach onto or into public sidewalks or roadways. Drought tolerant landscaping does require periodic trimming.

EXTERIOR IMPROVEMENTS

1. **Landscaping Replacement.** The property owner shall revitalize the front yard landscaping after construction. All disturb landscaping shall be replaced. (*Recommendation: Choose plant materials that are water conserving, require lower maintenance and are not aggressive with the capability of damaging hardscape or adjacent structures with large root growth.*)
2. **Landscaping Required.** The property owner shall install either:
 - a. A traditional scheme of front yard turf with a minimum three-foot wide planter along the frontage of each dwelling unit to separate the turf from the residence. When located adjacent to a turf area, a planter shall either be raised or have a minimum six-inch wide (6") and six-inch (6") deep concrete mow strip to the planter from the turf, or;
 - b. A drought tolerant landscaping scheme in front of each dwelling unit.
 - c. A landscape plan shall be submitted, approval obtain and installed to the satisfaction of the Community Development Department prior to final inspection of the residential project. The plan shall detail the plant choices, layout, mature growth, and both percentages and area of the front yard landscaping area (FYLA) and front yard hardscape area (FYHA). This shall comply with regulations regarding lot area surfaces established by *LMC 9322.C*.
3. **Access Sidewalk.** There shall be a minimum three-foot (3') wide continuously paved flat surfaced access sidewalk that creates an unobstructed path-of-travel from the public sidewalk to the front door of each dwelling unit. There shall be a paved flat-surfaced access sidewalk that is a minimum three-feet (3') wide from each dwelling unit to the mailbox, trash and parking areas. The access path to any unit shall not travel through any portion of the habitable living area of another dwelling unit. (*Recommendation: Stamped concrete or brick walkways are preferred for better site aesthetics.*)
4. **Gates.** Any intervening gate in a path-of-travel access sidewalk shall be a pedestrian-friendly gate that is a minimum three (3) feet wide and is no more than five (5) feet wide, unless it is fully automated with a hand-held remote-control operation. This gate shall be easily opened with a one-handed single motion latch, lever, or handle system that is between three (3) and four (4) feet above the ground or by a hand-held remote control.
5. **Trash Cart Area.** There shall be storage space(s) created for three trash carts for each dwelling unit on a lot, including ADUs and JADUs that are screened and not visible from the street.
6. **Addressing.** All dwelling unit addresses shall have a numerical digit height that is a minimum of four inches (4") high with a one-inch (1") stroke and shall be visible from the street to which it is addressed with directional arrows to any rear units to assist emergency and delivery services to find the rear dwelling units. The rear units may have a second address on the building for confirmation purposes. Addressing and numbering of dwelling units shall comply with *LMC Section 8003*.

7. **Mailboxes.** Mailboxes shall be co-located for all units in one location on each lot to the satisfaction of the Post Office and they shall be visible from the addressed street with an access sidewalk leading to the mailbox area.
8. **Water Heater.** The location of a properly permitted and vented water heater for each dwelling unit on a lot shall be indicated on the site plan for the project. The water heater shall be either tankless or a tank-type that is located either inside a building or outside in an attached enclosure that is a framed enclosure and finished with cladding materials that matches the adjacent structure with a roof that extends to the roof of the dwelling unit. Venting and plumbing shall not be exposed, except above the roof of the enclosure. The enclosure shall match the residence in terms of material, paint color, texture, and matching roofing material. Metal enclosures are no longer allowed and shall be replaced as a requirement for the approval of a residential addition or remodel project.
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9. **Air Conditioning Condensers.** All air conditioning condensers shall be located a minimum five (5') feet from any adjacent property line. No exposed plumbing or conduits are allowed. Line set covers shall be painted to match the adjacent wall. Condenser noise level shall not exceed 65 dB (A) at any property line.
10. **Mechanical Equipment Requirements.** No sound-producing machinery, equipment, pumps, fans, HVACs, air handling apparatus, or similar mechanical devices shall be installed, located, or maintained in any residential zone unless installed, or maintained in the manner or fashion determined acceptable by the Director of Community Development, or his/her designee. The following minimum regulations shall apply:
- Roof Mounted.** No mechanical equipment, except roof vents and wind turbines, shall be erected, constructed, placed, or maintained on or upon the roof of any building or structure located in the R-1 or R-A, unless the roof structure is flat and is designed as to provide for the inclusion of the equipment as an integral part of the structure. Only low-profile equipment that projects no more than one foot above the roof or a screening parapet is allowed on dwelling units. Roof-mounted mechanical equipment shall be camouflaged and/or screened so that it appears to be an integral part of the original structure. It shall be positioned to offer the cleanest and least street visible profile possible.
 - Front Yard.** Mechanical equipment may be located in the required front yard setback area, provided that the equipment is fully screened with a sound dampening material to protect the surrounding properties from both excessive noise and an unsightly appearance. Such equipment should be located adjacent to a structure.
 - Rear Yard and Side Yard.** Mechanical equipment shall be setback a minimum of five-feet (5') from all rear and side property lines.
11. **Accessory Buildings.** These shall be allowed per *LMC Section 9322.7*, and as follows:
- Sheds.** An outdoor storage shed shall be setback a minimum one (1) foot from side property lines and a minimum of three (3) feet from rear property lines. If the shed is one-hundred and twenty (120) square feet or less, a building permit is not required.
 - Canopies.** A canopy shall be located a minimum five (5) feet from any rear or side property line, in the rear fifty percent (50%) of the lot and not on any portion of a driveway.
12. **Exterior Doors and Covered Porch.** Each new dwelling unit main entry door shall be thirty-

six (36) inches or wider. The entry door shall be covered with a projecting roof overhang to create a covered porch area. (*Recommend: A porch with wrapped posts is preferred*) The porch area shall be large enough to accommodate a seating area, a minimum area of five feet (5') by five feet (5') shall be required, (*Recommend: 5'x10'*). All other exterior doors shall have an opening clearance of thirty-two (32) inches or wider with a paved landing in front of each exterior door as required by building code.

13. **Side Yard - Second Story Windows.** Any windows in a second-story of a dwelling unit facing the side yard of a neighboring dwelling unit shall either be obscured or the bottom sill of such a window shall be no less than sixty inches (60") from the floor.

DWELLING UNIT DESIGN STANDARDS

1. **Minimum Required Setbacks.** The minimum setback for rear yard (*LMC 9322.6*), side yard and side street yard setbacks are four (4) feet. Building to building separation is a minimum of four (4) feet between eaves. Front Yard setbacks shall be as regulated in *LMC 9322.4*. (*A majority of lots in the R-1 and R-A zones require a twenty (20) foot front yard setback area.*) An addition to an existing structure with a non-conforming side yard of not less than three feet (3') may adopt the same setback as that of the existing structure. (*LMC Section 9394.D.2*). If an accessory structure is located in the rear 50% of a lot, it may be located one foot (1') from the side property lines. Garages on corner lots may be attached to the main structure if adequate access provisions are maintained to the rear yard area (*LMC Section 9322.7*).
2. **Height Projections.** Projections above height restrictions are listed in *LMC Section 9380*
3. **Allowed Yard Projections.** Projections into required yards are detail in *LMC Sections 9383 and 9384*. The following projections are allowed as stated, provided that they maintain a minimum clearance of thirty inches (30") to all property lines.
 - a. Cornices, eaves, belt courses, sills, buttresses or other similar architectural may project into front, rear and side yards.
 - b. Water heaters, chimneys, and similar devices may project into required side and rear yards.
 - c. A balcony or a covered unenclosed stairway leading to a second-story may project up to thirty inches (30") into the required front yard. (*LMC Sections 9383.1*)
 - d. An uncovered unenclosed porch, platform or landing place no higher than the first floor of the attached dwelling unit may project into the required front or side yard no more than six feet (6') and provided a minimum unobstructed walkway at least three feet (3') wide along one side yard is maintained to the rear portion of the property. Such structures may also project into the required four-foot (4') rear yard. Any necessary stairs may be installed in front of the allowed projection. (*LMC Section 9383.2*)
 - e. Covered, unenclosed porches platforms or landing places may be extended up to six feet (6') into the required front yard, except as restricted by *LMC Section 9383.2* for Tracts 11600 and 12673. Any necessary stairs may be installed in front of the allowed projection.
 - f. Carports located in rear 50% of a lot may project as allowed by *LMC Section 9383.F*.
 - g. Porte-cochere may project into required side yards as listed in *LMC Section 9383.G*.
 - h. Other allowed projections are allowed in all setback yards as listed in *LMC Section 9383.3*
 - 1) Planting boxes or masonry planters.
 - 2) Guard railings for safety protection around ramps
 - 3) Landscaping with trees, plants, bushes, shrubs, hedges, and fencing.
 - 4) Swimming pools and appurtenances in the side and the rear yards including diving boards, slides, filters, and heaters.

4. **Dwelling Unit and Accessory Building Location.** All dwelling units and accessory structures can be located anywhere on a lot within the “Building Envelope” or as elsewhere allowed by the Lakewood Municipal Code. The “Building Envelope” is the area of the lot remaining once the setback areas for all the required yards (*i.e., Front, rear, side, and side-street yards*) are removed. For this purpose, the side yard setback area extends from the required front yard to the required rear yard. Second dwelling units and accessory buildings may be constructed to either side or to the rear of the first dwelling unit on a residential lot.
5. **Maximum Dwelling Unit Size.** There shall be no maximum dwelling unit size required for the first dwelling unit on a lot. A detached second dwelling unit or a detached ADU shall have a maximum unit size of 1,200 square feet and a minimum of 150 square feet. A JADU shall have a maximum unit size of 500 square feet and a minimum unit size of 150 square feet. An attached dwelling unit or ADU shall not exceed fifty percent (50%) of the dwelling unit to which it is attached or eight hundred (800) square feet whichever is greater. No
6. **Minimum Dwelling Unit Size.** The minimum size of a dwelling unit is 150 square feet.
7. **Maximum Building Height.** All structures on a lot zoned R-1 or R-A shall be a maximum of 35 feet in height or two and one-half stories, whichever is less. (*LMC 9322.3*) Building height is defined as the vertical distance measured from the average level of the highest and lowest points of that portion of the lot covered by the building to the ceiling of the uppermost story. (*LMC Section 9302.10*).
8. **Maximum Floor Area Ratio.** The maximum floor area ratio for all structures on a lot is 65%.
9. **Minimum Open Space.** (*LMC 9322.6*) Open space shall be required as follows:
 - a. Residential lots with 5,000 square feet or more in total lot area shall have a minimum of seven hundred fifty (750) square feet of open space area, located within the rear fifty percent (50%) of such lots.
 - b. Residential lots with less than 5,000 square feet in total lot area shall have a minimum of fifteen percent (15%) of the total lot area allocated to an open space area, located within the rear fifty percent (50%) of such lots.
 - c. Open space areas shall be computed to include the following:
 - 1) Side yard areas in the rear fifty percent (50%) of the lot and of which at least four (4) feet must be contiguous with a yard area behind a dwelling unit.
 - 2) Driveways and driveway turning radius areas located within the rear fifty percent (50%) of the lot.
 - 3) Balconies and open flat roof patio and recreation areas may be included when there is more than one dwelling unit on a lot.
 - 4) No area that is less than four (4) feet in width and four (4) feet in length shall be included in computing the required open space area.
 - 5) No area occupied by any building, other than an unenclosed patio area may be used in computing the required open space area,
 - 6) Patios under cover and which are otherwise unobstructed on all sides, except where enclosed by the walls of the attached building may be located within the open space area, provided the patio does not occupy more than fifty percent (50%) of the required open space area, and provided no portion of an attached patio is located within the four (4) foot rear yard.
10. **Maximum Lot Coverage.** The maximum lot coverage for one dwelling is 45% of the lot and it increases to a maximum of 65% if a second dwelling unit is constructed on one lot.

11. **Garage Conversions.** Any dwelling unit created by converting a garage shall do the following:
 - a. The garage door shall be removed along with the surrounding framing and stucco.
 - b. The replacement wall shall be finished with material covering the full wall and there shall be no shadowing of the previous opening. There shall architectural compatibility with any other dwelling units on the lot in terms of roofing, siding, and fenestration.
 - c. The garage floor shall be reconstructed in such a manner that it is waterproof and flat.
12. **Minimum Dwelling Unit Components.** Each dwelling unit shall have:
 - a. **Living Room.** A living area (*TV hookups with wiring and a seating area, etc.*)
 - b. **Bedroom.** One or more enclosed bedrooms or an open studio bedroom sleeping area. No bedroom shall be less than eighty square feet (80 SF) and no width dimension shall be less than seven and one-half feet (7.5').
 - c. **Closets.** Closets shall conform to these standards: a "U" shaped closet shall be a minimum six feet six inches (6' 6") wide and an "L" shaped closet shall be a minimum of four feet six inches (4'6") wide.
 - d. **Bathroom.** There shall be one bathroom or more that is at least forty-four square feet (44 SF) in area that has a sink, toilet, and bathing facilities (either a tub or a low threshold shower). There shall be twenty-four inches (24") clear or more in front of the toilet. Bathroom entry doors shall not swing into the toilet area. At least one first floor bathroom shall comply with listed accessibility standards.
 - e. **Laundry.** (Hookups Only). All new dwelling units shall have laundry hookups (*hot and cold-water faucets, dryer vent, water outflow pipe, electrical outlets sized for chosen appliances and a gas outlet if gas appliances are chosen*). This hookup may be for a future stackable unit, or a full-sized washer and dryer set. Full size laundry areas shall be a minimum 5-feet wide and 3-feet deep to accommodate a side-by-side washer and dryer set. The work area in front of the washer and dryer appliances shall be a minimum of three (3') feet deep. Stackable units may be used to save space. The laundry area can be co-located in a bathroom area for space efficiency.
 - f. **Dining.** A meal eating area (*e.g., table or counter with chairs*).
 - g. **Kitchen.** A food preparation area with a sink, a stove, a refrigerator space, a counter, and food storage cabinets. There shall be four feet clear (4') in front of the stove.
13. **Accessibility.** The design of any new or remodeled dwelling unit shall incorporate features into the first-floor plan features for hallways, bedrooms, and bathrooms to assist the mobility-challenged and elderly. These features shall include:
 - a. Units with Raised Foundations. Elevated entries shall have handrails adjacent to any stairs.
 - b. Electrical Outlets and Switches. All new electrical outlets shall be a minimum of 18" to the top of box. All new light switches shall be a minimum of 48" above the floor, unless adjacent to or attached to a counter.
 - c. First Floor Interior Doors. At least one first floor bedroom and one bathroom access door, if being constructed or remodel, shall have a clearance of thirty-two inches (32") or wider. (*This requires a minimum 34" inch wide swing door or a 32' wide pocket door*).
 - d. First Floor Bathroom. At least one new or remodeled first floor bathroom shall have an elongated toilet with a rim height that is a minimum seventeen inches (17") from the floor. This toilet shall have at least sixteen inches (16") clear to the center of the toilet and thirty-six inches (36") clear in front of the toilet. If a shower is selected it shall be a low threshold style with a maximum four inch (4") high threshold. There shall be blocking installed in the walls behind the toilet and behind the shower or tub for future installation of stabilization grab bars. (*Recommend: Install the bars with project.*)

- e. Hallways. Hallways leading to doorways for such mobility-friendly bathrooms and bedrooms shall be a minimum of forty-two inch (42") wide.
14. **Architecture Compatibility and Articulation.** The architectural elements and exterior materials shall be coordinate and/or match throughout and be the same throughout for all units on a lot, including ADUs, JADUs and any accessory structures. Architectural compatibility shall mean consistency in terms of style, texture, trim, and color of all exterior materials, including the size, style, and shape architectural features.
- a. **Exterior Siding.** All exterior siding in terms of color, texture, and style shall be consistent and coordinated on each elevation and each projection or variation.
 - b. **Roofing.** All dwelling unit roofing in terms of style, type, pitch, material, and color shall match between all dwelling units on the same lot. The size, style and shape of roof overhangs, rafters, and fascia shall match on each unit and between units and accessory structures on the same lot. Covered patio roofs are allowed to vary pitch and material.
 - c. **Windows and doors.** All windows and doors in terms of trim, style, and type shall be the same on each elevation and between all dwelling units on a lot. Sliding windows may be substitute, where needed for air circulation.
 - d. **Architectural Components.** All architectural components such as the style, length, height and width of fascia, barge boards, wainscoting, eave overhangs and post wrappings shall match on each structure and between all structures on a lot. Hardscape materials shall be consistent with similar materials used in planters, post wrapping and wall cladding.
 - e. **Paint.** All structures on a lot shall be painted to match a consistent theme.
15. **Paint Maintenance.** Any permitted residential construction project including additions and remodeling projects shall include repainting the exterior portion of any dwelling unit or other structure on a lot that has cracked, faded, stained, or peeling paint.
16. **Wainscot or Siding.** Where the frontage of a dwelling unit is covered only with a plain single cladding material, the property owner shall install some architectural articulation in the form of trim packages around the windows and doors; and/or install siding material (*e.g., bat and board wood siding*); and/or install a brick or stone wainscot along the frontage of the residence. All dwelling units on a lot shall have the same or similar architectural features to carry a theme throughout all structures on the property. If a wainscot or siding is added, it shall be wrapped around each side of the dwelling unit a minimum of three feet (3') to create a finished corner. If a wainscot is selected it shall have the following:
- a. A minimum height of three feet (3').
 - b. Install on top of the wainscot a flashing and a top cap to shed water.
 - c. Install the cap piece below the lowest existing window frame if the bottom sill of such window is at least three feet (3') or more in height.
 - d. Install wainscot manufactured corner return pieces. There shall be no mitered corners.

ADEQUATE UTILITIES

Adequate utilities shall exist to each lot in the R-1 or R-A zoning district prior to occupancy of any proposed new dwelling unit on that lot. Each new dwelling unit shall have separate metered utilities, except that an ADU and/or JADU may share utilities with the host residence.

1. **Adequate Services Required.** Adequate utility and services are required for each residential development and land division and shall be available for use prior to issuance of permits or recordation of a parcel map. The residential development project shall not be issued building permits until such time that the utility or service has been upgraded and the serving agency has determined the utility or service to be adequate to serve the proposed development.

Essential utilities or services include potable water, fire flow, sewer, electricity, solid waste collection and disposal, and natural gas. A determination made by the serving agency of a required utility or service not being capable to accept new connections shall state in a measurable detail the benchmark that is inadequate. This shall be stated in terms of deficiencies in source, supply, distribution line capacity, discharge line capacity, discharge acceptance capacity, landfill capacity or other such quantifiable measure.

The serving agency shall state what upgrades are necessary to raise the determination from inadequate to adequate for purposes of constructing the project and other similar projects in a five-year period. A negative determination may be based on estimates of cumulative impacts based on anticipated annual growth demands that exceed current system capacities.

2. **Water.** Each new dwelling unit shall have a separate minimum one-inch water supply line, and a separate water meter, unless otherwise allowed by the serving agency.
3. **Fire.** Exterior walls of all existing and proposed structures on a lot shall be within four hundred and fifty (450') feet of a fire hydrant. No new dwelling unit shall be permitted on a lot until all structures on a lot satisfy this requirement. A new fire hydrant can be installed.
4. **PV Solar Panels.** Each new detached dwelling unit shall comply with California Energy Code and install photo voltaic solar panels as required by state law. The site plan and/or roof plan shall show the proposed location of the solar panels. (*Recommendation: Solar panels are encouraged to be installed preferably on the west and south facing roof slopes.*)

CONSTRUCTION OPERATIONS REVIEW

1. **Construction Debris.** Construction activities that involve hauling away demolition or construction debris shall be approved by the Lakewood Public Works Department.
2. **Construction Stormwater Protection.** Any construction or operational activities that could potentially result in any water leaving the site as drainage shall be coordinated with the Lakewood Public Works Department to assure proper procedures have been implemented (*e.g., installation of waddles and track-out devices*).

PUBLIC INFORMATION IS AVAILABLE

If an applicant has questions have questions relating to the development process, contact the Community Development Department at (562) 866-9771, extension 2300. Additional information is available on the City's website at: www.lakewoodcity.org/services/planning/default.asp.

For in-person visits. These visits should be for information and guidance only, as all applications and application processing are done through electronic communications.

The Community Development Department Planning Section counter hours are:

Monday through Thursday: 7:30 A.M. – 5:30 P.M.

Alternating Fridays: 7:30 A.M. – 5:00 P.M. Lakewood City Hall is closed every other Friday.

Early Review Recommended. Applicants are advised to submit preliminary plans to allow staff sufficient time to review and provide corrections and identify missing materials. Applicants are invited to discuss a proposed project with planning staff at any time. The more detailed the proposed project sketches or plans can be is extremely helpful to the planner in giving full design advice. This Administrative Manual also provides many tools to guide residential project design.

Stages. Remember a proposed residential development project review has three basic stages, namely, planning review, building and safety plan check review and then building permit construction inspections, and Occupancy is approved upon completion of a final building permit inspection with a “final” signature of the building inspector.

Attachments.

1. Ministerial Staff Review Application Form for all R-A residential development.
2. Staff Design Review Application Form for ADU's and JADUs.
3. Rent Questionnaire – Complete this form for each dwelling unit on a lot and if occupancy is for self or family indicate “\$0.00 - Family” on the form for every applicable unit.
4. Plan Check Review and Building Permit Issuance. This is a summary of the eight processing steps necessary to go through building plan check and get a building permit issued after getting a planning staff approval of an MSR or other planning application.
5. Example Site Plan.
6. Example Roof Plan (May be incorporated into site plan, as shown.)
7. Example Floor Plan.
8. Example Elevations.
9. Example 3-D Renderings of Front Porch

MINISTERIAL STAFF REVIEW (MSR) APPLICATION
SUBMITTAL REQUIREMENTS

The following application items are required for review:

1. Ministerial Staff Review Application Form. A MSR application form is attached to this Administrative Manual. All applications and plans shall be submitted to the city at the website MyPlans@LakewoodCity.org. The electronic form is available from the Community Development Department at: www.lakewoodcity.org/services/planning/forms.asp
2. Submit the proposed residential development plans electronically in one PDF file that is less than 15 MB. The plans shall include at a minimum a site plan, floor plan, roof plan, four-sided elevations, and three-dimensional renderings if available, as follows:
 - A. **Site Plan** (see Figure 1) – Submit a site plan of the project site, fully dimensioned and drawn at a scale no less than 1/8" = 1' or 1" = 10'. The plot plan shall show:
 - 1) North arrow and scale.
 - 2) Title block including a) Type of development and the zoning (i.e., R-1 or R-A), b) Address of job site, c) Date the plan was prepared, d) Name, address, phone number and e) most importantly the e-mail address of each of the property owner, person/firm preparing the plans and any other interested party who wants notification. All communications are by e-mail or phone.
 - 3) The name and width of all adjacent public and private streets, including alleyways.
 - 4) Dimensions of all property boundary lines.
 - 5) Location and dimensions of all existing and proposed structures, including pools, patios, porches, balconies, decks, outdoor storage sheds, gazebos, bar-b-que islands, and other accessory structures. The distances between structures, and distances from property lines to the structures shall be noted.
 - 6) Location, size, and percentage of front yard areas dedicated to hardscape and landscape. Include a schematic drawing of existing and proposed landscaping.
 - 7) Location, dimensions, heights and materials of walls or fences and gates.
 - 8) Location and dimensions of the driveway and driveway turning radius area, if needed.
 - 9) Location of all exterior mechanical equipment, such as air-conditioning condenser units, water heaters, electrical panels, and gas meters.
 - 10) Location of central street-oriented dwelling unit addressing and mailbox location.
 - 11) Location and access to trash cart storage area that is not visible from the street.
 - 12) Location of a minimum three-foot (3') wide paved access private sidewalk from the public sidewalk to the entry doorway of each dwelling unit and sidewalks from each dwelling unit to mailbox, parking, and trash cart storage areas.
 - 13) Location and dimensions of public and private easements for sewers, water, electricity, and/or any permanent physical features of the land. Each dwelling unit shall be shown to have a separate water line.
 - 14) A legend specifying: a) Total square feet of lot area, b) Total square feet of open space, c) Percent of lot coverage, d) Total floor area of all existing and proposed buildings and e) Floor Area Ratio (FAR).
 - 15) Direction of slopes and grade differences.
 - 16) A scope of work statement shall be included indicating existing and proposed square footages of all existing and proposed structures, as well as areas to be demolished. Any new water heaters or HVAC equipment shall be indicated.

- B. **Roof Plan** – Prepare a roof plan, drawn to a scale of not less than $1/8'' = 1'$ or $1'' = 10'$. The roof plan shall include existing and proposed structures, ridges, valleys, hips, crickets, eave overhangs, chimneys, locations of roof-mounted equipment, materials, and roof pitch. The roof plan may be incorporated into the plot plan or site plan if all (see attached Figure).
- C. **Floor Plans** – Prepare floor plans to a scale of not less than $1/4'' = 1'$. Show the complete floor plans of the existing and proposed structures with room names, room sizes, and locations of all doorways and windows (See Attached Figure). Floor plans are not required for MSR approval of roof-mounted equipment or fence extensions.
- D. **Elevations** – (see attached) – Prepare to scale (not less than $1/4'' = 1'$). Show front, side, and rear exterior elevations of all buildings and all sides showing:
- 1) Compass direction and lot location of each (e.g., Front/North, Rear/South, etc.)
 - 2) Roof height, dimensions, and pitch. Show any proposed PV solar panel locations.
 - 3) Show venting and any roof mounted equipment or features.
 - 4) Architectural features and treatment of exterior surfaces (e.g., materials and colors).
 - 5) Architectural articulation, show pop outs, shadowing and trim.
 - 6) Wainscot and siding materials are required to wrap each side a minimum of three feet.
 - 7) Window and doors including style, type, width, height and trim.
 - 8) Fences and walls with gates, specifying heights, widths, extensions, and materials.
 - 9) Exterior mechanical equipment and proposals for its screening.
 - 10) Show landscaping and any proposed planters.
- E. **Three Dimension View.** Prepare at least one three-dimensional view showing the front building mass (*walls, roof, windows, and doors, etc.*) of the proposed project and its proposed articulations (*wainscot, siding, trim packages, etc.*), where applicable.
3. **Site Photographs** – One electronic PDF file less than 15 MB containing color photographs of existing conditions on all portions and all sides of all buildings on the subject project site.
4. **Rent Questionnaire** – Complete the form for each dwelling unit of the subject lot including ADUs, JADUs and second dwelling units. If for self or family members just indicate “\$0.00 -Family” on the form for each such dwelling unit.



City of Lakewood
MINISTERIAL STAFF REVIEW (MSR)
For all R-1 and R-A Residential Development
APPLICATION FORM

Please Type or Print Legibly and Scan /OR Use the Interactive PDF Form

SUBMITTAL REQUIREMENTS – All plans and this form shall be submitted electronically in one PDF file to myplans@lakewoodcity.org. Required pictures of the full site and rent questionnaire may be sent in separate files. E-mails are required as communications will be sent electronically. **PDF files shall NOT exceed 15 MB.**

PROJECT SITE ADDRESS: _____

PROJECT DESCRIPTION (add SF) _____

(Check): ☐ NEW D.U. or ☐ ADDITION; ☐ DEMOLITION ☐ 1ST STORY ☐ 2ND STORY
☐ FRONT PORCH ☐ REAR PATIO ☐ OPEN/☐ ENCLOSED; ☐ ATTACHED/☐ DETACHED
☐ GARAGE ☐ ACCESSORY BUILDING ☐ OTHER _____

PROPERTY OWNER (Applicant): _____

E-MAIL ADDRESS _____ PHONE: () _____

POSTAL ADDRESS _____ CITY _____ ZIP _____

PLAN PREPARER: _____

E-MAIL ADDRESS _____ PHONE: () _____

RELATIONSHIP (check): ☐ Architect ☐ Designer ☐ Engineer ☐ Other (specify): _____

POSTAL ADDRESS _____ CITY _____ ZIP _____

List Any Other Party: (e.g., Contractor, etc.) Email and Phone No. _____

IMPORTANT: Notification of the MSR action will be sent via e-mail to the property owner, Plan Preparer and any other listed above.

OFFICIAL USE ONLY

MSR CASE NO: _____ ZONE: _____

DATE ACCEPTED AS COMPLETE: _____ REVIEWED BY: _____

COMMENTS: Unpermitted Construction or Code Enforcement/Other: _____

CHECKLIST: R-1 AND R-A DEVELOPMENT STANDARDS

Designers use this list to confirm MSR design compliance.

APPLICATION SUBMITTAL CHECKLIST (DU = Dwelling Unit; SF=Square Foot):

- ☐ **Application Form** - All phone numbers and e-mails (Property Owner/ Plan Preparer)
- ☐ **Site Pictures** All sides of all buildings separate PDF file ☐ **Rent Questionnaire**-Signed
- ☐ **Do not submit** structural and Title 24 energy calculations, save for Building Plan Check
- ☐ **PLANS:** Site, Roof, Floor, 3-D and Elevations, all in **ONE PDF file - Shall Not Exceed 15 MB.**
- All Plan Sheets:** ☐ Approval Stamp Box 3" x 3" upper right corner ☐ Title Sheet with Site Address
- ☐ North arrow ☐ Scale no less than 1/8" = 1' or 1" = 10' ☐ Revision Date ☐ Not cluttered.

• **SITE PLAN CONTENTS:** Site Plans shall dimension the following: (*P/L = Property line*)

- ☐ **Scope of Work** – List all improvements with SF for Existing/New/Demolition, List: New A/C – 5' to P/L, Water Heater Type/location (No metal), and Electrical Panels. ☐ **Project Metrics:** List: Lot Area, Lot Coverage, Open Space, Front/Rear/Side Setbacks, Projections, Floor Area- all structures (*Exist./New*), Floor Area Ratio, ☐ All P/L dimensions ☐ Name/width all abutting streets and alleys ☐ Dimension driveway/ driveway turning radius ☐ Show width/location of utility easements and features
- ☐ All sides/all structures and distance between structures and to P/L ☐ Each DU own water line/meter
- ☐ Dimension/Area/Percentage of FYHA and FYLA and provide landscaping diagram
- ☐ Indicate slope direction and grade. ☐ Three trash carts per DU not street viewable.
- ☐ All DU mailboxes together ☐ DU address(es) together - street viewable.
- ☐ Dimension height and location of walls and fences with any extensions and gates.
- ☐ If gated, need pedestrian gate (3'-5' wide with single hand operable door handle/latch)
- ☐ Sidewalk from public sidewalk to each DU min. 3-feet wide unobstructed.
- ☐ Sidewalk from DU to trash, mailbox and parking ☐ DU entry door min. 3-feet wide
- ☐ Covered Entry/ Porch (Min. 5' x 5') ☐ Porch 5' x 10' with wrapped 4" x 6" posts?
- ☐ Water Heater (W/H) - (List type for each DU) ☐ Replace W/H Metal Enclosures
- ☐ Show any new/proposed A/C Min. 5' to P/L for each DU ☐ Show all exterior utilities.

• **ROOF PLAN CONTENTS:** Roof Plans shall include the following:

- ☐ All DUs have matching roof styles, pitch, ridges, vents, eaves, and overhangs
- ☐ PV Solar location for new DU ☐ Locations of any roof-mounted equipment

• **FLOOR PLAN CONTENTS:** Floor Plans shall dimension the following:

- Floor Area: _____ Porch Area: _____ ☐ Kitchen ☐ Dining ☐ Bedroom ☐ Living Room ☐ Laundry (Hookups Only) **Accessibility:** ☐ Bathroom (low threshold shower?) ☐ Elongated Toilet 17" to rim
- ☐ Handrails for stairs ☐ Blocking for grab bars (toilet/shower)
 - ☐ Hallways and doorways (min. 34" - 36") ☐ Electrical Outlets 18" to top of box and switches to 48"

• **ELEVATION PLAN CONTENTS:** Elevation Plans shall show and dimension the following:

- ☐ Compass direction and lot location of each elevation (e.g., Front/North, Rear/South, etc.)
- ☐ **Roof Style:** height/pitch, fascia, barge boards, eaves, overhangs, venting, mechanical and any PV solar location ☐ **Architecture Style:** windows, doors, fences/wall, siding materials, pop outs, shadowing and trim ☐ Wainscot/Siding wrap 3' each side ☐ Exterior mechanical equipment
- ☐ Landscaping/planters ☐ 3D elevations are encouraged.



**City of Lakewood
STAFF DESIGN REVIEW (SDR)
ADU/JADU APPLICATION FORM**

Please Type or Print Legibly and Scan /OR Use the Interactive PDF Form

SUBMITTAL REQUIREMENTS – All plans and this form shall be submitted electronically in one PDF file to myplans@lakewoodcity.org. Required pictures of the full site and rent questionnaire may be sent in separate files. E-mails are required as communications will be sent electronically. **PDF files shall NOT exceed 15 MB.**

PROJECT SITE ADDRESS: _____

PROJECT DESCRIPTION (check): ☐ ADU ☐ JADU **TYPE:** ☐ ATTACHED ☐ DETACHED
CONSTRUCTION: ☐ GARAGE or OTHER CONVERSION ☐ NEW (w/ solar) ☐ ADDITION
☐ OTHER (describe) Also list any additional modifications/additions to the primary host residence with square footages: _____

PROPERTY OWNER (Applicant): _____

E-MAIL ADDRESS _____ PHONE: () _____

POSTAL ADDRESS _____ CITY _____ ZIP _____

PLAN PREPARER: _____

E-MAIL ADDRESS _____ PHONE: () _____

RELATIONSHIP (check): ☐ Architect ☐ Designer ☐ Engineer ☐ Other (specify): _____

POSTAL ADDRESS _____ CITY _____ ZIP _____

List Any Other Party: (e.g., Contractor, etc.) Email and Phone No. _____

IMPORTANT: Notification of the SDR action will be sent by e-mail to the property owner and any other representative listed above unless otherwise requested in writing.

OFFICIAL USE ONLY

SDR CASE NO: _____ ZONE: _____ **ADDRESS** STREET NAME: _____

☐ DETACHED ADU #: _____ ☐ ATTACHED ADU #: _____ ☐ JADU #: _____

DATE ACCEPTED AS COMPLETE: _____ REVIEWED BY: _____

COMMENTS: Unpermitted construction/ Code Enforcement/Other: _____

CHECKLIST - ADU/JADU DEVELOPMENT STANDARDS

Designers use this list to confirm ADU/JADU design compliance.

APPLICATION SUBMITTAL CHECKLIST (DU= Dwelling Unit, SF=Square Foot):

- ☐ **Application Form** - All phone numbers and e-mails (Property Owner/ Plan Preparer)
- ☐ **Site Pictures** All sides of all buildings separate PDF file ☐ **Rent Questionnaire**-Signed
- ☐ **Do not submit** structural and Title 24 energy calculations, save for Building Plan Check
- ☐ **PLANS:** Site, Roof, Floor, 3-D, and Elevations, all in **ONE PDF file - Shall Not Exceed 15 MB.**
- All Plan Sheets:** ☐ Approval Stamp Box 3" x 3" upper right corner ☐ Title Sheet with Site Address
- ☐ North arrow ☐ Scale no less than 1/8" = 1' or 1" = 10' ☐ Revision Date ☐ Not cluttered.

• **SITE PLAN CONTENTS:** Site Plans shall dimension the following: (*P/L = Property line*)

- ☐ **Scope of Work** – List all improvements with SF for Existing/New/Demolition, List: New A/C – 5' to P/L, Water Heater Type/location (No metal), and Electrical Panels. ☐ **Project Metrics:** List: Lot Area, Lot Coverage, Open Space, Front/Rear/Side Setbacks, Projections, Floor Area- all structures (*Exist./New*), Floor Area Ratio, ☐ All P/L dimensions ☐ Name/width all abutting streets and alleys ☐ Dimension driveway/ driveway turning radius ☐ Show width/location of utility easements and features
- ☐ All sides/all structures and distance between structures and to P/L ☐ Each ADU own water line?
- ☐ Dimension/Area/Percentage of FYHA and FYLA and provide landscaping diagram
- ☐ Indicate slope direction and grade. ☐ Three trash carts per unit not street viewable.
- ☐ All ADU mailboxes together ☐ DU/ADU addresses together - street viewable.
- ☐ Dimension height and location of walls and fences with any extensions and gates.
- ☐ If gated, need pedestrian gate (3'-5' wide with single hand operable door handle/latch)
- ☐ Sidewalk from public sidewalk to ADU min. 3-feet wide unobstructed.
- ☐ Sidewalk from ADU to trash, mailbox, and parking ☐ ADU entry door min. 3-feet wide
- ☐ Covered Entry/ Porch (Min. 5' x 5') ☐ *Porch 5' x 10' with wrapped 4" x 6" posts?*
- ☐ Water Heater Type ☐ Replace W/H Metal Enclosures ☐ Show A/C *Min. 5' to P/L*

Garage Conversion: ☐ Garage door/frame fully removed ☐ Garage floor vapor barrier/flat

• **ROOF PLAN CONTENTS:** Roof Plans shall include the following:

- ☐ All DUs have matching roof styles, pitch, ridges, vents, eaves, and overhangs
- ☐ PV Solar location for new DU ☐ Locations of any roof-mounted equipment

• **FLOOR PLAN CONTENTS:** Floor Plans shall dimension the following:

Floor Area: _____ Porch Area: _____ ☐ Kitchen ☐ Dining ☐ Bedroom ☐ Living Room ☐ Laundry (Hookups Only) **JADU:** ☐ Internal door? ☐ Bathroom? **Accessibility:** ☐ Bathroom (low threshold shower?) ☐ Elongated Toilet 17" to rim ☐ Handrails for stairs ☐ Blocking for grab bars (toilet/shower) ☐ Hallways and doorways (min. 34" - 36") ☐ Electrical Outlets 18" to top of box and switches to 48"

• **ELEVATION PLAN CONTENTS:** Elevation Plans shall show and dimension the following:

- ☐ Compass direction and lot location of each elevation (e.g., Front/North, Rear/South, etc.)
- ☐ **Roof Style:** height/pitch, fascia, barge boards, eaves, overhangs, venting, mechanical and any PV solar location ☐ **Architecture Style:** windows, doors, fences/wall, siding materials, pop outs, shadowing and trim ☐ Wainscot/Siding wrap 3' each side ☐ Exterior mechanical equipment
- ☐ Landscaping/planters ☐ 3D elevations are encouraged.

MFR ADU PLAN CONTENTS: ☐ Landscape Plans ☐ Trash Enclosure ☐ MFR Standards

**City of Lakewood
Residential Rent Questionnaire**

The California Department of Housing and Community Development (HCD) requires cities and counties to report on the affordability of new dwelling units constructed in their jurisdictions on an annual basis. This reporting is accomplished as part of the Housing Element Annual Progress Report. The information is used to assess each city's progress in approving new for-sale and rental housing.

Instructions: Circle the type of development indicated below. In the table, enter the street address, street name, unit number (if applicable), and the amount of anticipated monthly rent for each new unit created by the development project. Note that monthly rent is for a period of 30 days or more. The first row of the table has been filled in as a sample entry. Add additional sheets as necessary.

Development Type (Circle One):

Single-Family Attached/Detached, 2-4 units, 5+ units, Accessory Dwelling Unit, Mobile Home/Manufactured Home

Street Address	Street Name	Unit #	Monthly Rent
5050	Clark	#101	\$1,200
5052	Clark		\$0.00 - Family

I declare that to the best of my knowledge, the information presented herein is accurate and complete.

Name (Print): _____

Signature: _____ Date: _____

PLAN CHECK REVIEW AND BUILDING PERMIT ISSUANCE

City of Lakewood – Community Development Department

Contact the Assistant Director at (562) 866-9771, Ext. 2302 for any questions.

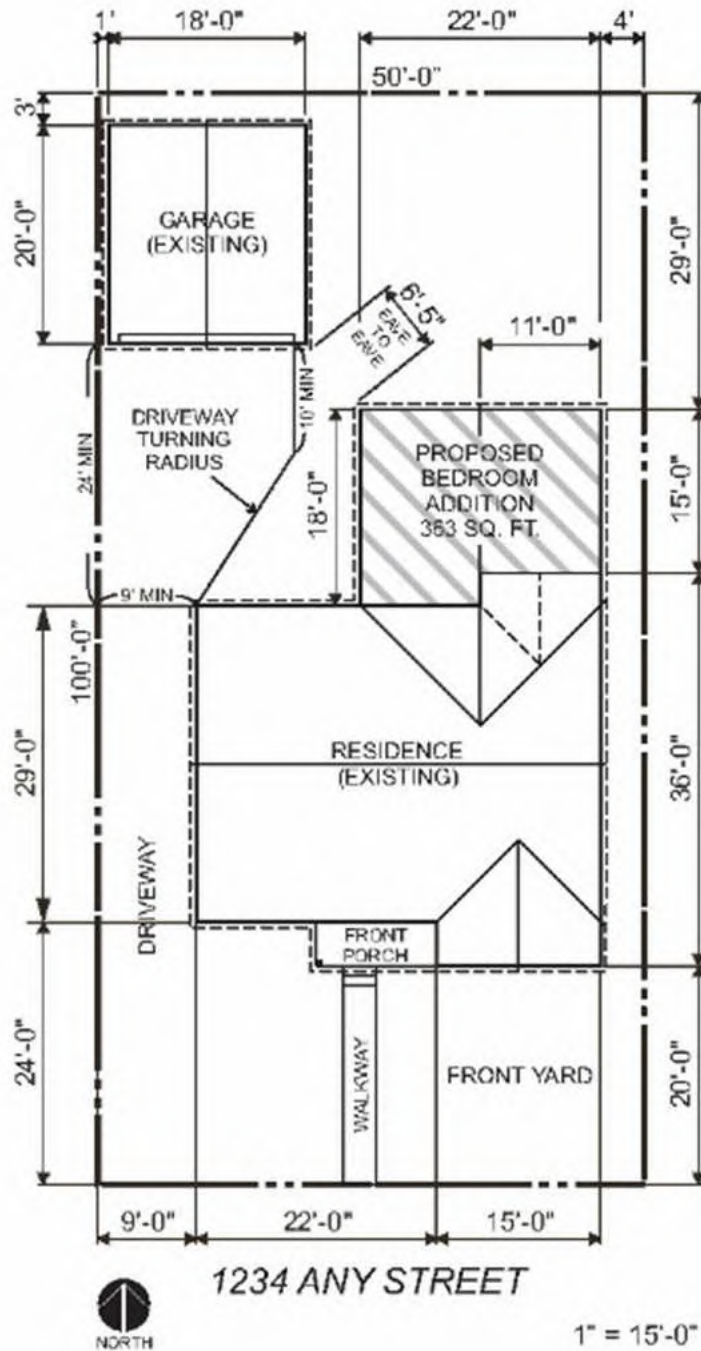
Once you have successfully received an Action Letter and a set of plans titled “**Planning Approval**” from City Planning then complete the following to submit your construction drawings to plan check review and ultimately be issued building permits, before commencing construction.

DO NOT SUBMIT TO THE BSOP until you have a set of plans titled “Planning Approval.”

APPLICANT WILL (Designer or Property Owner):

1. **Assemble** the following PDF files that are each less than 15MB. Do not submit individual plan sheets. Combine all plan sheets into a single plan file do not submit as separate documents to include:
 - a) **PLANNING PLANS** - The approved set of plans you received titled “**Planning Approval**” with approval stamps including an 8.5” x 11” site plan with the zoning compliance project description followed by a site plan, floor plan, roof plan and elevations of each side of the project structure.
 - b) **BUILDING PLANS**” - All other plans required for building plan check, including framing, structural, electrical, plumbing, mechanical, etc.
 - c) **BUILDING CALCULATIONS** - Title 24 documents and engineering calculations
2. **Establish** an account with the LA County Building and Safety Online Plan Check System (BSOP). <https://dpw.lacounty.gov/BSO/BSOP/> (City contracts with LA County for plan check & inspections)
3. **Upload** the Planning Plans, Building Plans and Building Calculations into your personal account on the BSOP system, only after planning approval.
 - a. The Plan Check Engineer (Plan Checker) will review the submittal to assure that all necessary documents are included. The Plan Checker will either accept it for processing or reject it with a list of missing items. The applicant will be notified within their BSOP account.
 - b. The Building Clerk will then generate a plan check file and send a request for plan check fee payment and forward a copy of that to the Administrative Services Department (ASD).
4. **Pay** the plan check fees to the ASD. This may be done by mailing a check payable to “City of Lakewood” to ASD or by credit/debit card by calling ASD at (562) 866-9771, extension 2622. The plan check payment must be accompanied with a copy of the Building Clerk email regarding fees.
 - a. Upon payment of the fees, the plans are placed in a workload queue based on the date received.
 - b. The Plan Checker will identify any needed corrections in approximately 2-3 weeks and return their comments and corrections to the applicant through the BSOP system.
5. **Make** the requested plan corrections and resubmit the corrected plans through the BSOP (*1-2-week review period.*) Once a corrected set of plans is approved by the Plan Checker, planning staff will transfer the approval stamps and confirm plan consistency. The applicant will be notified.
6. **Submit** an application for building permits to myplans@lakewoodcity.org. The Building Clerk processes the permit application, calculates the building permit fees, and sends the applicant an email with the amount of permit fees due.
7. **Pay** the required permit fees combined with the required business license fees for all contractors working on this project to ASD (*see step 5*). Also pay the “Construction of Dwelling Unit Tax” and record any required “Notice of Condition.” The building permits can now be issued to a licensed contractor or to a homeowner (*only on their primary residence*). Owners of commercial, rental or second homes are required to use a licensed contractor who must have a city business license.
8. **Keep** on the project site:
 - a. The official job card that was mailed to you for inspection signatures, and
 - b. One full set of the approved construction plans and an approved site plan. (*Printed by applicant*)
 - c. Call for inspections at least one day before and have the job ready at scheduled inspection time.
 - d. Confirm the final inspection is signed on job card and property owner should retain a copy.

SAMPLE PLOT PLAN



The plot plan submitted for your home improvement project must be drawn on white paper only. The sheet size must be 8½" x 11" or 11" x 17" and must show the following:

1. Location and dimensions of all property lines.
2. Location and size of all existing and proposed structures including the house, garage, patio covers, sheds, exterior water heaters, pools, spas, and air conditioning condensers.
3. Show the front, side, and rear yard setback dimensions and the dimensions of all existing and proposed structures.
4. Location and dimensions of the driveway and minimum turning radius area.
5. The plot plan should be drawn to scale and must show the north arrow. Acceptable scales include 1/16" = 1'-0" and 1" = 20'.
6. The street address and street name should be clearly indicated.
7. For additional information concerning the preparation of a plot plan or requirements, or the City zoning laws pertaining thereto, please contact the Planning Section of the Community Development Department by phone at (562) 866-9771, extension 2341. The Zoning Ordinance is on the City's website - www.lakewoodcity.org.

Figure 1. Site Plan with Incorporated Roof Plan

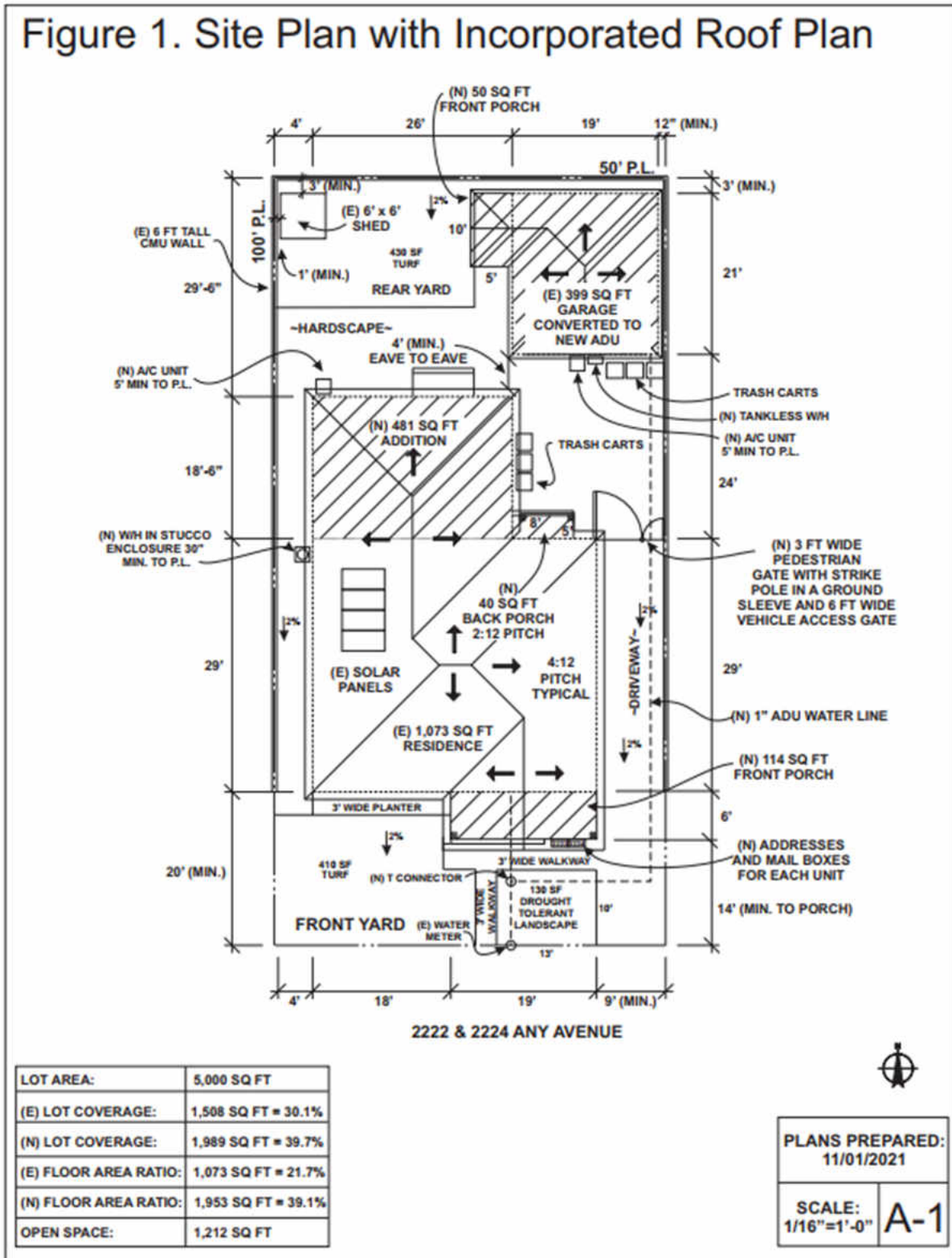


Figure 2. Floor Plan

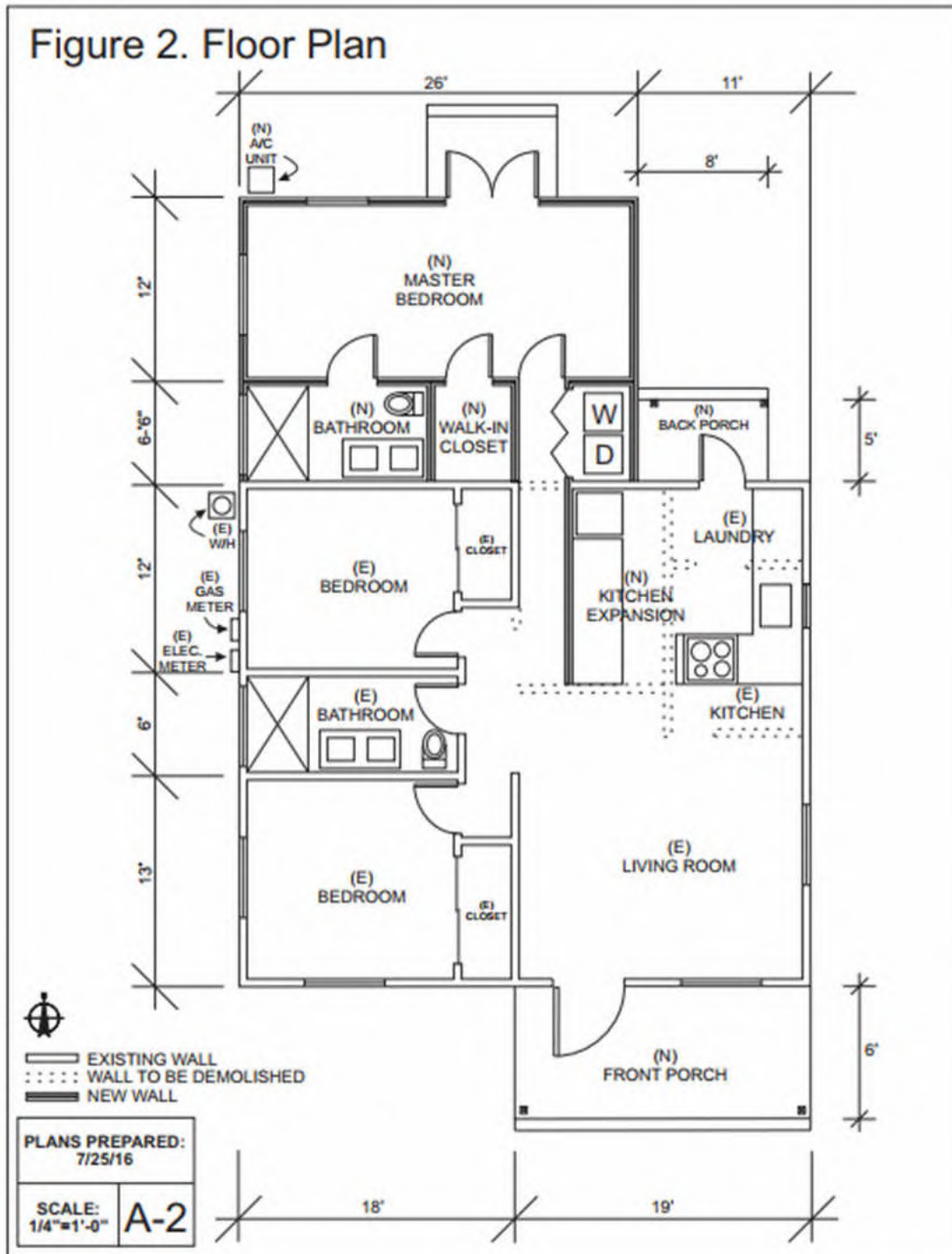


Figure 3. South (Front) Elevation

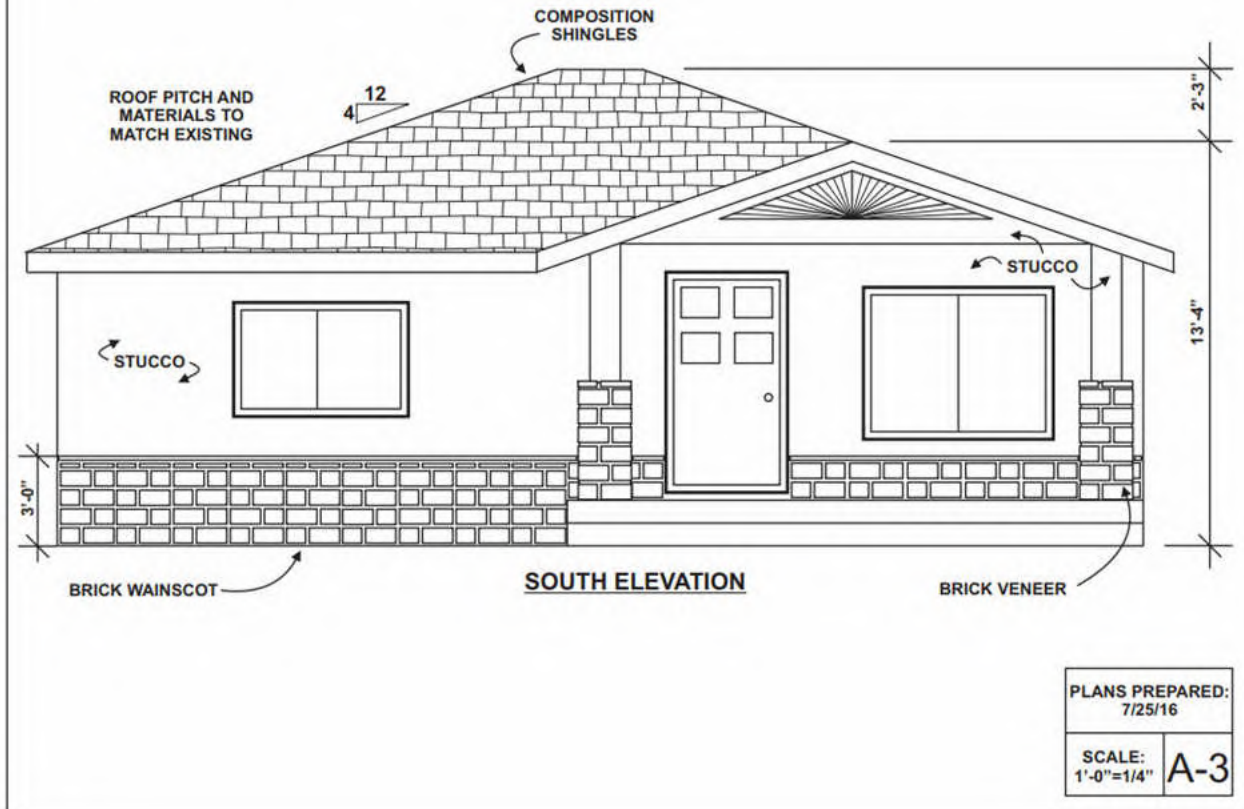


Figure 4. West (Side) Elevation

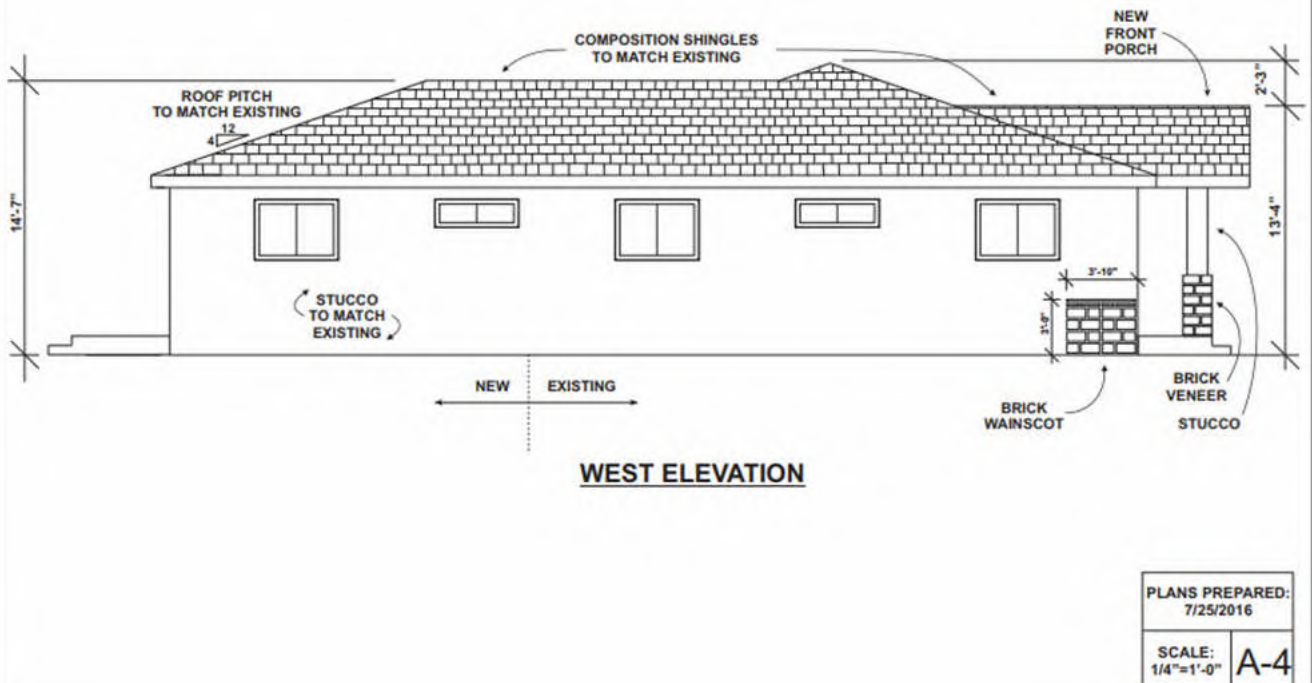


Figure 5. East (Side) Elevation

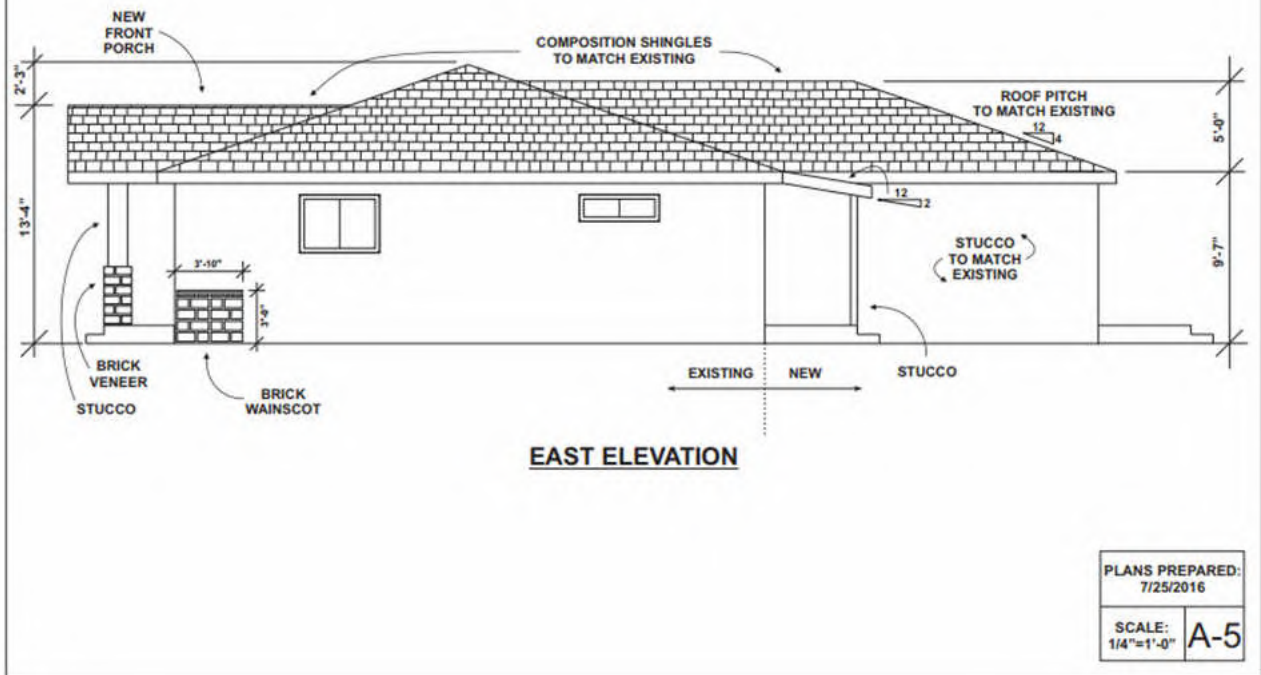
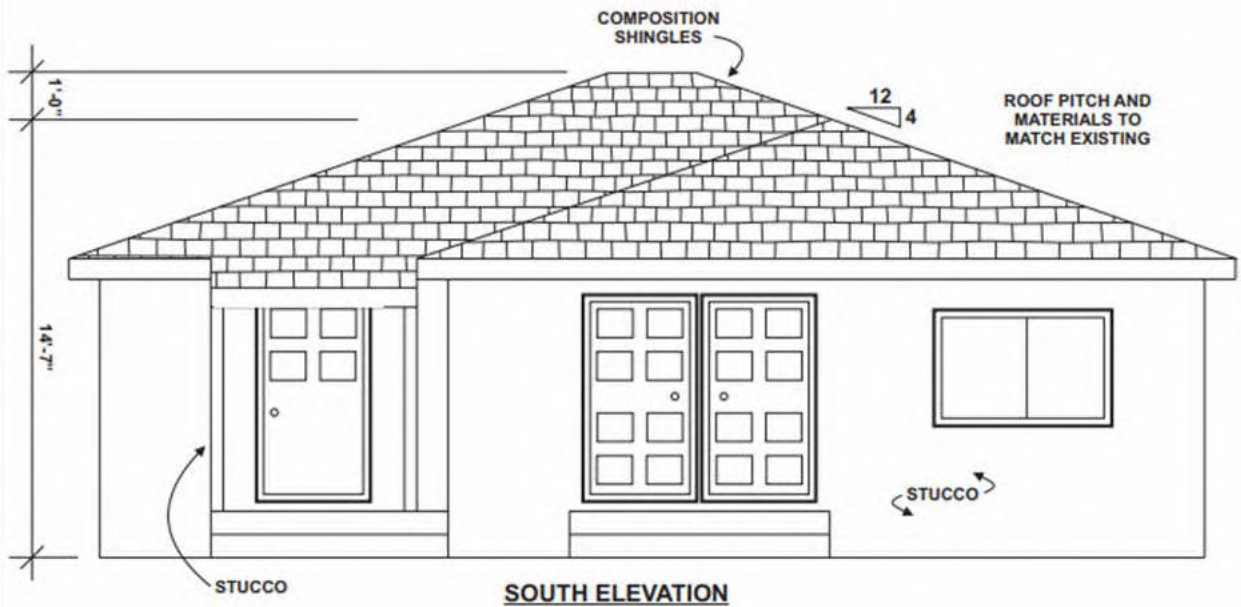


Figure 6. North (Rear) Elevation



PLANS PREPARED: 7/25/16	
SCALE: 1'-0" = 1/4"	A-6

Objective Standards and Ministerial Procedures for R-1 and R-A Zones

Effective January 1, 2022 - (Rev. 10/31/21)

Figure 1: R-1 and R-A Setback Requirements

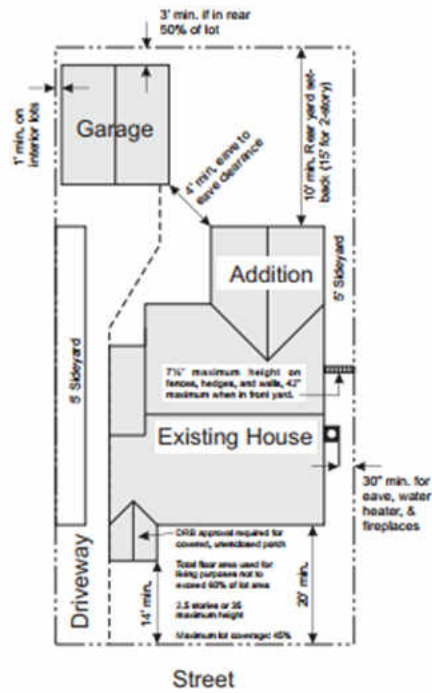


Figure 2: Turning Radius Requirements

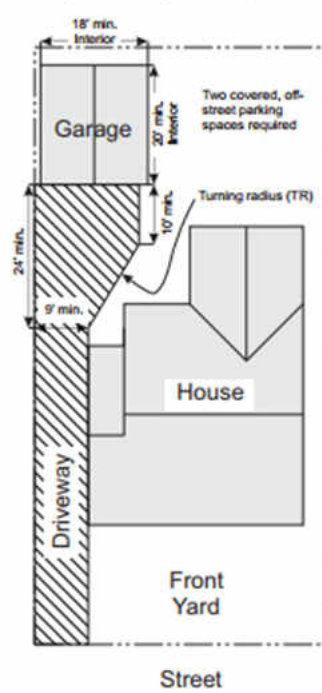
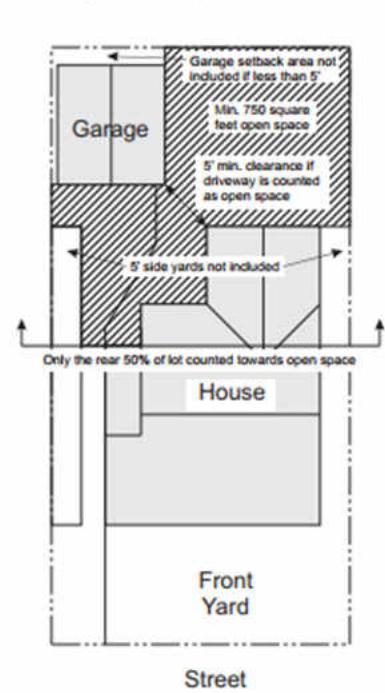


Figure 3: Open Space Requirements



Objective Standards and Ministerial Procedures for R-1 and R-A Zones

Effective January 1, 2022 - (Rev. 10/31/21)



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

COUNCIL AGENDA

November 9, 2021

TO: The Honorable Mayor and City Council

SUBJECT: 2021 LMC Update

INTRODUCTION

Periodically the City needs to review existing regulations to remove outdated provisions, correct errors, recognize current procedures, and make modifications. The last clean up and update ordinance was prepared and adopted in 2018. This ordinance addresses issues and concerns identified and recommend by staff and others during the last three years. Proposed modifications contained in the ordinance include provisions for electronic communication and processing of applications as demanded by compliance with public health regulations in response to the COVID-19 pandemic. Local regulation needs to respond to changes in state laws and make necessary modification to keep local standards consistent with state law. This ordinance proposes regulations that will reflect modified procedures and that removes out dated procedures and uses. It proposes changes to expedite the review of some commercial uses and to clarify, simplify or correct omissions within current regulations. On November 4, 2021, the Planning and Environment Commission adopted a resolution recommending that the City Council adopt the proposed 2021 LMC Update ordinance and the associated CEQA exemption.

STATEMENT OF FACT

The intent of this Ordinance is to update various provisions of the Lakewood Municipal Code (LMC) to recognize procedural changes, state law modifications, and to clarify and simplify development review procedures for certain land uses. The following changes have been proposed in this clean up and update ordinance:

- A. Building Address Numbering - Changed to conform to California Residential Code.
- B. Minimum Lot Area and Width - Changed to address pedestrian and vehicular access needs to newly created residential lots.
- C. Accessory Buildings - Changed to allow consistency in structure heights.
- D. R-1 and R-A zones have identical development standards; therefore, the R-A zone development standards are now cross-referenced to the R-1 development standards.
- E. Residential Parking - Changed to allow tandem parking and alternate paved parking.
- F. R-1 Lot Area standard is amended to correct a cross-referenced section.
- G. R-1 Lot Area Per Dwelling, Lot Coverage, Floor Area Ratio, Front Yard and Side Yard standards are clarified and modified to reflect the potential for two units.
- H. R-1 Building Height is standardized for all buildings to be 35' maximum.
- I. R-1 Rear Yard and Open Space Areas clarifies open space calculation requirements.
- J. R-1 Lot Area Surfaces clarifies driveway standards and authorizes tandem parking.
- K. Development Review Board (DRB) standards and procedures are updated herein to include electronic submittal, processing, and project action. An alternate review procedure is authorized for some development projects through a Ministerial Staff Review (MSR) to

streamline and expedite procedures and to comply with some changes in state law. These changes affect several sections regarding the DRB and the authorization of the MSR project review.

- L. Required Parking Spaces has been modified to allow tandem parking and to reflect changes in state law.
- M. C-1 Zone Permitted Uses is modified to allow commercial tutoring and pet care services such as pet shops, veterinarian offices, animal hospitals, pet grooming, and pet training facilities with 24 hours a day care. This recognizes many uses existing in the city.
- N. Coin Operated Amusement Devices and Internet Access Studios are outdated uses and are now listed only in the C-1 zone district.
- O. Parking standards for disabled persons, large commercial complexes and residential uses were modified.
- P. Domestic Animal Boarding (*e.g., daycare for dogs and cats*) was added to the C-3 zone.
- Q. Microbreweries are allowed in the C-4 Zone with a requirement for a CUP if they are within 200 feet of residentially zoned property and permitted if they are further away.
- R. M-1 -Corrected reference to self-storage facilities and microbreweries.
- S. Updated references to service dogs and service animals.

CEQA

This Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b) (3). This Ordinance has no impact on the physical environment as it will only modify administrative procedures.


PUBLIC NOTICE

Pursuant to Section 9422 of the Lakewood Municipal Code and State Law, notice of the public hearing for this amendment was posted on the City's webpage on October 26, 2021, posted in three public places on October 26, 2021, and published in the Press Telegram newspaper on October 26, 2021, pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State Law.

RECOMMENDATION

Planning and Environment Commission recommends that the City Council: 1) Introduce the proposed ordinance and 2) Approve the related CEQA exemption.


Abel Avalos
Director of Community Development


Thaddeus McCormack
City Manager

Attachments:

- 2021 LMC Update Ordinance
- Planning and Environment Commission Resolution Recommending Adoption

RESOLUTION NO. 20-2021

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF A PROPOSED ORDINANCE LAKEWOOD AMENDING ARTICLES IV, VIII AND IX OF THE LAKEWOOD MUNICIPAL CODE PERTAINING TO UPDATING AND CLARIFYING VARIOUS SECTIONS OF THE CODE TO RECOGNIZE PROCEDURAL CHANGES, CONSISTENCY WITHIN THE CODE AND STATE LAW AND TO SIMPLIFY AND CLARIFY REVIEW PROCEDURES FOR THE DEVELOPMENT REVIEW BOARD, PARKING, AND VARIOUS OTHER REGULATIONS.

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

SECTION 1. The Planning and Environment Commission ("Commission") conducted on the 4th day of November 2021, a public hearing in the City Council Chambers, 5000 Clark Avenue, Lakewood, California, following proper notice of the hearing as to the time and manner as required by law. The public hearing considered an ordinance proposing to amend the Lakewood Municipal Code (LMC) to update, modify and simplify regulations, standards, and procedures with the LMC.

Among the topics addressed in this ordinance are: building address numbering and the R-1/R-A Zone development standards for minimum lot area and width, accessory building heights, lot area per dwelling, lot coverage, floor area ratio, front yard and side yard, lot area surfaces, rear yard and open space areas standards are clarified and modified to reflect state law changes. This ordinance addresses changes to cross-reference the R-A district to the R-1 district to simplify standards, residential parking, and driveway standards to allow tandem parking, correction to references, clarifies open space calculation requirements. Development Review Board (DRB) standards and procedures are updated herein to include electronic submittal, processing, and project action. An alternate review procedure is authorized for some development projects through a Ministerial Staff Review (MSR) to streamline and expedite procedures and to comply with some changes in state law. The following land uses and related review procedures were all updated, clarified and review procedures were simplified if warranted: commercial tutoring, pet care services, parking standards for disabled persons, coin-operated amusement devices, internet access studios, large commercial complex parking standards, domestic animal boarding and microbreweries.

The Commission hereby submits its report, findings, and recommendation to the City Council regarding this ordinance. A summary of the hearing is set forth in the Minutes of the Planning and Environment Commission, attached hereto and made a part hereof. The Secretary of the Commission is directed to attach the Minutes of the hearing to the Resolution when prepared and forward those to the City Council for review and consideration, whether or not first approved by the Planning and Environment Commission.

SECTION 2. This ordinance is not subject to CEQA review pursuant to CEQA Guidelines Section 15061(b) (3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. This Ordinance has no impact on the physical environment as it will only modify administrative procedures and not result in any changes to the physical environment.

SECTION 3. Based on the aforementioned findings, the Planning and Environment Commission recommends to the City Council that the City Council adopt, after holding a public hearing, the attached ordinance and the attached Administrative Manual pertaining to the state mandated housing densification standards and regulations of SB 9 that become effective on January 1, 2022, requiring ministerial review of parcel maps and additional dwelling units in the R-1 and R-A single family residential zoning districts.

ADOPTED AND APPROVED this 4th day of November 2021, by the members of the Planning and Environment Commission voting as follows:

AYES:	Commissioners:	Baca, Manis, McKinnon, Samaniego, Ung
NOES:	Commissioners:	None
ABSENT:	Commissioners:	
ABSTAIN:	Commissioners:	



Jan McKinnon, Chairperson

ATTEST:



Abel Avalos, Secretary

ORDINANCE NO. 2021-8

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING ARTICLES IV, VII AND IX OF THE LAKEWOOD MUNICIPAL CODE PERTAINING TO UPDATING AND CLARIFYING VARIOUS SECTIONS OF THE CODE TO RECOGNIZE PROCEDURAL CHANGES, CONSISTENCY WITHIN THE CODE AND STATE LAW AND TO SIMPLIFY AND CLARIFY REVIEW PROCEDURES FOR THE DEVELOPMENT REVIEW BOARD, PARKING, AND VARIOUS OTHER REGULATIONS.

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

SECTION 1. PURPOSE. Periodically the city needs to review existing regulations to remove outdated provisions, correct errors, recognize current procedures, and make modifications. The last clean up and update ordinance was prepared in 2018. The ordinance includes changes identified and recommend by staff and others during the last three years. Proposed modifications include provisions for electronic communication and processing of applications as demanded by compliance with public health regulations in response to the COVID-19 pandemic. Local regulation needs to respond to changes in state laws. This ordinance proposes regulations that will reflect modified procedures and proposes changes to expedite the review of some commercial uses to clarify, simplify or correct omissions. It is timely and necessary to incorporate the following into the Lakewood Municipal Code.

SECTION 2. INTENT. The intent of this Ordinance is to update various provisions of the Articles VIII and IX of the Lakewood Municipal Code (LMC) to recognize procedural changes, state law modifications, and to clarify and simplify development review procedures for certain land uses, including to the following:

Building Address Numbering - Changed to conform to California Residential Code.

Minimum Lot Area and Width - Changed to address pedestrian and vehicular access needs to newly created residential lots.

Accessory Buildings - Changed to allow consistency in structure heights.

R-1 and R-A zones have identical development standards; therefore, the R-A zone development standards are now cross-referenced to the R-1 development standards.

Residential Parking - Changed to allow tandem parking and paved parking.

R-1 Lot Area standard is amended to correct a cross-referenced section.

R-1 Lot Area Per Dwelling, Lot Coverage, Floor Area Ratio, Front Yard and Side Yard standards are clarified and modified to reflect the potential for two units.

R-1 Building Height is standardized for all buildings to be 35' maximum.

R-1 Rear Yard and Open Space Areas clarifies open space calculations.

R-1 Lot Area Surfaces clarifies driveway standards and authorizes tandem parking.

Development Review Board (DRB) standards and procedures are updated herein to include electronic submittal, processing, and project action. An alternate review procedure is

authorized for some development projects through a Ministerial Staff Review (MSR) to streamline and expedite procedures and to comply with some changes in state law. These changes affect several sections regarding the DRB and the authorization of the MSR project review.

Parking Spaces Required has been modified to allow tandem parking and to reflect changes in state law.

C-1 Zone Permitted Uses is modified to allow commercial tutoring and pet care services such as pet shops, veterinarian offices, animal hospitals, pet grooming, and pet training facilities with 24 hours a day care. This recognizes many existing uses.

Coin Operated Amusement Devices and Internet Access Studios are outdated uses and are now listed only in the C-1 zone district.

Parking standards for disabled persons, large commercial complexes and residential uses were modified.

Domestic Animal Boarding (daycare for dogs and cats) was added to the C-3 zone.

Microbreweries was added to the C-4 Zone with a requirement for a CUP if within 200 feet of residential properties.

M-1 -Corrected reference to self-storage facilities and microbreweries.

Updated references to service dogs and service animals.

SECTION 3. Section 8003 of Chapter 1 Building Regulations of Article VIII of the Lakewood Municipal Code, regarding the Maintenance of House and Building Numbers is hereby amended to read as follows:

8003. BUILDING ADDRESS NUMBERING.

All houses, residences, dwelling units, buildings, and structures ("addressed building(s)") within the City of Lakewood, other than garages, small outbuildings, shall be numbered in accordance with the address numbering system heretofore adopted and historically used by the City of Lakewood. It shall be unlawful for the owner, occupant or person in charge or control of any such addressed building, required to have an address number under the provisions of this section, to fail or refuse to obtain and properly display upon any such addressed building, the official address number or numbers assigned by the City for such addressed building(s). This is important to provide vital locational information to allow efficient access by emergency, utility, service, postal and any other delivery or personal service.

- A. The address numbering for buildings in the R-1 and R-A zone shall comply with California Residential Code R319.1 and California Building Code 501.2 as each are amended from time to time. Each numeric digit shall be a minimum of four (4") inches in height with a one (1") inch stroke in plain Arabic digits.
- B. The address numbering for all buildings not in the R-1 or R-A zone shall comply with California Building Code 501.2.
- C. The address numbering for each addressed building on the lot or parcel shall be plainly visible from the public streets of the City of Lakewood, as hereinafter provided, and shall not be hidden from view from the street by any trees, bushes, shrubs, or any other obstruction.
- D. In all cases where the addressed building or buildings are located on or back of the property line of the street on which it fronts and to which it is addressed, the address

numbers shall be placed on the addressed building either at the side of the main entrance, over the main entrance, upon the porch or the numbers may be placed over or at the side of the gateway to the property or upon any other structure near to but back of the property line in such a manner that the address(es) shall be plainly visible from the street.

- E. In the case where the addressed building or unit is behind another addressed building or is in a building complex with many addressed buildings or units, which may be accessed by a private drive, then the building address(es) for such buildings or units shall be displayed on a structure designed specifically to display the addresses of all such addressed building or units on the lot or upon the addressed building nearest to and fully visible from the street. A directional arrow or locational diagram may be required to be added to provide clear wayfinding direction. Such rear addressed buildings or units may have a second set of addressed numbers attached to such addressed buildings for confirmation purposes.

SECTION 4. Subsection 9212. C of Chapter 2 Subdivision Regulation of Article IX of the Lakewood Municipal Code, regarding Minimum Lot Area and Width is hereby repealed and replaced to read as follows:

C. MINIMUM LOT AREA AND WIDTH. Each lot in any subdivision of lots shall contain the minimum lot areas and widths, as specified in Chapter 3 of Article 9 of the Lakewood Municipal Code, or as follows:

1. Where the lot or parcel ("lot") to be subdivided is zoned R-1, or R-A, the minimum lot area shall be forty percent (40%) of the parent lot, as it existed on January 1, 2022, and shall be no less than 1,200 square feet.
2. In the instance where the parent lot is divided horizontally with a second lot behind the first lot facing the street, then the second lot shall be required to provide access to the public sidewalk and to the public street by one of the two following methods:
 - a. Method One. Vehicular access may be provided to an abutting publicly maintained right-of-way (i.e., alley). Pedestrian access may be provided from the lot to the public sidewalk via a pedestrian access flag lot corridor, which shall be required to have a minimum frontage and width that is four (4') feet or wider and a paved private sidewalk constructed within that flag lot corridor, a minimum three feet (3') wide, from the public sidewalk to the rear lot. This shall be for access by delivery services, emergency personnel and for normal pedestrian access, or;
 - b. Method Two. Vehicular and pedestrian access to the public sidewalk and to the public street from the lot via a flag lot corridor with a paved driveway for both shall be required to have a minimum frontage and width that is nine (9') feet or wider.
 - c. Any structure on the front parcel shall have a minimum side yard of four feet (4') from any property line, including the flag lot corridor property line. If this side yard setback cannot be provided, then such a horizontal lot division parcel map shall not be approved.
3. Any lot zoned R-1 or R-A that is divided, after January 1, 2022, shall require that the

property owner sign, notarize and record a Notice of Condition that acknowledges and certifies the following:

- a. That the property owner agrees that as a condition of parcel map approval that they shall reside as their primary residence in a dwelling unit, on one of the two lots created by the parcel map for three years or more after the recordation date of the related parcel map creating the land division.
 - b. The property owner shall certify that the property was not occupied by a renter or lessee during the three (3) years preceding the acceptance date of the application for the related parcel map.
 - c. The property shall be used solely for residential uses, which shall include all accessory uses and home occupations, as allowed by the underlying zoning district, R-1, or R-A.
 - d. Dwelling units on either one of the two resultant lots shall only be rented in increments of time for more than 30 days (i.e., 31 days or more). There shall be no short-term rental (less than 30 days) of any dwelling units on any such lots created by the parcel map.
4. Where the parcel to be divided is zoned A (Agricultural), the minimum lot area shall be 6,000 square feet, with a frontage of not less than 60 feet and a depth of not less than 100 feet.
 5. Where the parcel to be divided is zoned C-1, C-3, C-4, M-1, or M-2, the minimum lot area shall not be less than 6,500 square feet with a frontage of not less than 65 feet and depth of not less than 100 feet.

Notwithstanding the foregoing, lots of lesser frontage, depth, and area in a particular may be approved by the Advisory Agency in case of a minor subdivision or by the City Council in the case of a major subdivision. The Advisory Agency or City Council's determination may be warranted by reasons of circumstances peculiar to the proposed subdivision or by desire to protect and maintain the public's peace, health, safety, and welfare.

SECTION 5. Subsection 9302.1 of Article IX of the Lakewood Municipal Code, regarding the definition of Accessory Building is hereby amended to read as follows:

9302.1. **ACCESSORY BUILDING.** A subordinate building on the lot or building site, the use of which is incidental to that of the main building, and which is used exclusively by the occupants of the main building, except as follows:

- A. An Accessory Dwelling Unit (ADU) as provided in this Chapter by Section 9302.21a; and as further defined in California Government Code Sections 65852.2.
- B. A Junior Accessory Dwelling Unit (JADU) as provided in this Chapter by Section 9302.21b; and as further defined in California Government Code Section 65852.22.

An ADU and/or JADU may be occupied by the property owner or rented/leased by a tenant, who may or may not be affiliated with the primary dwelling unit occupant. The property owner is not required to reside on the property. However, a JADU may only be occupied by an independent tenant only when the primary dwelling unit is occupied by the property owner. Otherwise, both, the primary dwelling unit and the JADU, shall have the same tenant.

No accessory building shall be constructed or maintained, except as provided in this Chapter. No accessory building constructed or maintained on a lot shall exceed two and one-half stories in height and shall not be more than thirty-five (35') feet in height, whichever is less.

SECTION 6. The following R-A Zoning Regulation Subsections; 9326.2 Lot area, 9326.3 Lot Area per Dwelling, 9326.4 Lot Coverage 9326.5 Building Height, 9326.6 Front Yard, 9326.7 Side Yards, 9326.8 Rear Yard, 9326.9 Accessory Building, 9326.10 Garage or Carport, 9326.11 Lighting, 9326.12 Vacant Property or Building, and 9326.13 Lot Area Surfaces are all hereby repealed in their entirety and are replaced by reference within a new Section 9326.1 of Article IX of the Lakewood Municipal Code, regarding R-A Zone, Development Standards, which is hereby added to read as follows:

9326.1 R-A DEVELOPMENT STANDARDS. The development standards listed below, and as they are amend from time to time, for properties in the R-1 zone shall be the same development standards that apply to properties in the R-A zone, as listed in the R-1 zone commencing with Section 9321 Off-Street Parking and then sequentially the following sections and subsections titled: Lot Area, Lot Area per Dwelling, Lot Coverage, Floor Area Ratio, Building Height, Front Yard, Side Yards, Rear Yard, Accessory Buildings, Garage or Carport, Lighting, Vacant Property or Building, and Lot Area Surfaces. In the instance where the development standard references "R-1" it shall be replaced with "R-A" for the purposes of this section.

SECTION 7. Section 9321 of Article IX of the Lakewood Municipal Code, regarding R-1 Zone Regulations is hereby amended to read as follows:

9321. OFF-STREET PARKING. Each dwelling unit is required to provide off-street parking in the following manner, unless otherwise waived by state law or other provisions of this code and in the instance of a waiver, the city encourages property owners to provide off-street parking per these regulations, where possible:

- A. If there is one dwelling unit on an R-1 lot, then a private garage or carport providing no less than two (2) automobile storage spaces shall be maintained for that dwelling unit. Such a garage or carport shall not be located within the front yard and may incorporate covered tandem parking.
- B. If there is more than one dwelling unit on an R-1 lot, then a minimum of one parking space per dwelling unit shall be provided. Tandem parking is allowed. Required parking shall be provided either in a garage, a carport, or on a paved surface. Paved parking spaces may include a portion of a driveway or a paved area adjacent to the driveway.
- C. All parking spaces shall be kept clear of storage, furniture, appliances, equipment, plants, or accumulations of trash, rubbish, or debris, and shall remain accessible for the parking of vehicles.

SECTION 8. Section 9322 of Article IX of the Lakewood Municipal Code, regarding R-1 Zone Regulations, Lot Area is hereby amended to read as follows:

9322. LOT AREA. The minimum required area of a lot or parcel in the R-1 zone shall be set forth in Section 9212.C. If a larger minimum lot area is designated for a particular neighborhood in the R-1 zone, it shall be indicated by a number expressing the required square footage following the zoning symbol (e.g., R-1-7200).

SECTION 9. Section 9322.1 of Article IX of the Lakewood Municipal Code, regarding R-1 Zone Regulations, Lot Area Per Dwelling is hereby amended to read as follows:

9322.1. LOT AREA PER DWELLING. The lot area per dwelling unit in the R-1 zone district shall not exceed 8.7 dwelling units per acre, unless this requirement would prevent the construction of two (2) minimum eight hundred (800) square foot dwelling units on the subject lot.

SECTION 10. Section 9322.2 of Article IX of the Lakewood Municipal Code, regarding R-1 Zone Regulations, Lot Coverage is hereby amended to read as follows:

9322.2. LOT COVERAGE. The total first floor area of each dwelling unit and all related enclosed accessory structures shall not exceed forty-five percent (45%) of the lot area for one dwelling unit and no more than sixty-five (65%) of the lot area if there is more than one dwelling unit on a lot.

SECTION 11. Section 9322.2a of Article IX of the Lakewood Municipal Code, regarding R-1 Zone Regulations, Floor Area Ratio is hereby amended to read as follows:

9322.2a. FLOOR AREA RATIO. The total floor area of the buildings being used for as habitable space for living purposes shall not exceed sixty-five percent (65%) of the total lot area, unless this requirement would prevent the construction of two (2) minimum eight hundred (800) square foot dwelling units on the subject lot.

SECTION 12. Section 9322.3 of Article IX of the Lakewood Municipal Code, regarding R-1 Zone Regulations, Building Height is hereby amended to read as follows:

9322.3. BUILDING HEIGHT. In the R-1 zone no building, including accessory buildings shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height, whichever is the lesser.

SECTION 13. Section 9322.4 of Article IX of the Lakewood Municipal Code, regarding R-1 Zone Regulations, Front Yard is hereby amended to read as follows:

9322.4. FRONT YARD. Every lot and every parcel in the R-1 zone shall have a front yard setback of not less than twenty (20) feet from the front property line except as listed below, or not less than ten (10) feet from the front property line where the lot or parcel is located on that portion of a street that has the curved portion of either a cul-de-sac or a knuckle intersection.

Notwithstanding the above, every lot and every parcel in the R- 1 and R-A zone districts located within Tract No. 11600 and Tract No. 12673 (more commonly known as Lakewood Gardens) shall have a front yard setback of not less than fourteen (14) feet from the front property line.

SECTION 14. Section 9322.5 of Article IX of the Lakewood Municipal Code, regarding R-1 Zone Regulations, Side Yard is hereby amended to read as follows:

9322.5. SIDE YARDS. (Nonconforming Buildings - See Section 9396)

- A. For interior lots, side yards on each side of each building shall not be less than four (4) feet in width.
- B. For corner lots, side yards of each building abutting a street shall not be less than four (4) feet in width.

SECTION 15. Section 9322.6 of Article IX of the Lakewood Municipal Code, regarding R-1 Zone, Rear Yards and Open Space Areas is hereby amended to read as follows:

9322.6. REAR YARD AND OPEN SPACE AREAS.

A. Rear yard. The rear yard shall not be less than four (4') feet between the rear lot line, the side lot lines, and the nearest rear line of the main building or the nearest rear line of any covered porch or enclosed patio.

B. Open Space Area:

- 1. Residential lots with 5,000 square feet or more in total lot area shall have a minimum of seven hundred fifty (750) square feet of open space area, located within the rear fifty percent (50%) of such lots.
- 2. Residential lots with less than 5,000 square feet in total lot area shall have a minimum of fifteen percent (15%) of the total lot area allocated to an open space area, located within the rear fifty percent (50%) of such lots.
- 3. Open space areas shall be computed to include the following:
 - a. Side yard areas in the rear fifty percent (50%) of the lot and of which at least four (4) feet must be contiguous with a yard area behind a dwelling unit
 - b. Driveways and driveway turning radius areas located within the rear fifty percent (50%) of the lot.
 - c. Balconies and open flat roof patio and recreation areas may be included when there is more than one dwelling unit on a lot.
 - d. No area that is less than four (4) feet in width and four (4) feet in length shall be included in computing the required open space area. \
 - e. No area occupied by any building, other than an unenclosed patio area may be used in computing the required open space area,
 - f. Patios under cover and which are otherwise unobstructed on all sides, except where enclosed by the walls of the attached building may be located within the open space area, provided the patio does not occupy more than fifty percent (50%) of the required open space area, and provided no portion of an attached patio is located within the four (4) foot rear yard.

SECTION 16. Subsection 9322.10.B.2 of Article IX of the Lakewood Municipal Code, regarding R-1 Zone Regulations, Lot Area Surfaces, Allowed Driveways is hereby amended to read as follows:

2. Driveway Width. The driveway width shall be no wider than ten (10) feet for each off-street parking space to which it leads (e.g., 20-foot wide drive for a two-car garage or carport.) Every single-family dwelling unit shall provide off-street parking in compliance with Section 9490 and Subsection 9490.T. of this code and shall have a minimum of two off-street parking spaces for either one or two dwelling units on a single-family residential lot, except and as specified by Section 9321, other sections of this code or as otherwise specified by state law.

(a) The driveway may be expanded to fill-in the area between the driveway and the nearest side property line. The driveway fill-in provision shall apply to only one property line.

(b) A driveway leading to parking spaces behind the residence shall not exceed the width between residence and the side property line.

(c) Vehicles may park on all portions of an allowed driveway to satisfy parking requirements of the lot, including tandem parking and any portion thereof in the required front yard.

SECTION 17. Section 9481 of Article IX of the Lakewood Municipal Code, regarding the Development Review Board is hereby amended to read as follows:

9481. DEVELOPMENT REVIEW BOARD. There is hereby created a Development Review Board ("Board") which shall consist of the Director of Community Development or her/his designee, a licensed architect or equivalent, and a qualified landscape architect or equivalent. The Board members shall serve at the will of the City Council. The Board shall have the power to adopt its own rules of procedure, with the following limitations:

A. A quorum shall consist of two (2) members and a majority vote of any quorum shall govern, which is a minimum of two (2) members. To assure that a quorum is available, during times when an appointed member is not available, the Community Development Director shall have the authority to appoint on an interim basis, not to exceed ninety (90) days, a temporary replacement with equivalent training and skills of any appointed member of the Board.

B. All meetings shall be held in the Lakewood City Hall or conducted through telephone conference, virtual conferencing, or a series of emails, involving all Board members and any project applicant or representative and any other person expressing an interest in a specific project. Any meeting may be adjourned to any development site for further discussion and action.

C. The Board shall not be required to hold noticed public hearings, but any interested persons shall be afforded a reasonable opportunity to be heard by the Board, and the meetings of the Board shall be open to the public or public review in the case of those projects reviewed through electronic communications.

D. Any applicant for development, property owner or her/his designated representative shall be entitled to attend any meeting of the Board and/or participate in any electronic communication including telephone conferencing, virtual conferencing, or email communications to testify or present evidence on their behalf.

E. The Board shall cause to be kept and maintained a record of all meetings, as indicated in project action letters and approved plans, if applicable.

F. The Board shall receive, review, and provide a determination of approval, denial, or request for revision upon all proposed development plans, and report in writing via email or postal

delivery its decision to the applicant, the property owner, and any other interested person requesting such notification on an individual specific project.

SECTION 18. Section 9483 of Article IX of the Lakewood Municipal Code, regarding the Development Review Board and Ministerial Staff Review, Application Requirements is hereby amended to read as follows:

9483. APPLICATION REQUIREMENTS. An application for a Development Review Board (DRB) or a Ministerial Staff Review (MSR) consideration of a development project shall be filed with the Director of Community Development to be assigned to the appropriate review process and shall obtain approval with conditions prior to application for a building permit. The Director of Community Development or designee may determine that a Board review is not necessary and may be substituted with a ministerial staff review where the proposed development project is a modification or addition to an existing building and that is compatible with the existing building character, does not substantially modify architectural elements viewable from the street and complies with the Lakewood Municipal Code.

The required application materials, plans and site pictures shall be submitted in conformance with the standards that are on file in the office of the Director of Community Development. This includes, where applicable, the appropriate application form, site photos, a site plan, a floor plan, a roof plan, four-sided elevations, landscaping, and irrigation plans. The submitted plans shall be fully dimensioned with compass orientation points, showing all proposed and existing structures on the entire parcel, and indicate any demolition that is proposed.

SECTION 19. Section 9483 of Article IX of the Lakewood Municipal Code, regarding the Development Review Board and Ministerial Staff Review, Fee is hereby amended to read as follows:

9483.1 FEE. The Development Review Board and Ministerial Staff Review fee shall be as established by City Council Resolution and added to each building permit fee as required by Article VIII of the Lakewood Municipal Code. The purpose of the fee shall be to reimburse the City for its estimated cost in reviewing development project plans.

SECTION 20. Section 9484 of Article IX of the Lakewood Municipal Code, regarding the Development Review Board and Ministerial Staff Review, Powers and Duties is hereby amended to read:

9484. POWERS AND DUTIES. The Development Review Board ("Board") or the Director of Community Development or designee ("Director") shall determine prior to approval whether a proposed development is in compliance with this code and other applicable laws. In addition, the Board or Director shall determine which conditions should be imposed to assure that the purposes and objectives of this Part will be realized. Consideration shall be given to site plans, landscaping, general design and development, setbacks, heights, vehicular and pedestrian ingress and egress, and relationship of such factors to existing development in the immediate or surrounding areas, as

well as proposed future development in the surrounding or immediate areas as indicated on any General or Specific Plan of the City.

SECTION 21. Section 9484.2 of Article IX of the Lakewood Municipal Code, regarding Development Review Board and Ministerial Staff Reviews, Site Plan Approval is hereby amended to read as follows:

9484.2. SITE PLAN APPROVAL. In approving the development plan, the Board or Director shall approve the site plan, floor plan, roof plan and four-sided building elevations showing thereon the location of all buildings and uses thereof, all rooms and use thereof, other structures and use thereof, freestanding signs, off-street parking spaces or facilities, outdoor seating areas with protection from potential vehicle intrusion, trash enclosures or other storage areas, improvements, utilities, HVAC equipment, water heaters, landscaping, storm water detention/retention, accessible paths-of-travel, and other accessibility features and facilities, storage areas and exterior elevation plans.

SECTION 22. Section 9485 of Article IX of the Lakewood Municipal Code, regarding Development Review Board and Ministerial Staff Reviews, Board or Director Decision is hereby amended to read as follows:

9485. BOARD OR DIRECTOR DECISION. The applicant or other project representative shall be provided an opportunity to respond to requests to modify or correct the development project to conform to the requirements of the Board or Director. The decision of the Board or Director to approve the development plan as submitted with only insignificant or minor changes, approval may be granted with conditions with or without concurrence of the applicant. The Board or Director may continue consideration of the proposed development for the applicant to submit corrected plans to conform to the project development requirements established by the Board or objective development standards imposed by the Director in the instance of a ministerial review of residential development. The applicant shall be given reasonable time to respond to requests for redesign or correction of proposed development components. The Board or Director may withdraw the project from further consideration if the applicant fails to respond to requests for redesign or submit additional information as requested within sixty (60) days.

In the instance where the proposed development project requires a Conditional Use Permit or other discretionary action by the Planning and Environment Commission and/or the City Council, then the action of the Board shall be an advisory recommendation to the Planning and Environment Commission and shall not be considered a final action or be subject to appeal.

Otherwise, the decision of the Board or Director shall be final and conclusive, and effective five (5) City business days after giving of notice thereof via electronic notification and/or via the United States Postal Service to the applicant, the property owner, and any other person requesting notice, unless that within that five (5) City business days an appeal in writing is properly filed with the Secretary of the Planning and Environment Commission by the applicant, property owner, any other protestant, or any member of the City Council. Any person entitled to or requesting notice

of the Board or Director decision may waive his or her notification and/or request notification by another means.

SECTION 23. Section 9487 of Article IX of the Lakewood Municipal Code, regarding Development Review Board and Ministerial Staff Reviews, Modification of Uses is hereby amended to read as follows

9487. MODIFICATION OF USES. No provisions of this Part shall be deemed to grant to the Board or the Director any power or authority to deny any use permitted by the Zoning Ordinance, unless contrary to the terms and provisions of the General Plan. No provision of this Part shall be deemed to grant to the Board or the Director the power or authority to grant any use in any zone not authorized by the Zoning Ordinance.

SECTION 24. Section 9490 and Subsections 9490.S.3. and 9490.T of Article IX of the Lakewood Municipal Code, regarding Off-Street Parking Requirements are hereby amended to read:

9490. REQUIRED PARKING SPACES. At the time of the erection of any building or structure or any time any such building or structure is enlarged or increased in capacity by adding dwelling units, guest rooms, floor area, or seats, or when the property use is changed, there shall be provided for such new construction, changed use, enlargement or increased capacity and use of land, the following minimum off-street parking spaces, with adequate provisions for safe ingress and egress. The parking spaces shall be maintained thereafter in connection with such building or structure and use of land, except as modified or waived by this Code or state law.

USES AND NUMBER OF AUTOMOBILE PARKING SPACES REQUIRED.

...

S.3 LARGE MULTIPLE TENANT COMMERCIAL COMPLEXES

Large multiple-tenant commercial complexes, including a) Regional Shopping Centers, b) large multiple tenant commercial buildings with three or more stories and with 40,000 square feet or more of leasable area, and c) large commercial shopping centers with twenty (20) or more leasable tenant spaces and 40,000 square feet or more of leasable area shall provide 4.25 parking spaces per 1,000 square feet of leasable area for each land use contained therein. The calculation of the parking space requirement based on leasable area shall not include any non- leasable areas, including entry ways, lobbies, stairwells, elevators, escalators, central hallways, common restrooms, mechanical, trash, utility rooms or other such common areas.

T. RESIDENTIAL USE.

1. R-1 or R-A Zones. Single-Family Dwellings. The first dwelling unit on a lot in the R-1 or R-A zone shall provide a private garage or carport with no less than two automobile parking spaces and such garage or carport shall not be within the front yard. Tandem covered parking is allowed.
2. R-1 or R-A Zones. Additional Dwelling Units. When there is more than one dwelling unit on an R-1 or R-A lot then the required parking shall be one parking space per dwelling unit on the lot, unless otherwise allowed by this Code or state law.

3. Residential parking may be provided by developing parking spaces in a covered garage or carport or on an off-street paved surface. If existing development, lot design, or compliance with state laws or local regulations do not allow construction of a garage or carport, then off-street parking for a minimum of one vehicle parking space per dwelling unit shall be provided on paved surfaces on the lot, including a driveway and/or on additional hardscape areas adjacent to the driveway.

...

SECTION 25. Subsection 9482.A.3 of Article IX of the Lakewood Municipal Code, regarding Automobile Parking Stall for the Handicapped is hereby amended to read:

3. ADA Parking Spaces. Parking for disabled persons shall be provide in accordance with the adopted locally adopted Building Code and the Americans with Disabilities Act (ADA) regarding the design, location and number of parking spaces required.

SECTION 26. Section 9492 title and Subsection 9492.C of Article IX of the Lakewood Municipal Code, regarding Parking Development Standards are hereby amended to read:

9492. Parking Development Standards

...

C. EGRESS. Off-street parking spaces and parking lots shall be designed to allow vehicles exiting such spaces and lots to enter a public street in a forward motion, except where the egress movement is into an alley, private drive, any public street designated as either “local”, “minor collector” or “major collector” and any parking space on a lot in the R-1 or R-A zoning district.

SECTION 27. Section 9340 B.13a, B13b, B22a and B.32 of Article IX of the Lakewood Municipal Code, regarding C-1 Zone Permitted Uses, Coin-Operated Amusement Devices, Commercial Tutoring, Gymnasiums and Pet Care Services are hereby added or amended to read:

...

13a. Coin Operated Amusement Devices.

13b. Commercial Tutoring.

...

22a. Gymnasiums. Gyms and other athletic work out and training facilities.

...

32. Pet Care Services. Pet care services including pet shops, pet grooming and training, veterinarian offices, and animal hospitals, which all may provide 24-hour daily care, subject to the following: These uses shall not allow outdoor activities between the hours of 7:00 p.m. and 7:00 a.m. The animal and the operational noise levels generated by the use shall not exceed 65 dbA at any adjoining property line. Domestic Animal Boarding (e.g., dog and cat day care is not included in the C-1 zone district but is allowed in the C-3 zone.

SECTION 28. Section 9340 B.38 of Article IX of the Lakewood Municipal Code, regarding C-1 Zone Permitted Uses, Coin Operated Amusement Devices is hereby repealed and deleted.

SECTION 29. Subsections 9347 B.4, B.8, and B.13 of Article IX of the Lakewood Municipal Code, regarding C-3 Zone Permitted Uses, various uses are hereby amended and added to read:

4. Domestic Animal Boarding. These facilities (e.g., dog and cat day care) may keep domestic animals in their care during all 24-hours daily, subject to the following: These uses shall not allow outdoor activities between the hours of 7:00 p.m. and 7:00 a.m. The animal and operational noise levels generated shall not exceed 65 dbA at any adjoining property line.

...

8. Internet Access Studios.

...

13. Reverse Vending Machines. Reverse Vending Machines for cell phones and similar small electronic devices.

SECTION 30. Section 9347 D.10 of Article IX of the Lakewood Municipal Code, regarding C-3 Zone, Internet Access Studios is hereby repealed and deleted.

SECTION 31. Subsections 9350. A.9 and A.10 of Article IX of the Lakewood Municipal Code, regarding Permitted Uses in the C-4 zone, Microbreweries and Theaters are hereby amended and added to read as follows:

9. Microbreweries, Breweries, Wineries, and Distilleries. Facilities where alcoholic beverages (e.g., craft beer) are manufactured on the premises and where a license has been granted by the Department of Alcoholic Beverage Control. These are allowed, provided that no outside door to the room or an outdoor seating area where the alcoholic beverages are consumed is located is within two hundred (200) feet of land zoned for residential uses. Such uses are allowed to have on-site brewing and other related production activities, off-sale retail, on-site tasting and consumption of alcoholic beverages. The uses may include food preparation and service. This is allowed notwithstanding the provisions of Section 9340.C.4, regarding off-sale establishments.

10. Theaters.

SECTION 32. Subsection 9350.B.4 of Article IX of the Lakewood Municipal Code, regarding C-4 Zone, Uses Permitted Subject to Conditional Use Permit is hereby amended and added to read:

4. Microbreweries, Breweries, Wineries, and Distilleries. Facilities where alcoholic beverages (e.g., craft beer) are manufactured on the premises and where a license has been granted by the Department of Alcoholic Beverage Control. These are allowed subject to a Conditional Use Permit (CUP), where an outside door to the room or an outdoor seating area where the alcoholic beverages are consumed is located is within two hundred (200) feet of land zoned for residential uses. Such uses are allowed to have on-site brewing and other related production activities, off-sale retail, on-site tasting and consumption of alcoholic beverages. The uses may include food preparation and

service. This is allowed notwithstanding the provisions of Section 9340.C.4, regarding off-sale establishments.

SECTION 33. Subsections 9350.B.9 and 9350.B.10 of Article IX of the Lakewood Municipal Code, regarding the C-4 zone uses requiring a CUP, Coin Operated Amusement Devices, and Internet Access Studios, are hereby repealed, and deleted:

SECTION 34. Subsections 9360 A.6 Article IX of the Lakewood Municipal Code, regarding the M-1 zone uses permitted is hereby amended to read:.

6. Bars. Including cocktail lounges, or any place offering alcoholic beverages for sale for on-site consumption, except where in connection with a private club, a bona fide eating establishment (i.e., restaurant) as defined by the Business and Professions Code or a manufacturer of alcoholic beverages where the alcoholic beverages are manufactured on the premises and where a license has been granted by the Department of Alcoholic Beverage Control, and provided that no outside door to such bar, cocktail lounge or place where said beverage is consumed is located within two hundred feet of land zoned for residential uses. Microbreweries are allowed as specified in the C-4 zone.

SECTION 35. Subsection 9360 B.6 of Article IX of the Lakewood Municipal Code, regarding the M-1 zone uses permitted, Self-Storage Facility is hereby repealed and deleted.

SECTION 36. Subsection 9360 B. 28a of Article IX of the Lakewood Municipal Code, regarding the M-1 zone uses permitted, Self-Storage Facility is hereby added to read:

28a. Self-Storage Facility

SECTION 37. Section 4183 of Article IV of the Lakewood Municipal Code, regarding General Regulations Relating to Animals, Nuisance is hereby amended to read:

4183. NUISANCE. No owner or person having charge, custody or control of any animal, other than a service dog or other service animal for a disabled person shall permit, either willfully or through failure to exercise due care to control, any such dog or animal to defecate and then to allow such feces thereafter to remain on any public sidewalk, or on the floor of any common hall in any apartment, hotel or other multiple dwelling, or upon any entrance way, stairway or walk immediately abutting a public sidewalk; or upon the floor, stairway, of any public place; or upon the lawns, yard or any other private property, which is either improved or occupied, without the consent of the owner or person in lawful occupation thereof.

SECTION 38. CEQA. This Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b) (3). This Ordinance has no impact on the physical environment as it will only modify administrative procedures and not result in any changes to the physical environment.

SECTION 39. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 40. CONTINUITY. To the extent the provisions of the Lakewood Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this Ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 41. CERTIFICATION. The City Clerk shall certify to the adoption of this Ordinance and shall post a certified copy of this Ordinance, including the vote for and against same, in the Office of the City Clerk, in accordance with Government Code Section 36933. The City Council hereby finds and determines there are no newspapers of general circulation both published and circulated within the City and, in compliance with Section 36933 of the Government Code, directs the City Clerk to cause the ordinance within 15 days after its passage to be posted in at least three (3) public places within the City as established by Ordinance.

SECTION 42. EFFECTIVE DATE. This Ordinance shall be posted or published as required by law and shall take effect thirty (30) days after its adoption.

APPROVED AND ADOPTED this _____ day of _____, 2021, by the following roll call vote:

	AYES	NAYS	ABSENT
Council Member Croft	_____	_____	_____
Council Member Pe	_____	_____	_____
Council Member Rogers	_____	_____	_____
Council Member Stuckey	_____	_____	_____
Mayor Wood	_____	_____	_____

Mayor

ATTEST:

City Clerk

DIVIDER SHEET

COUNCIL AGENDA

November 9, 2021

TO: Honorable Mayor and Members of the City Council

SUBJECT: CDBG Program Public Hearing on the Consolidated Annual Performance and Evaluation Report (CAPER) Fiscal Year 2020-2021

INTRODUCTION

Community Development Block Grant (CDBG) regulations require grantees to prepare an annual performance report. The Consolidated Annual Performance and Evaluation Report (CAPER) summarizes a grantee's programmatic and financial accomplishments during the previous program year. The CAPER is used by the U.S. Department of Housing and Urban Development (HUD) to: 1) Assess each grantee's ability to carry out its programs in compliance with applicable regulations and requirements; 2) Provide information necessary for HUD to report to Congress; and 3) Provide the grantee with an opportunity to describe its program achievements with its citizens. Generally, the CAPER is required to be submitted to HUD no later than 90 days after the close of the grantee's program year, however this Fiscal Year, HUD issued a Waiver and Alternate Requirement for the CAPER in response to the spread of the Coronavirus. The waiver establishes that a grantee must submit a CAPER to HUD no later than 180 days after the close of the grantee's program year.

STATEMENT OF FACTS

The CAPER includes a summary of Lakewood's overall progress in meeting local priorities and goals during the program year. The City's CAPER discusses annual and cumulative performance in the context of the strategic goals of the five-year Consolidated Plan and the annual goals of the Annual Action Plan, including the following areas: decent housing, continuum of care, citizen participation, and prevention, preparation and response to the corona virus pandemic. The CAPER summarizes the City's accomplishments in furthering fair housing and other program requirements such as subrecipient monitoring, displacement and/or relocation activities, anti-poverty strategies, and an annual financial summary. It also includes a self-evaluation, which describes the City's accomplishments and identifies any changes necessary to meet the listed goals and strategies.

During FY 2020-2021, the City was awarded \$492,791 in CDBG funds, carried over \$281,291 in CDBG funds from the prior program year, received \$80,501 in program income and received \$839,151 in CDBG-CV funds for a total of \$1,693,734.

The CDBG and CDBG-CV accomplishments for FY 2020-2021 are summarized as follows:

1. Community Conservation – During FY 2020-2021 Code Enforcement responded to 1,281 service requests of which, 367 were located within CDBG eligible areas.
2. Public Services - unduplicated participants served:
 - Meals on Wheels - 115 individuals

- Community Family Guidance - 59 individuals
 - Pathways Volunteer Hospice - 28 individuals
 - Human Services Association – 85 individuals
 - Mothers at Work – 21 individuals
 - Su Casa – 14 households
 - Fair Housing - 229 households
3. Business Development/Support – During FY 2020-2021, using CDBG-CV funds, the City provided a total of 60 grants to businesses to prevent, prepare for and respond to corona virus.
 4. City Reimbursement – During FY 2020-2021 the City used CDBG-CV funds to prevent, prepare for and respond to the corona virus. Items include the installation of plexi-glass at all counters in all facilities, hand sanitizer, gloves, masks, and cleaning agents.
 5. Single Family Rehabilitation Loan Program – During FY 2020-2021, a total of ten loans were approved and funded with Lakewood Housing Successor Agency funds.
 6. Fix-Up Paint-Up Grant Program - During FY 2020-2021, a total of six grants were approved and funded with Lakewood Successor Agency funds.

The total amount expended in FY 2020-2021 was \$590,922.60. The City will carry over \$553,598 in CDBG funds and \$549,214 in CDBG-CV funds to FY 2021-2022 to be used for the Weingart Senior Center improvement project.

The Citizen Participation Plan requires that the City conduct a public hearing for the purpose of reviewing program performance and progress through the submission of the CAPER for public review. A 15-day comment period began on October 14, 2021 to allow citizens to review the CAPER and submit written comments to the Community Development Director no later than November 8, 2021. The Comment period concludes on November 9, 2021 with a public hearing held before the City Council. Any comments received will be submitted in conjunction with the CAPER, which is due to the local HUD office no later than December 26, 2021.

SUMMARY

The CAPER provides a summary of the accomplishments of the CDBG Program, both programmatic and financial, for the 2020 Fiscal Year (July 1, 2020 through June 30, 2021). The CAPER also summarizes how the City of Lakewood met its priority needs and goals as outlined in the Annual Action Plan. As required by Code of Federal Regulations (24 CFR Part 91.105), a Public Hearing must be held to give Lakewood's citizens an opportunity to comment on this report.

STAFF RECOMMENDATION

It is recommended that the City Council hold a public hearing to solicit citizen comments on the City's Consolidated Annual Performance and Evaluation Report for fiscal year July 1, 2020 through June 30, 2021, and following the hearing, direct staff to take into consideration all comments received on the CAPER and submit those comments, if any, to the local HUD office.



Abel Avalos
Director of Community Development



Thaddeus McCormack
City Manager

ATTACHMENTS

Fiscal Year 2020-2021 CAPER



DRAFT

**CITY OF LAKEWOOD
CONSOLIDATED ANNUAL
PERFORMANCE AND
EVALUATION REPORT**

FOR THE

**COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM**

JULY 1, 2020 - JUNE 30, 2021

**Prepared by the City of Lakewood
Community Development Department**

City Lakewood
FY 2020-2021 CAPER

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Lakewood was successful in carrying out its Strategic Plan and its Action Plan during FY 2020-2021. The City expects to serve 1,250 residents experiencing fair housing issues during the Five-Year 2020-2024 Consolidated Plan years. During FY 2020-2021, Lakewood's Fair Housing Consultant assisted 229 households. During the Five-Year 2020-2024 Consolidated Plan Lakewood's Code Enforcement staff is expected to assist 2,500 residents. During FY 2020-2021 Code Enforcement responded to 367 residents. During the Five-Year 2020-2024 Consolidated Plan Lakewood's subrecipients providing public service are expected to assist 1,557 residents and 357 during FY 2020-2021. Lakewood's subrecipients assisted 370 Lakewood residents. Services include congregate and delivered meals to Lakewood seniors, counseling for abused children, non-medical hospice care for Lakewood residents facing end of life, child care services and continuum of care for victims of domestic violence and their children.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Equal Housing Opportunity	Non-Homeless Special Needs	CDBG: \$38,695	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1250	229	18.32%	250	229	91.60%
Housing Preservation and Improvement	Affordable Housing	CDBG \$85,410	Homeowner Housing Rehabilitated	Household Housing Unit	80	16	20.00%	16	16	100.00%
Housing Preservation and Improvement	Non-Homeless Special Needs	CDBG: \$31,291	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	1500	367	24.46%	300	367	122.33
Improve and Provide Community Facilities	Non-Housing Community Development	CDBG: \$281,291	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	1000	233	23.30%	200	233	117.00%
Urgency Needs	Non-Housing Community Development	CDBG-CV: \$549,214	Public Facility or Infrastructure Activities to prepare for, prevent, respond to coronavirus	Households Assisted	1000	233	23.30%	200	233	117.00%
Provide Community Services	Non-Housing Community Development	CDBG: \$37,500	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1500	322	21.46%	300	322	107.33%
Urgency Needs	Non-Housing Community Development	CDBG-CV: \$66,323	Public service activities to prepare for, prevent, respond to coronavirus	Households Assisted	57	48	84.21%	57	48	84.21%

Urgency Needs	Non-Housing Community Development	CDBG-CV: \$65,000	Business Support/Develop ment to prepare for, prevent, respond to coronavirus	Businesses Assisted	70	60	85.71%	70	60	85.71%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Lakewood’s Consolidated Plan goals are used as the basis for the budgetary principals that were outlined in the Consolidated Plan. During FY 2020-2021, the City was awarded \$839,151 in CDBG-CV funds and \$492,791 in CDBG funds, carried over \$281,291 in CDBG funds from the prior program year, and received \$80,500.98 in program income for a total of \$1,693,734.

During FY 2020-2021, the City spent a total of \$289,937 in CDBG-CV funds including \$94,626 in reimbursing the City for costs related to preparing for, preventing and responding to the Coronavirus Pandemic. These costs include the intallation of plex-glass at all front counters at all City facilities, the purchase of latex gloves, hand sanitizers, and masks, providing Coronavirus testing for employees and paid sick leave related to Coronavirus infeciton and vaccination. \$57,988 was spent on planning and administrative costs related to the pandemic. The City spent \$65,000 in CDBG-CV funds assisting businesses and \$72,323 for public service activities related to preparing for, reponding to and preventing Coronavirus. The remaining \$549,214 of CDBG-CV funds is reserved for the purchase of a hospital-grade HVAC system that is designed to eliminate viruses from the environment such as coronavirus, and the purchase of touchless restroom fixtures to be installed at Lakewood's Weingart Senior Center.

The CDBG allocation for FY 2020-2021 was spent on activities that include \$31,291.50 for Code Enforcement, Lakewood's Fair Housing Consultant recieved \$38,644.96 and Lakewood's subrecipients providng public service recieved \$37,500. The City spent \$85,410.47 on Rehabilitation Delivery Costs and \$108,138.67 on Program Administration. All CDBG funds were expended on CDBG eligible activities that include assisting low and moderate income households through home delivered and congregate meals to senior citizens, providing counseling services to abused children, providing hospice care to persons experiencing terminal illness and affirmatively furthering fair housing. At the end of FY 2020-2021, the City has \$553,597.81 to carry over to FY 2021-2022 which is reserved for community facilities improvements at the Weingart Senior Center

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	261
Black or African American	97
Asian	29
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	5
Other/Multi Racial	166
Asian and White	
American Indian or Alaska Native and White	
American Indian or Alaska Native and Black	
Total	567
Hispanic	227
Not Hispanic	340

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of Lakewood and it's subrecipients served 322 individuals during FY 2020-2021. The subrecipients include Meals on Wheels, Community Family Guidance, Human Services Association, Pathways Volunteer Hospice, Mothers At Work and Su Casa Ending Domestic Violence. The City also contracts with a Fair Housing consultant, during FY 2020-2021, a total of 229 households received fair housing services.

Through the City of Lakewood's Single-Family Residential Loan and Grant Programs, 16 extremely low to low income families received assistance in rehabilitating their homes.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$492,791	\$300,985
CDBG-CV	public - federal	\$839,151	\$289,937

Table 3 - Resources Made Available

Narrative

The CDBG resources available in FY 2020-2021 include CDBG entitlement, program income received, carryover funds and CDBG-CV funds. During FY 2020-2021, the City of Lakewood expended \$300,985 on CDBG eligible programs and administrative activities. The remainder of resources will be carried over to FY 2021-2022. The City also expended \$289,937 of CDBG-CV funds to prevent, prepare for and respond to the coronavirus pandemic. The remaining \$549,214 will be carried over in FY 2021-2022 and will be used to purchase a hospital grade HVAC to eliminate viruses in the air including coronavirus and purchase and install touchless restroom fixtures for the Weingart Senior Center.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
5550.01 BG 1	5.5	5.5	
5550.01 BG 2	5.5	5.5	
5550.01 BG 3	5.5	5.5	
5550.01 BG 4	5.5	5.5	
5550.02 BG 1	5.5	5.5	
5551.02 BG 1	5.5	5.5	
5551.02 BG 2	5.5	5.5	
5551.03 BG 2	5.5	5.5	
5551.04 BG 1	5.5	5.5	
5700.01 BG 2	5.5	5.5	
5700.01 BG 4	5.5	5.5	
5700.03 BG 1	5.5	5.5	
5700.03 BG 3	5.5	5.5	
5700.03 BG 4	5.5	5.5	
5708.03 BG 1	5.5	5.5	
5714.00 BG 3	5.5	5.5	
5715.00 BG 1	5.5	5.5	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City's housing programs were advertised and made available throughout the City during FY 2020-2021 to assist in the reduction of concentration of low income persons. The program was not directed to one geographical area but to extremely low to low income (0 to 80% of the County MFI) persons and families. The City continues to promote a balanced and integrated community and is committed to providing assistance throughout the City.

The only exception to this policy is that some activities (Code Enforcement, Public Facilities and Street Improvements) are limited to low to moderate income census tracts, which are known as area benefit activities. An area benefit activity is an activity that meets the identified needs of low income persons residing in an area where at least 51 percent of the residents (or less if the exception criteria are applicable) are low income persons.

During FY 2020-2021, an area where at least 44.19 percent of the residents are low to moderate income persons is considered an area where the exception criteria is applied. The benefits of the activity are available to everyone in that area despite their income. A map of these low income census tracts is included in the CAPER. The City has traditionally used 80 percent or more of its CDBG resources to benefit special areas and to operate programs available exclusively to low income people (whereas HUD regulations only require a minimum 70 percent low and moderate benefit for CDBG activities). To achieve this high ratio of low income benefit for its CDBG resources and the compelling need to assist these areas, the City utilized CDBG resources within low income census tracts areas. The allocation of funds is evenly distributed to the targeted census tracts.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

While the City does not leverage additional funds, the City offers an annual Neighborhood Clean-Up Program that is operated through the City's Code Enforcement program. The program provides assistance to tenants and property owners in disposing of unsightly and unwanted debris in neighborhoods identified as needing assistance. Each year a total of six clean-up events are scheduled and each event has three or more roll-off bins available to residents in the vicinity of the bin. Neighborhood residents are notified of the event date and community volunteer assistance is provided. A private waste disposal company donated the bins for this FY 2020-2021 event saving the City \$8,761.50 in rental fees.

Lakewood's City facilities that are used to address the needs identified in the plan includes the Weingart Senior Center and Burns Community Center. Both facilities serve Lakewood's senior population. The Weingart Senior Center hosts a wide variety of services for Lakewood's 50 plus population. Services include educational and social engagement programs, fitness programs, special events, passive recreational programs, case management referrals, food assistance programs such as the congregate meals provided by Human Services Association, tax assistance and volunteer opportunities. Burns Community Center provides many services, including Meals on Wheels, senior exercise programs, Continuum of Care, and Mothers At Work, a day care operation.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	6	0
Number of Non-Homeless households to be provided affordable housing units	281	281
Number of Special-Needs households to be provided affordable housing units	4	14
Total	287	300

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	10	19
Number of households supported through Rehab of Existing Units	16	16
Number of households supported through Acquisition of Existing Units	0	0
Total	26	35

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City partners with PATH, an organization that provides services to homeless persons with an ultimate goal of permanently housing the homeless. PATH was successful in providing many services such as connecting homeless persons to medical services, veterans benefits, etc. The City estimated 10 households to be supported through the production of Accessory Dwelling Units (ADUs). The actual amount of affordable units is 19 ADUs constructed in FY 2020-2021.

Discuss how these outcomes will impact future annual action plans.

Due to state legislation regarding the construction of ADUs, the impact future Annual Action Plans will include the production of ten new housing units annually as the City anticipates that approximately ten ADUs will be built annually. The City will continue to estimate an annual goal of housing six homeless persons as PATH's ultimate goal is permanently house persons experiencing homelessness.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	273	0
Low-income	150	0
Moderate-income	111	0
Total	534	0

Table 7 – Number of Households Served

Narrative Information

The table above depicts the number of residents served by Lakewood’s public service programs and home improvement programs. A total of 534 extremely low to low income residents were served and 33 high income residents were also served.

Lakewood’s affordable housing units are not funded through CDBG, however, 18 units of the 281 affordable units are reserved for extremely low income households, 243 units are reserved for low income units and 16 units are reserved for moderate income units. The 14 special needs affordable housing units are reserved for women and children who are victims of domestic violence and are all extremely low income.

During FY 2020-2021 19 ADU construction projects received final inspection. Of the 19 units, 14 are reserved for extremely low income individuals or families and four are reserved for low income individuals or families. Information for the remaining one ADU regarding income was not reported.

WORST CASE SCENARIO

1) The efforts the City of Lakewood takes to address worse case needs includes its partnership with PATH. PATH conducts outreach to Lakewood’s homeless population, provides services such as connections to medical and mainstream services, and ultimately finds permanent housing.

2) Efforts to foster and maintain affordable housing for extremely low and low income households includes a covenant with Su Casa, and two NSP properties located in the City. Additionally, the City is in possession of nine Housing Successor Agency parcels that are slated to be developed with affordable housing. The density of these properties allow for up to 40 affordable units. The City has been engaging with one developer to develop the sites with 37 affordable homes for sale. With the on-set of COVID-19, the project has been delayed. The City expects to move forward with the development in 2022.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Services are provided to people experiencing homelessness in Lakewood by PATH. Services begin with outreach and continue up to one year after a person is permanently housed. An outreach worker (Lakewood Sheriff) and case manager provide services to Lakewood. Activities in the outreach phase are focused on assessing basic needs (clothing, hygiene products, showers and transportation). Outreach can include assistance obtaining documents necessary for housing i.e., social security card, identification, DD214, proof of income and disability verification. Outreach also includes emergency and temporary housing, liaison and referral to subsidy providers, access to medical and mental health and substance abuse treatment services and primary care home establishment i.e. Department of Mental Health, Veterans Administration, and federally qualified health centers located in the SPA, Benefit establishment assistance for General Relief, Social Security programs, Temporary Assistance to Needy Families, and Veteran's Administration, referral to employment and education services i.e. Goodwill Industries and local centers of the Workforce Investment Board, housing location and re-location assistance.

Once a person is permanently housed retention services can continue up to one year and include household set up assistance, case management including prevention assistance to maintain housing, home visits and linkage to mainstream support services.

Addressing the emergency shelter and transitional housing needs of homeless persons

In 2020, LAHSA released the Los Angeles Continuum of Care Housing Inventory Count. The housing inventory includes emergency shelters, transitional housing, safe havens, permanent supportive housing, rapid re-housing and other forms of permanent housing. According to LAHSA during FY 2020-2021, there were a total of 35,450 units available in Los Angeles County within the above stated categories and 49,965 beds. SPA 7 had a total of 1,669 units available and 2,814 beds.

The City works with community non-profit groups and community based organizations interested in providing transitional housing services to the homeless. The City does not directly provide transitional housing for the homeless; however, the City coordinated efforts to provide information and resources for transitional housing through the Burns Community Center.

Another form of transitional housing in the City is Adult Residential Facilities, Residential Care Facilities for the Elderly, Group Homes and Small Family Homes and is described as follows:

- The City has 16 Adult Residential Facilities that each house up to six adults aged 18-59. The facilities provide 24-hour non-medical care to individuals who may be physically, mentally or developmentally disabled.
- The City has 10 Residential Care Facilities for the Elderly, which each house up to six persons aged 60 or older. These facilities were accepted as transitional housing by the State Department of Housing and Community Development during the FY 2013-2021 Housing Element update.

The City has one Small Family Home that provides 24-hour care for families with less than six children who are in need of assistance because of a physical, mental or developmental disability.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The short-term emergency housing location allows a maximum stay of 30 days providing supportive services to battered women and their children. At this facility, Su Casa has 20 beds and a shelter capacity of 22 to 24 persons. Their support services include food, shower facilities, laundry facilities, mail drop (the site is used as a mailing address), clothing, childcare, transportation, and intensive individual and group counseling for children.

At the second location, Su Casa provides transitional housing for up to one year in an apartment complex, which facilitates residents' ability to adapt to independent living and break the cycle of abuse. The maximum capacity at this facility is 16 persons and the residents are provided counseling, assistance in seeking jobs, schooling, and assistance with the location of permanent housing. Those persons who are employed while residing in the shelter are charged a small percentage of their income, which is saved in an escrow account and used for the costs associated with securing permanent housing.

Admittance to the program is strictly on a referral basis. The City provided funding for the purchase of the Transitional Housing Facility and has secured the transitional shelter with affordable housing covenants, which will expire in December 2025.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Burns center staff assisted 9 homeless individuals during FY 2020-2021. This number is exceptionally as the Burns Center was closed to the public because of the pandemic. Support services included emergency food, referrals to qualified social service providers, and transportation to their facilities, and use of the telephone when persons are calling for assistance.

During FY 2020-2021, the Housing Specialist and Neighborhood Preservation Manager attended SPA 7 meetings to discuss strategies for assisting the homeless. Additionally, the Housing Specialist and Neighborhood Preservation Manager met quarterly with PATH during FY 2020-2021 to discuss strategies for assisting the homeless.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

There are no public housing developments in the City; therefore, funding for FY 2020-2021 does not apply to this section.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

There are no public housing developments in the City; therefore, funding for FY 2020-2021 does not apply to this section.

Actions taken to provide assistance to troubled PHAs

There are no public housing developments in the City; therefore, funding for FY 2020-2021 does not apply to this section.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City is committed to addressing the negative effects of public policies over which it has control. In order to promote integration and prevent low income concentrations, the City has designed its affordable housing programs to be available Citywide. This priority also serves to make sure that the City does not have any policies, rules, or regulations that would lead to minority or racial concentrations.

Since 1989, Lakewood has demonstrated a willingness to encourage housing development of all types. It has approved several zone changes to allow the construction of housing including General Commercial (C-4) to Multiple Family Residential (M-F-R) to allow for the building of a 201-unit senior citizen apartment complex in 1989, Light Manufacturing (M-1) to Planned Development Single Family (PDSF), to allow for the building of 184 single family residences in 1994, Open Space (O-S) to MFR, to allow for the building of a 85-unit senior citizen apartment complex in 1996, C-4 to MFR, to allow for the conversion of the Cloud Motel into apartments in 1999, Intermediate Commercial (C-3) to PDSF to all a 20 unit single-family residential project in 2003, C-4 to M-F-R in 2014 to allow an existing apartment complex to expand by adding 22 additional apartments, O-S to M-F-R to allow a three-unit condominium project in 2015, and Code amendments to allow for development of a variety of housing types, including those that benefit low and moderate income people.

The City has worked cooperatively within existing legislatively mandated constraints to develop and encourage public policies that foster affordable housing development and assistance. During FY 2018-2019, the City amended its zoning ordinance to allow the construction of Accessory Dwelling Units (ADU) on Single-Family Residentially (R-1) zoned properties as mandated by the State of California. During FY 2020-2021 the City approved the construction of 19 ADUs within the City of Lakewood.

The City makes an effort to fast track projects and process permits in a timely manner. Review policies have been modified to streamline the planing approval process, such as review for ADUs and other single-family addition projects. The City intends to maintain its current posture of openness and willingness to consider new ideas and eliminate any regulatory barriers under its control in the provision of a variety of housing to meet the needs of all income groups.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City promoted its housing and community service programs in all areas of the City to ensure all low and moderate income households received notifications of services provided by the City and to address the continuing needs of the underserved population. The City used the Chamber of Commerce, local newspaper, City newsletter, and community events to promote these services. The City, in conjunction with, the Los Angeles County Housing Authority and the Los Angeles County Community Development Department, provided the following services for low and moderate income Renter Households and Owner-occupied Households:

- Referrals for mortgage assistance programs
- Coordination with neighborhood networks to elaborate on the needs of the community
- Code enforcement
- Home Improvement Programs
- Infrastructure improvements
- Provision of Fair Housing Services

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

No specific actions concerning lead-based paint was taken for FY 2020-2021. To reduce lead-base paint hazards in Lakewood, the City disseminates information and monitors the lead-poisoning data provided by Los Angeles County. In addition, the City's Residential Rehabilitation Program provides funding to low and moderate income households in making necessary improvements and correct code violations.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

According to the 2012-2016 American Community Survey (ACS) 5-Year Estimates, it is estimated that approximately 12.48% of the City's population were living below the poverty level. This includes 5.2% in families and 12.1% in female head of household. Lakewood's rate of poverty is significantly lower, when compared to the 17.8% in Los Angeles County and 15.4% in the nation overall.

The County's Department of Public and Social Services administers various programs that provide cash aid and other benefits and services to individuals and families in need. These programs are designed to alleviate hardship and promote family health, personal responsibility, and economic independence. According to the County, the majority of persons who seek these programs are primarily in need of medical assistance and in-home support services.

A fundamental way to reduce poverty is through job creation and enhancement. There are a number of local, state, and federal programs that focus on job creation and retention. The most notable is the State of California's welfare reform plan, known as CalWORKS. CalWORKS is designed to move welfare recipients from dependency to self-sufficiency through employment, and to divert potential recipients from dependency. Job related education and training are provided through the County of Los Angeles, Department of Public and Social Services, as well as the State of California.

During FY 2020-2021, the City's Recreation and Community Services Department referred persons to the County anti-poverty programs described above. In addition, the City coordinated efforts with public and private organizations providing economic development and job training opportunities. Some of these are summarized as follows:

- Southeast Los Angeles County Workforce Investment Board
- California Trade and Commerce Agency-Team California
- California Employment Development Department
- Los Angeles County ROP

The City fostered employment growth through the expansion and rehabilitation of commercial centers

located throughout the City. The new and improved commercial centers enhance the economic vitality of the City and work to attract and retain employment opportunities for Lakewood's residents.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The institutions involved in carrying out the aforesaid Priority actions include the Lakewood Community Development Department, the Housing Authority of the County of Los Angeles, Successor Agency, and private sector owners of rental property. The City, for its part, will promote and encourage fair housing, housing assistance and single-family home rehabilitation through:

- Continued utilization of the services of a Fair Housing Contractor or organization to promote, educate and enforce fair housing in the community.
- Continued use of the Los Angeles County Housing Authority to refer residents who are interested in receiving affordable housing assistance.

Continued use of Successor Agency funds to assist low income homeowners in rehabilitating their homes and in eliminating substandard conditions. The City will continue to encourage the Single Family Residential Rehabilitation Loan and Grant Programs by advertising the programs in a variety of ways.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In FY 2020-2021, the City's housing programs are limited by resources to Housing Rehabilitation and Fair Housing.

The Single Family Residential Rehabilitation Loan and Fix-Up Paint-Up Grant Program are funded with Housing Successor Agency Loan Payback funds. The Section 8 Housing Program is federally funded and is administered entirely by HACOLA. Lakewood's Fair Housing Consultant to referred 117 residents who are interested in affordable housing to contact HACOLA.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

For the fiscal year FY 2020-2021, the City, along with the Fair Housing Consultant, affirmatively furthered fair housing and addressed impediments to fair housing by:

1. Held quarterly workshops for tenants and landlords to educate them on their rights and responsibilities.
2. Provided Public Education publications in both English and Spanish outlining the objectives and services of the Fair Housing Program. Information was made available at City Hall and was distributed to community organizations.
3. Provided five speaking engagements to Lakewood audiences who want to learn about the Fair Housing Program goals and services.
4. Provided referral assistance to 117 low and moderate income housing consumers, especially those who

are disabled, members of minority groups, the senior population, and those who have been unable to find decent, safe, and sanitary housing.

5. Attended the City of Lakewood's Safety Expo to disseminate information regarding Fair Housing services.

6. Attended monthly SPA 7 meetings to discuss homeless services and resources.

7. Attended quarterly PATH meetings held by the City of Long Beach Homeless Services coordinator.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Consolidated Plan provides the City with a number of benchmarks for measuring its progress toward the five-year goals. The FY 2020-2021 Action Plan is developed with this progress in mind, with quantifiable objectives and measurable outcomes for each of the proposed activities to adequately assess the City's Housing and Community Development accomplishments.

The City follows the monitoring requirements for the use of federal funds as established by HUD. The Community Development Department tracks the City's progress in implementing all of the strategies outlined in the Consolidated Plan. The lead person responsible for the Consolidated Plan preparation and yearly reporting is the Housing Specialist, under the supervision of the Neighborhood Preservation Manager and Director of Community Development.

Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. The City notifies all subrecipients that annual monitoring of their agency's day-to-day operations will take place to ensure compliance with all CDBG rules and regulations. The City also coordinates with the Fair Housing Organization in the administration of the Fair Housing Program.

The Department's loan portfolio, including loan administration and servicing functions, is managed and tracked by the Community Development Department. Loans are monitored for compliance and regulatory requirements such as affordability restrictions, occupancy and rent requirements, maintenance requirements, and loan repayments.

In addition to this monitoring, the Community Development Department tracks housing unit production through a housing database, which identifies housing projects from concept to completion. This database provides opportunity for staff to respond to City Council and public inquiries regarding the City's progress toward its Regional Housing Needs Goals.

In September 2003, HUD issued a notice to all entitlement grantees encouraging the development and use of a local performance measurement system. This performance measurement system has two critical components - productivity and program impact. Productivity reflects the level of efficiency (quantity, quality, and pace) and program impact reflects the desired outcomes in the community or in the lives of persons assisted.

The City's performance measurement system, as requested by HUD, is modeled from the City of Los Angeles' Matrix of Goals versus Accomplishments by Priority. The matrix collects an array of data, including priority, activity, funding source and amount spent, strategy, goals, and annual and long-term accomplishments. In addition, a performance indicator for each activity is defined. These performance indicators help the City identify if goals are being met and/or if outcomes are being produced. Generally, the performance indicators relate to people, housing units, public facilities, and jobs.

The required tracking matrix is attached to the City's Consolidated Annual Performance Evaluation Report (CAPER). The matrix yields the following outcomes over a five-year period:

- Improved quality of life for CDBG program participants and low and moderate income persons
- Maintained current property values
- Increased percentage of housing units that are standard
- Increased business sales volume

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Due to COVID-19, HUD released a memorandum on the Availability of a Waiver and Alternate Requirement for the CAPER for Community Planning and Development Grant Programs. The memorandum authorizes and explains a waiver of the regulatory requirement that within 90 days of the end of a jurisdiction's program year a grantee shall submit to HUD a CAPER. The memorandum applies that for program year 2020 CAPERS, the requirement that grantees submit a performance report within 90 days after the close of a jurisdiction's program year is waived, subject to the condition that within 180 days after the close of a jurisdiction's program year the jurisdiction shall submit its performance report.

On October 14, 2021, a notice was published in the Press Telegram announcing the public hearing before the Lakewood City Council on November 9, 2021 and announced a 15-day public comment period that will conclude on November 9, 2021. Public hearing notices were also posted in three locations within the City.

The Draft CAPER was available for public review at the following locations:

- Lakewood City Hall, Community Development Department, 5050 Clark Avenue, Lakewood, CA 90712
- Lakewood City Hall, City Clerk's Office, 5050 Clark Avenue, Lakewood, CA 90712
- Angelo M. Iacoboni Library, 4990 N. Clark Avenue, Lakewood, CA 90712

The City welcomed any written recommendations, suggestions, or other input. Any opinions or comments related to the CAPER were to be addressed to the following person:

Abel Avalos
Director of Community Development
City of Lakewood
5050 North Clark Avenue
Lakewood, CA 90712
(562) 866-9771 extension 2301

All comments received during the 15-day comment period will be submitted to City Council for consideration and recommendation prior to being submitted to HUD.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Lakewood will not be changing any of the program objectives as a result of its experiences during FY 2020-2021.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

REPORTING PERIOD JULY 1, 2020 - JUNE 30, 2021

	Entitlement	Budgeted	Amount Spent (Expenditure)
CDBG	\$492,791	\$854,582	\$300,985
CDBG-CV	\$839,151	\$839,151	\$289,937

*The actual budgeted CDBG amount includes \$281,291 in unexpended funds at the end of the previous program year and \$80,500 in program income.

NARRATIVE CONCERNING USE OF CDBG FUNDS:

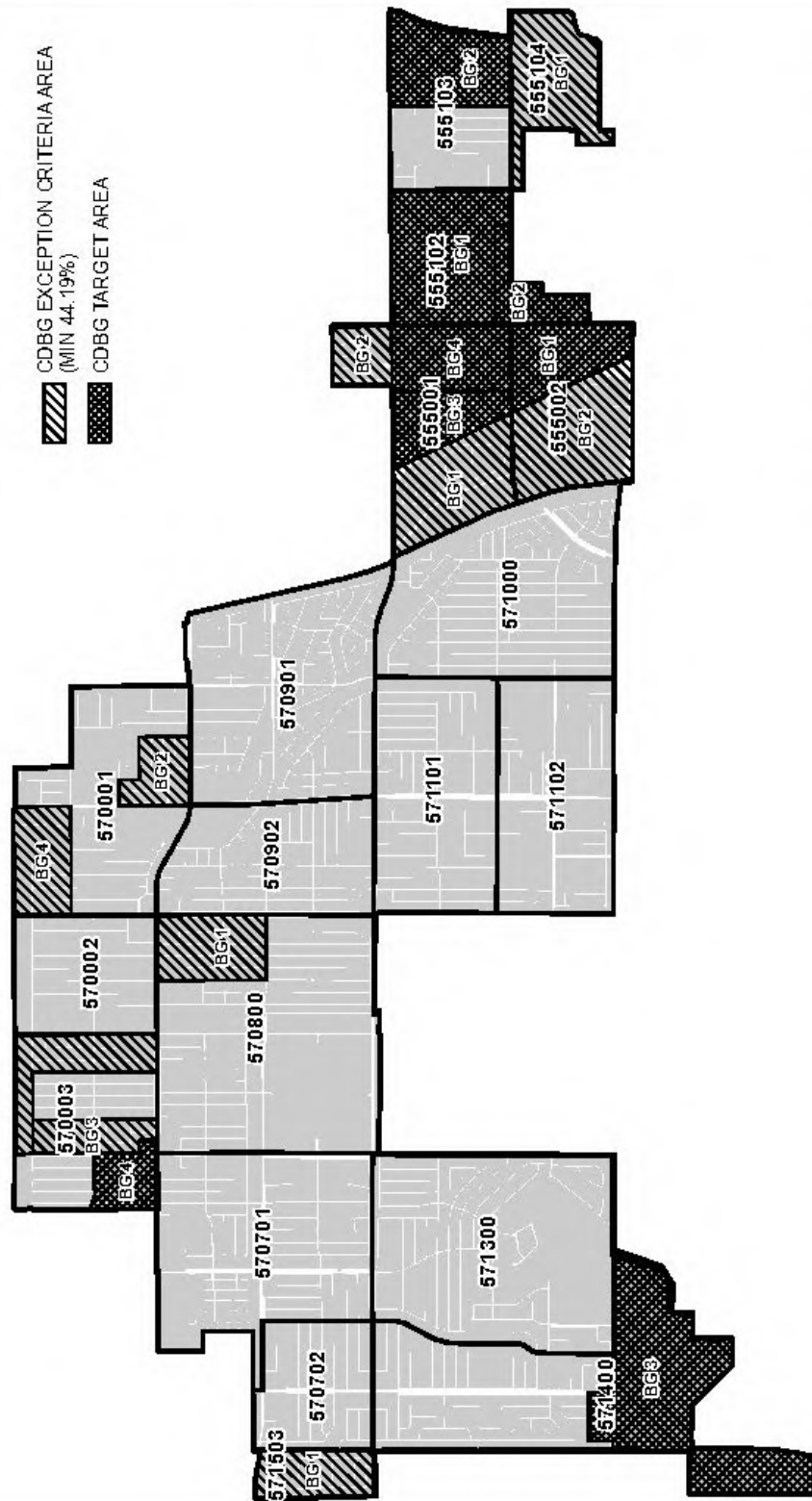
- a. All CDBG funds except for Planning/Administration were used for activities that benefited low and moderate income persons.
- b. The City carried out its planned actions described in its Action Plan and followed its HUD approved Consolidated Plan. The City pursued all resources it said it would pursue. The City refers interested residents to California Housing Finance Agency program for first time home buyers assistance.
- c. All of the City's entitlement grant funds were used exclusively for one or more of the three national objectives.
- d. The source of program income is repayment of single-family rehabilitation loans. For FY 2020-2021 actual program income received was \$80,500.98.

The City will carry over \$553,597 of FY 2020-2021 CDBG funds and \$549,214 CDBG-CV funds into FY 2021-2022. These funds have been budgeted for the Weingart Senior Center Improvement project.

APPENDIX

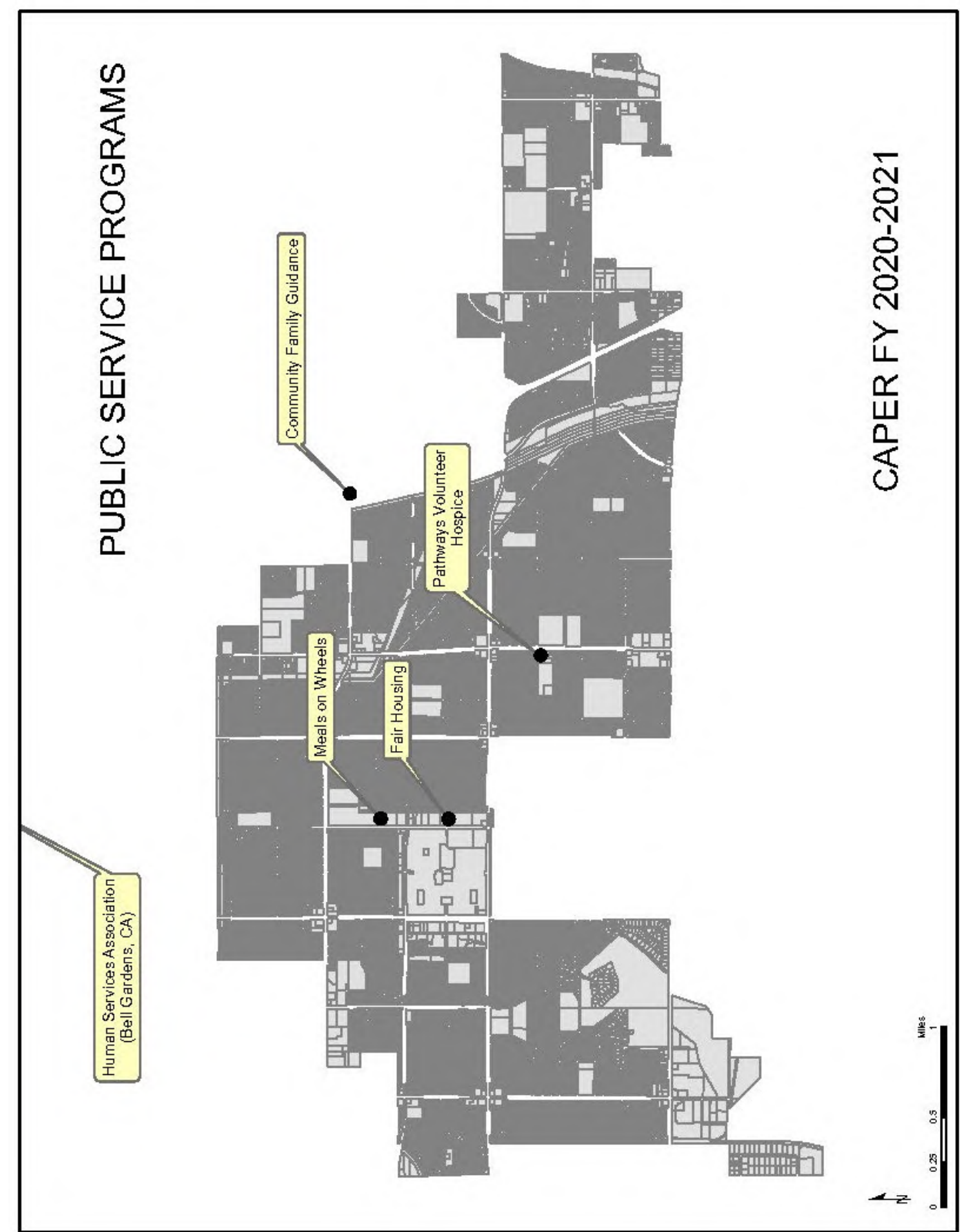
- Map of CDBG Eligible Areas
- Map of Public Service Providers
- Homeless Shelters, Transitional and Permanent Housing within Nearby Gateway Cities
- Code Enforcement Summary Report
- PR26 Report
- Published Notice

CDBG ELIGIBLE AREAS



CAPER FY 2020 - 2021

DATA FROM FY 2018 CDBG GRANTEES AND 2011-2015 ACS LMISD,
BY HUD OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT



**Homeless Shelter, Transitional Housing and Permanent Housing
Within Nearby Gateway Cities**

City	Name of Facility and Address	Target Population
Bell	The Salvation Army Crisis Housing at Bell Shelter 5600 Rickenbacker Rd Building 1-E 90201 (323) 263-1206 Crisis	Adults
	The Salvation Army Transitional Housing at Bell Shelter 5600 Rickenbacker Rd Building 2-A 90201 (323) 263-1206	Adults
Bellflower	Southern California Alcohol & Drug Programs, Inc. Angel Step Too Transitional Housing 16314 Cornuta Avenue (562) 461-9272	Domestic Violence Drug & Alcohol Abuse Women and Children Under 9 months
Compton	Shields For Families 3221 Alameda St (323) 242-5000	Families
	Shields For Families 215 S Acaia Ave (323) 605-1700	Families
	Shields For Families 1315 Bullis Rd #15 (323) 668-9091	Families
	Jordan's Disciples Community Service 1616 E Pine St (323) 577-5941	Women and Children
Downey	Southern California Alcohol & Drug Programs, Inc. Positive Steps 11501 Dolan St (562) 923-7894	Substance Abuse Men
Lakewood	Su Casa Family Crisis & Support Center Su Casa Family Crisis & Support Center - 30 Day Shelter Confidential Site	Women and Children-Domestic Violence
	Su Casa Family Crisis & Support Center Su Casa Family Crisis & Support Center - Transitional Housing Confidential Site	Women and Children-Domestic Violence

Long Beach	1736 Family Crisis Center Domestic Violence Shelter Confidential Site	Domestic Violence
	Catholic Charities of Los Angeles, Inc 123 E 14th St (213) 251-3432	Families
	Disabled Resources Center, Inc Motel Vouchers Program 2750 East Spring St Ste 100 (562) 427-1000	Disabled
	United States Veterans Initiative, Inc Villages at Cabrillo 2001 River Ave (562) 200-7300	Veterans

FY 2020-2021 Code Enforcement Cases Within CDBG Eligible Areas

ID	ADDRESS	ID	ADDRESS	ID	ADDRESS
1	5019 Hedda Street	45	21524 Roseton Avenue	89	11313 214th Street
2	2650 Carson Street	46	21530 Roseton Avenue	90	5825 Fanwood Avenue
3	21108 Nectar Avenue	47	11603 Roseton Avenue	91	11302 Seaborn Street
4	11859 209th Street	48	5745 Spahn Avenue	92	11537 216th Street
5	3671 Industry Avenue	49	5745 Spahn Avenue	93	11518 216th Street
6	6016 Droxford Street	50	20137 Pioneer Boulevard	94	20627 Alburtis Avenue
7	11959 209th Street	51	6165 Ibbetson Avenue	95	20718 Nectar Avenue
8	11959 209th Street	52	5031 South Street	96	11714 209th Street
9	21025 Gridley Road	53	5031 South Street	97	20821 Pioneer Boulevard
10	12662 Vandemere Street	54	5031 South Street	98	5322 Pearce Avenue
11	12053 208th Street	55	5927 South Street	99	6123 Edgefield Avenue
12	5825 Meadow Wood Avenue	56	6008 Bonfair Avenue	100	20600 Seine Avenue
13	5717 Ashworth Street	57	5742 Woodruff Avenue	101	5319 Montair Avenue
14	6115 Droxford Street	58	21024 Gridley Avenue	102	6054 Pennswood Avenue
15	20704 Nectar Avenue	59	11748 205th Street	103	6054 Pennswood Avenue
16	11730 Walcroft Avenue	60	20328 Clarkdale Avenue	104	21511 Pioneer Boulevard
17	11861 207th Street	61	6120 Bellflower Boulevard	105	20512 Pioneer Boulevard
18	19901 Rossford Avenue	62	5917 Castana Avenue	106	20708 Pioneer Boulevard
19	11848 206th Street	63	20932 Arline Avenue	107	20712 Pioneer Boulevard
20	5832 Lakewood Boulevard	64	20807 Arline Avenue	108	20812 Pioneer Boulevard
21	20806 Gridley Road	65	6019 Whitewood Avenue	109	20814 Pioneer Boulevard
22	6115 Sunfield Avenue	66	5832 Lakewood Boulevard	110	20818 Pioneer Boulevard
23	11433 Carson Street	67	20704 Nectar Avenue	111	20515 Arline Avenue
24	11848 206th Street	68	11919 207th Street	112	20613 Arline Avenue
25	11800 206th Street	69	21003 Alburtis Avenue	113	20707 Arline Avenue
26	20519 Pioneer Boulevard	70	21023 Alburtis Avenue	114	20818 Arline Avenue
27	11747 Carson Street	71	11645 Centralia Street	115	20824 Arline Avenue
28	20807 Elaine Avenue	72	11427 212th Street	116	20835 Arline Avenue
29	11513 Elvins Street	73	11709 Walcroft Street	117	20833 Arline Avenue
30	12603 Stillman Street	74	11709 Walcroft Street	118	20835 Arline Avenue
31	12603 Stillman Street	75	11650 Walcroft Street	119	20704 Seine Avenue
32	6012 Bonfair Avenue	76	20308 Wilder Avenue	120	20707 Seine Avenue
33	6012 Bonfair Avenue	77	5963 Clark Avenue	121	20709 Seine Avenue
34	4807 Ashworth Street	78	12423 Gradwell Street	122	20616 Arline Avenue
35	4807 Ashworth Street	79	5002 Meadow Wood Avenue	123	11536 205th Street
36	20849 Pioneer Boulevard	80	20328 Clarkdale Avenue	124	5439 Bellflower Boulevard
37	3150 Carson Street	81	12336 215th Street	125	11750 214th Street
38	4807 Ashworth Street	82	6111 Woodruff Avenue	126	11750 214th Street
39	6012 Bonfair Avenue	83	20314 Pioneer Boulevard	127	11750 214th Street
40	20902 Longworth Avenue	84	5508 Hersholt Avenue	128	5759 Allington Street
41	11375 Walcroft Avenue	85	20404 Jersey Avenue	129	2770 Carson Street
42	21403 Seely Place	86	6161 Pepperwood Avenue	130	2770 Carson Street
43	11853 207th Street	87	6161 Pepperwood Avenue	131	6008 Pepperwood Avenue
44	12506 Chadwell Street	88	2001 DelBay Street	132	6109 Woodruff Avenue

ID	ADDRESS	ID	ADDRESS	ID	ADDRESS
133	6105 Woodruff Avenue	179	11725 207th Street	225	20529 Longworth Avenue
134	11918 2007th Street	180	11708 216th Street	226	11426 211th Street
135	20600 Seine Avenue	181	5832 Lakewood Boulevard	227	11426 211th Street
136	11220 Stillman Street	182	4419 Andy Street	228	6143 Briercrest Avenue
137	20712 Ibex Avenue	183	11902 206th Street	229	11644 206th Street
138	20722 Ibex Avenue	184	20711 Harvest Avenue	230	6173 Adenmoor Avenue
139	20706 Ibex Avenue	185	5808 Whitewood Avenue	231	11720 215th Street
140	11716 209th Street	186	20643 Longworth Avenue	232	5832 Lakewood Boulevard
141	11608 208th Street	187	11413 213th Street	233	2213 Tern Bay Lane
142	20407 Sylvanwood Avenue	188	6172 Adenmoor Avenue	234	11515 Walcroft Avenue
143	20407 Sylvanwood Avenue	189	6179 Adenmoor Avenue	235	11509 Walcroft Avenue
144	21121 Dalaman Avenue	190	11639 208th Street	236	20824 Arline Avenue
145	21121 Dalaman Avenue	191	20433 Sylvanwood Avenue	237	20732 Arline Avenue
146	11555 216th Street	192	11411 216th Street	238	20707 Seine Avenue
147	21100 Seeley Place	193	20707 Seine Avenue	239	5821 Bonfair Avenue
148	11729 208th Street	194	20807 Elaine Avenue	240	20800 Alburdis Avenue
149	20835 Seine Avenue	195	20803 Elaine Avenue	241	21019 Dalaman Avenue
150	11620 206th Street	196	12638 Chadwell Street	242	21019 Dalaman Avenue
151	5819 Fanwood Avenue	197	6223 Woodruff Avenue	243	11874 206th Street
152	3120 Carson Street	198	11604 206th Street	244	6117 Ibbetson Avenue
153	4311 South Street	199	20408 Clarkdale Avenue	245	6117 Ibbetson Avenue
154	11848 206th Street	200	5827 Oliva Avenue	246	5963 Clark Avenue
155	2005 Bixby Road	201	5823 Oliva Avenue	247	5963 Clark Avenue
156	20816 Alburdis Avenue	202	20643 Longworth Avenue	248	20806 Gridley Road
157	6112 Briercrest Avenue	203	20914 Pioneer Boulevard	249	20539 Vendale Drive
158	20729 Seine Avenue	204	12012 Lemming Street	250	3101 Carson Street
159	5825 Meadow Wood Avenue	205	20600 Seine Avenue	251	11848 206th Street
160	11415 216th Street	206	11704 Walcroft Avenue	252	4141 Maybank Avenue
161	11551 215th Street	207	5519 Bellflower Boulevard	253	5858 Hayter Avenue
162	4807 Ashworth Street	208	11621 207th Street	254	12617 Chadwell Street
163	4807 Ashworth Street	209	11534 Stillman Street	255	4717 Ashworth Street
164	4807 Ashworth Street	210	20802 Alburdis Avenue	256	11537 216th Street
165	11715 Centralia Street	211	6223 Woodruff Avenue	257	20529 Longworth Avenue
166	11935 209th Street	212	21002 Longworth Avenue	258	20508 Wilder Avenue
167	11935 209th Street	213	21002 Longworth Avenue	259	3825 Industry Avenue
168	20808 Roseton Avenue	214	11424 215th Street	260	3825 Industry Avenue
169	5819 Fanwood Avenue	215	11500 215th Street	261	20829 Elaine Avenue
170	20408 Clarkdale Avenue	216	21002 Longworth Avenue	262	20927 Norwalk Boulevard
171	20703 Arline Avenue	217	6128 Bellflower Boulevard	263	20501 Gordon Place
172	20732 Arline Avenue	218	11910 206th Street	264	21031 Nectar Avenue
173	20508 Pioneer Boulevard	219	2213 Tern Bay Lane	265	12403 Gradwell Street
174	20816 Alburdis Avenue	220	5813 Clark Avenue	266	12403 Gradwell Street
175	5935 South Street	221	5832 Lakewood Boulevard	267	20805 Pioneer Boulevard
176	11644 206th Street	222	19906 Fallon Avenue	268	5963 Clark Avenue
177	11534 Stillman Street	223	20618 Vendale Avenue	269	11503 213th Street
178	11630 Stillman Street	224	12608 Walcroft Avenue	270	6008 Pepperwood Avenue

ID	ADDRESS	ID	ADDRESS	ID	ADDRESS
271	6008 Pepperwood Avenue	317	5969 Lakewood Boulevard	363	12228 Centralia Street
272	20801 Roseton Avenue	318	11539 215th Street	364	5950 sunfield Avenue
273	5702 Spahn Avenue	319	20707 Seine Avenue	365	5960 Sunfield Avenue
274	5745 Spahn Avenue	320	20818 Arline Avenue	366	6165 Ibbetson Avenue
275	5821 Bonfair Avenue	321	20811 Seine Avenue	367	6166 Bellflower Boulevard
276	20643 Longworth Avenue	322	21117 Longworth Avenue		
277	20732 Arline Avenue	323	6008 Pepperwood Avenue		
278	5502 Lorelei Avenue	324	5844 Sunfield Avenue		
279	11625 208th Street	325	20323 C;Clarkdale Avenue		
280	20927 Gridley Road	326	20328 Clarkdale Avenue		
281	20927 Gridley Road	327	6012 Pepperwood Avenue		
282	6102 Ibbetson Avenue	328	6002 Pepperwood Avenue		
283	11714 205th Street	329	20818 Alburtis Avenue		
284	5303 Autry Avenue	330	5052 Meadow Wood Avenue		
285	5950 Sunfield Avenue	331	4311 South Street		
286	12041 Centralia Street	332	5325 Meadow Wood Avenue		
287	20717 Seine Avenue	333	6100 Bellflower Boulevard		
288	6049 Pepperwood Avenue	334	11602 207th Street		
289	5963 Clark Avenue	335	11636 209th Street		
290	21516 Roseton Avenue	336	5302 Pearce Avenue		
291	11619 208th Street	337	20927 Gridley Avenue		
292	2525 Carson Street	338	20620 Hawaiian Avenue		
293	20508 Wilder Avenue	339	11734 208th Street		
294	11734 207th Street	340	5832 Bonfair Avenue		
295	5944 Pepperwood Avenue	341	12529 Elvins Street		
296	20725 Seine Avenue	342	20416 Pioneer Boulevard		
297	5700 Hersholt Avenue	343	20519 Devlin Avenue		
298	6146 Ibbtson Avenue	344	6223 Woodruff Avenue		
299	6146 Ibbtson Avenue	345	11722 Walcroft Avenue		
300	11625 208th Street	346	11506 209th Street		
301	12627 206th Street	347	5963 Clark Avenue		
302	11600 208th Street	348	6012 Pepperwood Avenue		
303	11927 206th Street	349	11602 Stangate Street		
304	6008 Pepperwood Avenue	350	5303 Autry Avenue		
305	20821 Alburtis Avenue	351	11602 Stangate Street		
306	11647 Walcroft Avenue	352	Paramount Bl & Carson St		
307	6061 Pepperwood Avenue	353	20643 Longworth Avenue		
308	5813 Oliva Avenue	354	6142 Ibbetson Avenue		
309	5813 Oliva Avenue	355	12122 207th Street		
310	12644 206th Street	356	20218 Jersey Avenue		
311	11614 206th Street	357	21225 Bloomfield Avenue		
312	12613 213th Street	358	5823 Oliva Avenue		
313	11215 Stillman Street	359	5825 Fanwood Avenue		
314	20003 Fallon Avenue	360	5823 Oliva Avenue		
315	5917 Castana Avenue	361	11439 205th Street		
316	20003 Fallon Avenue	362	11849 207th Street		



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
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Lakewood, CA

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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	452,791.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	80,500.98
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	573,291.98

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	188,359.71
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	188,359.71
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	112,625.89
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	300,985.60
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	272,306.38

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	168,359.71
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	168,359.71
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	29.38%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS (PY) COVERED IN CERTIFICATION	FY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	76,144.96
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	76,144.96
32 ENTITLEMENT GRANT	452,791.00
33 PRIOR YEAR PROGRAM INCOME	80,323.01
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	561,114.01
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	13.57%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	112,625.89
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 + LINE 40)	112,625.89
42 ENTITLEMENT GRANT	452,791.00
43 CURRENT YEAR PROGRAM INCOME	80,500.98
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	573,291.98
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.65%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17
Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18
Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	4	359	6496367	Meals on Wheels	05A	LMC	\$3,000.00
2020	4	359	6535205	Meals on Wheels	05A	LMC	\$2,250.00
2020	5	360	6496367	Pathways Volunteer Hospice	05A	LMC	\$2,750.00
2020	5	360	6535205	Pathways Volunteer Hospice	05A	LMC	\$2,250.00
2020	6	361	6496367	Human Services Association	05A	LMC	\$750.00
2020	6	361	6535205	Human Services Association	05A	LMC	\$3,500.00
					05A	Matrix Code	\$14,500.00
2020	2	357	6496367	Fair Housing	05J	LMC	\$32,220.80
2020	2	357	6535205	Fair Housing	05J	LMC	\$6,424.16
					05J	Matrix Code	\$38,644.96
2020	3	358	6496367	Community Family Guidance	05N	LMC	\$750.00
2020	3	358	6535205	Community Family Guidance	05N	LMC	\$2,250.00
					05N	Matrix Code	\$3,000.00
2020	7	362	6496367	Rehabilitation Deliver Costs	14A	LMH	\$60,798.50
2020	7	362	6535205	Rehabilitation Deliver Costs	14A	LMH	\$20,124.75
					14A	Matrix Code	\$80,923.25
2020	1	356	6496367	Code Enforcement	15	LMA	\$18,815.83
2020	1	356	6535205	Code Enforcement	15	LMA	\$12,475.67
					15	Matrix Code	\$31,291.50
Total							\$168,399.71

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2020	4	359	6496367	No	Meals on Wheels	E20MC080521	EN	05A	LMC	\$3,000.00
2020	4	359	6535205	No	Meals on Wheels	E20MC080521	EN	05A	LMC	\$2,250.00
2020	5	360	6496367	No	Pathways Volunteer Hospice	E20MC080521	EN	05A	LMC	\$2,750.00
2020	5	360	6535205	No	Pathways Volunteer Hospice	E20MC080521	EN	05A	LMC	\$2,250.00
2020	6	361	6496367	No	Human Services Association	E20MC080521	EN	05A	LMC	\$750.00
2020	6	361	6535205	No	Human Services Association	E20MC080521	EN	05A	LMC	\$3,500.00
2020	16	355	6464402	Yes	CV-Human Services Association	E20MC080521	EN	05A	URG	\$8,000.00
								05A	Matrix Code	\$20,500.00
2020	2	357	6496367	No	Fair Housing	E20MC080521	EN	05J	LMC	\$32,220.80
2020	2	357	6535205	No	Fair Housing	E20MC080521	EN	05J	LMC	\$6,424.16
								05J	Matrix Code	\$38,644.96
2020	3	358	6496367	No	Community Family Guidance	E20MC080521	EN	05N	LMC	\$750.00
2020	3	358	6535205	No	Community Family Guidance	E20MC080521	EN	05N	LMC	\$2,250.00
2020	13	352	6464402	Yes	CV-Community Family Guidance	E20MC080521	EN	05N	URG	\$8,000.00
								05N	Matrix Code	\$9,000.00
2020	14	353	6464402	Yes	CV-Meals on Wheels	E20MC080521	EN	05Z	URG	\$4,000.00
2020	15	354	6464402	Yes	CV-Pathways Volunteer Hospice	E20MC080521	EN	05Z	URG	\$4,000.00
								05Z	Matrix Code	\$8,000.00
				No	Activity to prevent, prepare for, and respond to Coronavirus					\$56,144.96
				Yes	Activity to prevent, prepare for, and respond to Coronavirus					\$20,000.00
Total										\$76,144.96

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	8	363	6496367	Program Administration	21A		\$112,825.89
					21A	Matrix Code	\$112,625.89
Total							\$112,625.89

**NOTICE OF PUBLIC HEARING FOR
FY 2020-2021 CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION
REPORT AND 15-DAY
COMMENT PERIOD**

NOTICE IS HEREBY GIVEN that on Tuesday, November 9, 2021, a Public Hearing will be held before the City of Lakewood's City Council for citizen comments on the City's Consolidated Annual Performance and Evaluation Report (CAPER) for the Fiscal Year (FY) July 1, 2020 - June 30, 2021. The CAPER is an assessment of the effectiveness of the City of Lakewood's performance during the reporting period of FY 2020 - 2021, and the achievement of its five-year strategy objectives and priorities as described in the Consolidated Plan.

The CAPER will be available for public review during the 15-day comment period beginning Thursday, October 14, 2021. The City of Lakewood welcomes any written recommendations, suggestions, or other input on the CAPER.

The City of Lakewood intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If special accommodations are required, please call Carolyn Lehouillier, Housing Specialist, at (562) 866-9771, extension 2320, at least 48 hours prior to the Public Hearing.

Citizens wishing to comment on the FY 2020 - 2021 CAPER may be heard at the November 9, 2021 Public Hearing or may do so in writing and be received by November 8, 2021 to:

City of Lakewood
Community Development Department
5050 Clark Avenue
Lakewood, CA 90712
Attention: Carolyn Lehouillier
Housing Specialist

NOTICE IS FURTHER GIVEN that said Public Hearing will be held Tuesday, November 9, 2021, at 7:30 p.m. in the Council Chambers at the Civic Centre, 5000 Clark Avenue, Lakewood, California 90712. All interested persons may attend at said time and testify in this matter. The current proposed CAPER is available for review online at www.lakewoodcity.org, in the City Clerk's office and Community Development Department at Lakewood City Hall, 5050 Clark Avenue, Lakewood, California, and at Jacoboni Library, 4990 Clark Avenue, Lakewood California.

NOTICE IS FURTHER GIVEN that if you challenge the aforementioned action in court, you may be limited to raise only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City, at or prior to the Public Hearing.

Thaddeus McCormack
Dated this 14th day of October, 2021
City Manager, City of Lakewood
Send Proof of Publication to:

Helene Knight
City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712
562-866-9771, extension 2303
hknight@lakewoodcity.org

Pub Oct 14, 2021 (11) PT (11494377)

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

Legislation

COUNCIL AGENDA

November 9, 2021

TO: The Honorable Mayor and City Council

SUBJECT: Resolution in Support of the “Our Neighborhood Voices” Initiative

INTRODUCTION

A coalition of local government leaders and neighborhood groups filed this constitutional amendment with the California Attorney General’s office for potential placement on California’s November 2022 statewide ballot. Approval of this ballot initiative would ensure that all decisions regarding local land-use controls, including zoning regulations, are made by the affected communities in accordance with applicable law.

STATEMENT OF FACT

In the past several years, the State Legislature have passed numerous laws that have taken away the ability of local governments to make thoughtful planning decisions that are best for their own communities. These “one-size-fits-all” laws have had the effect of essentially minimizing the important roles of the residents of those communities to provide public input on how the bills affect the places they live.

These new laws allow developers to build large multifamily buildings next door to single-family homes without local approval, without community input, and without any new contributions to fund transit, schools, parks, roads, public safety or other services. The new state laws allow developers to build expensive new housing without requiring any units to be reserved for affordable housing and with zero contributions to affordable housing programs.

In response to these concerns, the proponents introduced this ballot initiative. An analysis by the Legislative Analyst’s Office (LAO) provides the following:

- ***Specifies Local Laws Related to Zoning or Land Use Generally Prevail Over Conflicting State Laws.*** This measure would amend the California Constitution to specify that actions by a charter city or county related to zoning, development, or land use – hereafter referred to as local laws – would be a local affair and prevail over conflicting state laws. The measure also specifies that zoning and land use laws in general law cities and counties would prevail over conflicting state general law. Consequently, under the measure, local laws that currently conflict with state law generally would become enforceable. Moreover, local initiatives related to zoning or land use not only would prevail over laws passed by local governing bodies but also state law. While the state could continue to enact legislation related to local zoning and land use, rather than follow state law, cities and counties could enact conflicting laws. These local laws generally would prevail over state law.

- ***Identifies Areas of Statewide Concern Where State Law Could Continue to Prevail.*** The measure identifies certain areas in which courts could determine whether state laws could continue to prevail over local laws. This authority extends to zoning or land use in (1) the coastal zone; (2) the siting of a power plant that can generate more than 50 megawatts of electricity; or (3) the development of water, communications, or transportation infrastructure projects that the state declares are matters of statewide concern. These same exemptions apply to general law cities and counties, although no court ruling is necessary.
- ***Limits State's Discretion When Appropriating State Funds.*** The measure amends the California Constitution to specify that the state could not modify how it appropriates state funding as a result of this measure. Specifically, the state could not deny funding to cities or counties that opt to enact zoning or land use laws that conflict with state law. Furthermore, the state could not provide a preference in appropriating state funding to local governments that choose to conform with state law related to zoning or land use.

RECOMMENDATION

That the City Council adopt the attached resolution supporting the "Our Neighborhood Voices" initiative and authorizing the listing of the City of Lakewood as a supporter.


Paolo Beltran
Deputy City Manager


Thaddeus McCormack
City Manager

Encl: Resolution
Title and Summary of Proposed Measure Provided by Attorney General
Ballot Initiative Language
LAO Analysis

RESOLUTION NO. 2021-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD SUPPORTING THE “OUR NEIGHBORHOOD VOICES” INITIATIVE TO AMEND ARTICLE XI OF THE CONSTITUTION OF THE STATE OF CALIFORNIA TO MAKE ZONING AND LAND USE COMMUNITY AFFAIRS, AND NOT OF STATE INTEREST

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

WHEREAS, the Legislature of the State of California in recent years has proposed, passed, and signed into law a number of bills addressing a range of land use planning and housing issues; and

WHEREAS, the majority of these bills usurp the authority of local jurisdictions to determine for themselves the land use policies and practices that best suit each city and its residents and instead impose “one-size-fits-all” mandates that do not take into account the unique needs and differences of local jurisdictions throughout the State of California; and

WHEREAS, the majority of these bills do not provide any incentives or requirements for low-income affordable or moderate income workforce housing, but instead impose new policies that will incentivize speculation and result in the addition of market-rate or luxury housing, thereby eliminating the opportunity for local jurisdictions to implement effective policies that will create more affordable housing and affirmatively further fair housing practices; and

WHEREAS, the ability of local jurisdictions to determine for themselves which projects require review beyond ministerial approval; what parking requirements are appropriate for various neighborhoods; what housing plans and programs are suitable and practical for each community; and what zoning should be allowed for residential properties, rather than having these decisions imposed upon cities without regard for the unique circumstances and needs of each individual community, is a matter of critical importance to the City of Lakewood and many other municipalities focused on local zoning and housing issues; and

WHEREAS, the City Council hereby determines that local government entities are best able to assess and respond to the unique needs of their respective communities and hereby objects to the proliferation of State legislation (including SB 9 and SB 10) that would deprive us of that ability.

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Council is opposed to the legislature of the State of California continually proposing and adopting legislation that overrides the zoning and land use authority of local government and inhibits the ability of local government to effectively plan for and implement policies to stimulate the efficient production of affordable housing in the City of Lakewood.

SECTION 2. That the City Council supports the “Our Neighborhood Voices” initiative (Attached to the Resolution as Exhibit A) to ensure that zoning and land use authority rests with the local government entities that represent the communities in which the residents reside, and to allow local government to participate in solving our affordable housing crisis through solutions that effectively address the unique needs and conditions of each local community.

SECTION 3. That the City Council incorporates each recital set forth herein above.

ADOPTED AND APPROVED THIS 9TH DAY OF NOVEMBER, 2021.

Mayor

ATTEST:

City Clerk

The Attorney General of California has prepared the following title and summary of the chief purpose and points of the proposed measure:

PROVIDES THAT LOCAL LAND-USE AND ZONING LAWS OVERRIDE

CONFLICTING STATE LAWS. INITIATIVE CONSTITUTIONAL AMENDMENT.

Provides that city and county land-use and zoning laws (including local housing laws) override all conflicting state laws, except in certain circumstances related to three areas of statewide concern: (1) the California Coastal Act of 1976; (2) siting of power plants; or (3) development of water, communication, or transportation infrastructure projects. Prevents state legislature and local legislative bodies from passing laws invalidating voter-approved local land-use or zoning initiatives. Prohibits state from changing, granting, or denying funding to local governments based on their implementation of this measure. Summary of estimate by Legislative Analyst and Director of Finance of fiscal impact on state and local governments: **Fiscal effects of the measure depend on future decisions by the cities and counties and therefore are unknown.**

(21-0016A1.)

SECTION 1. The people of the State of California find and declare all of the following:

- (a) The circumstances and environmental impacts of local land use decisions vary greatly across the state from locality to locality.
- (b) The infrastructure required to maintain appropriate levels of public services, including police and fire services, parklands and public open spaces, transportation, water supply, schools, and sewers varies greatly across the state from locality to locality.
- (c) Land use decisions made by local officials must balance development with public facilities and services while addressing the economic, environmental, and social needs of the particular communities served by those local officials.
- (d) Thus, it is in the best interests of the state and local communities for these complex decisions to be made at the local level to ensure that the specific, unique characteristics, constraints, and needs of those communities are properly analyzed and addressed.
- (e) Gentrification of housing adjacent to public transportation will reduce or eliminate the availability of low or very low income housing near public transit, resulting in the loss of access by low or very low income persons to public transit, declines in public transit ridership, and increases in vehicle miles travelled.
- (f) The State Legislature cannot properly assess the impacts upon each community of sweeping centralized and rigid state land use rules and zoning regulations that apply across the state without regard to community impacts and, as a result, statewide land use and zoning will do great harm to local communities with differing circumstances and concerns.
- (g) Community development should not be controlled by state planners, but by local governments that know and can address the needs of, and the impacts upon, local communities. Local initiatives approved by voters pertaining to land use and zoning restrictions should not be nullified or superseded by the actions of any local or state legislative body.
- (h) Numerous state laws that target communities for elimination of zoning standards have been enacted, and continue to be proposed, that eliminate or erode local control over local development and circumvent the California Environmental Quality Act (“CEQA”), creating the potential for harmful environmental impacts to occur.
- (i) The purpose of this measure is to ensure that all decisions regarding local land use controls, including zoning law and regulations, are made by the affected communities in accordance with applicable law, including but not limited to CEQA (Public Resources Code § 21000 et seq.), the California Fair Employment and Housing Act (Government Code §§ 12900 – 12996), prohibitions against discrimination (Government Code § 65008), and affirmatively furthering fair housing (Government Code § 8899.50). This constitutional amendment would continue to provide for state control in the coastal zone, the siting of a power plant that can generate more than 50 megawatts of electricity, or the development or construction of water, communication or transportation infrastructure projects which the Legislature declares are matters of statewide concern and are in the best interests of the state. For purposes of this measure, it is the intent that a transportation infrastructure project shall not include a transit-oriented development project that is residential, commercial, or mixed-use.

SECTION 2. Section 4.5 is added to Article XI of the California Constitution, to read:

SEC. 4.5. (a) Except as provided in subdivision (b), in the event of a conflict with a state statute, a county charter provision, general plan, specific plan, ordinance or a regulation adopted pursuant to a county charter, that regulates the zoning, development or use of land within the boundaries of an unincorporated area of the county shall be deemed a county affair within the meaning of Section 4 and shall prevail over a conflicting state statute. No voter approved local initiative that regulates the zoning, development or use of land within the boundaries of any county shall be overturned or otherwise nullified by any legislative body.

(b) A county charter provision, general plan, specific plan, ordinance or a regulation adopted and applicable to an unincorporated area within a county, may be determined only by a court of competent jurisdiction, in accordance with Section 4, to address either a matter of statewide concern or a county affair if that provision, ordinance, or regulation conflicts with a state statute with regard to only the following:

(1) The California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), or a successor statute.

(2) The siting of a power generating facility capable of generating more than 50 megawatts of electricity and the California Public Utilities Commission has determined that a need exists at that location that is a matter of statewide concern.

(3) The development or construction of a water, communication or transportation infrastructure project for which the Legislature has declared in statute the reasons why the project addresses a matter of statewide concern and is in the best interests of the state. For purposes of this paragraph, a transportation infrastructure project does not include a transit-oriented development project, whether residential, commercial, or mixed-use.

(c) No modification to appropriations for state funded programs shall occur, and no state grant applications or funding shall be denied as a result of the application of this section. No benefit or preference in state appropriations or grants shall be given to an entity that opts not to utilize the provisions of this section.

(d) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

SECTION 3. Section 5.5 is added to Article XI of the California Constitution, to read:

SEC. 5.5. (a) Except as provided in subdivision (b), in the event of a conflict with a state statute, a city charter provision, general plan, specific plan, ordinance or a regulation adopted pursuant to a city charter, that establishes land use policies or regulates zoning or development standards within the boundaries of the city shall be deemed a municipal affair within the meaning of Section 5 and shall prevail over a conflicting state statute. No voter approved local initiative that regulates the zoning, development or use of land within the boundaries of any city shall be overturned or otherwise nullified by any legislative body.

(b) A city charter provision, general plan, specific plan, ordinance or a regulation adopted pursuant to a city charter, may be determined only by a court of competent jurisdiction, in accordance with Section 5, to address either a matter of statewide concern or a municipal affair

if that provision, ordinance, or regulation conflicts with a state statute with regard to only the following:

- (1) The California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), or a successor statute.
 - (2) The siting of a power generating facility capable of generating more than 50 megawatts of electricity and the California Public Utilities Commission has determined that a need exists at that location that is a matter of statewide concern.
 - (3) The development or construction of a water, communication or transportation infrastructure project for which the Legislature has declared in statute the reasons why the project addresses a matter of statewide concern and is in the best interests of the state. For purposes of this paragraph, a transportation infrastructure project does not include a transit-oriented development project, whether residential, commercial, or mixed-use.
- (c) No modification to appropriations for state funded programs shall occur, and no state grant applications or funding shall be denied as a result of the application of this section. No benefit or preference in state appropriations or grants shall be given to an entity that opts not to utilize the provisions of this section.
- (d) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

SECTION 4. Section 7 of Article XI of the California Constitution is amended to read:

SEC. 7. (a) A county or city may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not that are not, except as provided in subdivision (b), in conflict with general laws. A county or city may not supersede or otherwise interfere with any voter approved local initiative pertaining to land use or zoning restrictions.

(b) A county or city general plan, specific plan, ordinance or regulation that regulates the zoning, development or use of land within the boundaries of the county or city shall prevail over conflicting general laws, except for only the following:

(A) A coastal land use plan, ordinance or regulation that conflicts with the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), or a successor statute.

(B) An ordinance or regulation that addresses the siting of a power generating facility capable of generating more than 50 megawatts of electricity and the California Public Utilities Commission has determined that a need exists at that location that is a matter of statewide concern.

(C) An ordinance or regulation that addresses the development or construction of a water, communication or transportation infrastructure project for which the Legislature has declared in statute the reasons why the project addresses a matter of statewide concern and is in the best interests of the state. For purposes of this subparagraph, a transportation infrastructure project does not include a transit-oriented development project, whether residential, commercial, or mixed-use.

(c) No modification to appropriations for state funded programs shall occur, and no state grant applications or funding shall be denied as a result of the application of this section. No benefit or preference in state appropriations or grants shall be given to an entity that opts not to utilize the provisions of this section.

(d) The provisions of this subdivision are severable. If any provision of this subdivision or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.



October 15, 2021

RECEIVED

OCT 15 2021

Hon. Rob Bonta
Attorney General
1300 I Street, 17th Floor
Sacramento, California 95814

INITIATIVE COORDINATOR
ATTORNEY GENERAL'S OFFICE

Attention: Ms. Anabel Renteria
Initiative Coordinator

Dear Attorney General Bonta:

Pursuant to Elections Code Section 9005, we have reviewed the proposed initiative regarding local land use (A.G. File No. 21-0016, Amendment #1).

Background

State-Local Responsibilities. The state, counties, and cities generally have different responsibilities, and fund and administer different services. Cities are responsible for local needs, such as planning, to accommodate needed housing, police and fire protection, and local roads. Counties provide similar services in areas outside of cities—unincorporated areas. Counties also administer countywide services on behalf of the state, such as health and human services programs, jails, and elections. Cities and counties provide these services using a combination of local, state, and federal funding. In some cases, such as for many human services programs operated by counties, the state provides certain revenue sources to local governments. In other cases, such as some housing programs, the state sets aside grant funding for cities and counties based on varying programmatic requirements.

Local Initiatives. Local voters generally have the authority to enact initiatives that override laws passed by local legislative bodies—city councils or boards of supervisors. Laws enacted by voters through a local initiative can only be modified by subsequent voter approved local initiatives, except if the initiative allows otherwise. Although local initiatives can override laws passed by local legislative bodies, they do not override state laws.

Authority of General Law and Charter Cities and Counties. The State Constitution allows for city and county local affairs to be governed under either the general laws of the state or under a charter adopted by local voters. Charter cities for local matters generally, and charter counties only for certain local matters, have authority to adopt their own laws which generally supersede state law. Although the State Constitution does not define local affairs, case law suggests that they include local elections, and local government contracting and employees. Despite a charter, cities and counties are subject to the U.S. Constitution, federal laws, the California Constitution, and state laws regarding matters of statewide concern. In contrast, general law cities and counties have less

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authority to act locally as local actions must be consistent with state law. Of California's 58 counties, 14 currently are charter counties. Of California's 482 cities, 121 are charter cities.

Zoning, Land Use, and Housing. Both general law and charter cities and counties in California make most decisions about when, where, and what type of housing will be built. Cities and counties enact zoning ordinances to set property-specific land use requirements. A community's zoning ordinance typically defines how each property can be used and its form. Use dictates the category of development that is permitted on the property—such as single-family residential, multifamily residential, or commercial. Form dictates building height and width, the share of land covered by buildings, and the distance of buildings from neighboring properties and roads. Rules about use and form effectively determine how many housing units can be built on a particular site. A site with one- or two-story height limits and requirements for large distances from surrounding properties typically can accommodate only single-family homes. Conversely, a site with height limits over 100 feet and relatively smaller required distances between properties can accommodate higher-density housing such as multistory apartments. By dictating how many sites housing can be built on and at what densities, zoning controls how much housing a community can accommodate.

State Has Special Jurisdiction Over Land Use Decisions in Areas of Statewide Concern. Currently, the local affairs rule does not prohibit the state from regulating zoning or land use when necessary to address a statewide concern. For example, state law requires cities and counties to carry out certain planning exercises that attempt to ensure they can accommodate needed home building. In addition, recent housing legislation requires, in some limited cases, local governments to streamline housing approvals and build more dense housing. This legislation declares that ensuring access to affordable housing is a matter of statewide concern and not a local affair. In recent years, the state increasingly has seen issues of zoning and land use as matters of statewide concern. Nevertheless, local governments retain significant control over zoning, land use, and housing.

Proposal

Specifies Local Laws Related to Zoning or Land Use Generally Prevail Over Conflicting State Laws. This measure would amend the California Constitution to specify that actions by a charter city or county related to zoning, development, or land use—hereafter referred to as local laws—would be a local affair and prevail over conflicting state laws. The measure also specifies that zoning and land use laws in general law cities and counties would prevail over conflicting state general law. Consequently, under the measure, local laws that currently conflict with state law generally would become enforceable. Moreover, local initiatives related to zoning or land use not only would prevail over laws passed by local governing bodies but also state law. While the state could continue to enact legislation related to local zoning and land use, rather than follow state law, cities and counties could enact conflicting laws. These local laws generally would prevail over state law.

Identifies Areas of Statewide Concern Where State Law Could Continue to Prevail. The measure identifies certain areas in which courts could determine whether state laws could continue to prevail over local laws. This authority extends to zoning or land use in: (1) the coastal zone; (2) the siting of a power plant that can generate more than 50 megawatts of electricity; or (3) the development of water, communications, or transportation infrastructure projects that the state declares are matters of statewide concern. These same exemptions apply to general law cities and counties, although no court ruling is necessary.

Limits State's Discretion When Appropriating State Funds. The measure amends the California Constitution to specify that the state could not modify how it appropriates state funding as a result of this measure. Specifically, the state could not deny funding to cities or counties that opt to enact zoning or land use laws that conflict with state law. Furthermore, the state could not provide a preference in appropriating state funding to local governments that choose to conform with state law related to zoning or land use.

Major Fiscal Effects

Some Existing State Allocations to Local Governments Likely Would Need to Change. Some funding provided by the state to local governments is based on local governments' progress toward meeting state goals for housing. Because the measure could restrict the state's ability to distribute funds in this manner, the state likely would need to reallocate funding among local governments differently.

Broader Fiscal Effects of the Measure Unknown. The measure would make significant changes to state and local authority over zoning and land use decisions. In some cases, previously unenforceable laws could become operative at the local level immediately. In other cases, local governments could enact new laws. If cities and counties adopt zoning and land use laws that restrict housing development, housing costs could increase and potentially constrain economic growth. Alternatively, if cities and counties adopt laws that spur housing development, economic growth could accelerate. The ultimate fiscal effects of the measure on the state and local governments will depend on decisions by the state's 482 cities and 58 counties.

Summary of Fiscal Effects. We estimate that this measure would have the following major fiscal effects.

- Fiscal effects of the measure depend on future decisions by the cities and counties and therefore are unknown.

Sincerely,



for Gabriel Petek
Legislative Analyst



for Keely Martin Bosler
Director of Finance