

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

January 25, 2022

ADJOURNED MEETING:
Presentation on Housing Element

6:00 p.m.
MAPLE ROOM

CALL TO ORDER

7:30 p.m.

INVOCATION: Father Mina Ghebrial, Christ the Redeemer American Coptic Orthodox Church

PLEDGE OF ALLEGIANCE: Girl Scout Troop 1883

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 Lieutenant Juan Briseno, Lakewood Sheriff's Station, Regarding Quarterly Public Safety Report

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 December 14, 2021, and January 11, 2022.

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

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

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

RI-5 MONTHLY REPORT OF INVESTMENT TRANSACTIONS - DECEMBER 2021 - Staff recommends City Council receive and file the report.

RI-6 RENEWAL OF LICENSE AGREEMENT WITH SOUTHERN CALIFORNIA EDISON FOR USE OF COMMUNITY GARDENS - Staff recommends City Council authorize Mayor to execute Southern California Edison Company License Agreement 9.4232 for continued use of Lakewood Community Gardens, as approved to form by the City Attorney.

City Council Agenda

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ROUTINE ITEMS: - Continued

- RI-7 RENEWAL OF LICENSE AGREEMENT WITH SOUTHERN CALIFORNIA EDISON FOR USE OF RYNERSON PARK - Staff recommends City Council authorize Mayor to execute Southern California Edison Company License Agreement 9.4249 for continued use of Rynerson Park, as approved to form by the City Attorney.
- RI-8 FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT (PSA) FOR ON-CALL SERVICES FOR WELL AND BOOSTER PUMP MAINTENANCE - Staff recommends City Council approve the First Amendment to Professional Services Agreement with Bakersfield Well & Pump Company; and appropriate an additional \$40,000.00 (including 8% contingency) in Water Reserve Fund for On-Call Services for Well and Booster Pump Maintenance for FY 2021-22.
- RI-9 SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT (PSA) FOR DESIGN AND ENGINEERING SERVICES FOR WELL 13A TREATMENT PLANT PROJECT - Staff recommends City Council approve the Second Amendment to Professional Services Agreement with Murraysmith, Inc; and appropriate an additional \$21,000.00 (including 10.5% contingency) in Water Reserve Fund for Well 13A Treatment Plant Design Modification and Construction Support for FY 2021-22.
- RI-10 RESOLUTIONS AMENDING PART-TIME RESOLUTION NO. 2020-16 AND ADJUSTING HOURLY PAY RATES FOR JOB CLASSIFICATIONS ON SCHEDULE A (RESOLUTION NO. 2022-1) AND SCHEDULE B (RESOLUTION NO. 2022-2) OF RESOLUTION NO. 2020-16 PERTAINING TO HOURLY-RATED PART-TIME EMPLOYEES AND ENACTING A PERSONNEL RESOLUTION ESTABLISHING THE COMPENSATION, RULES AND REGULATIONS PERTAINING TO HOURLY-RATED PART-TIME EMPLOYEES - Staff recommends City Council adopt proposed resolutions.
- RI-11 AMENDMENT NO. 1 WITH THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT (LACFCD) – SAFE CLEAN WATER PROGRAM (SCWP) FOR REGIONAL PROGRAM FUNDS FOR BOLIVAR PARK AND MAYFAIR PARK - Staff recommends City Council approve the attached Amendment No. 1 for Bolivar Park and Mayfair Park establishing terms and conditions for the transfer of Safe, Clean Water Program funds to the City of Lakewood, and authorize the Mayor to sign the Amendment No. 1 for both the Bolivar Park and Mayfair Park with the Los Angeles County Flood Control District to continue to receive funds through the Safe, Clean Water Program.

PUBLIC HEARINGS:

- 1.1 RESOLUTION NO. 2022-3; AMENDMENT NO. 2022-1 TO THE GENERAL PLAN PERTAINING TO THE HOUSING ELEMENT AND RELATED NEGATIVE DECLARATION - The Planning and Environment Commission recommends that the City Council hold a public hearing on the Draft 2021-2029 Housing Element and review the Initial Study and Negative Declaration prepared for this project. The Planning and Environment Commission recommends that following the public hearing, the City Council adopt the proposed Resolution approving General Plan Amendment No. 2022-1 and the Draft 2021-2029 Housing Element and forward the Housing Element to the Department of Housing and Community Development.

LEGISLATION:

- 2.1 RESOLUTIONS FOR THE 2022 GENERAL MUNICIPAL ELECTION CALLING THE ELECTION, RESOLUTION NO. 2022-4; REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE ELECTION, RESOLUTION NO. 2022-5; AND ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE, RESOLUTION NO. 2022-6 - Staff recommends City Council adopt proposed resolutions.

City Council Agenda

January 25, 2022

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LEGISLATION: - Continued

2.2 SECOND READING AND ADOPTION OF ORDINANCE NO. 2021-9; REGARDING THE UNIFORM PUBLIC CONSTRUCTION COST ACCOUNTING ACT AS DEFINED IN PUBLIC CONTRACT CODE SECTION 22002(C) - Staff recommends City Council adopt proposed ordinance.

REPORTS:

3.1 ANNUAL CITY INVESTMENT POLICY AND QUARTERLY SCHEDULE OF INVESTMENTS - AS OF DECEMBER 31, 2021 - Staff recommends City Council adopt the Investment Policy and receive and file the Quarterly Schedule of Investments for December 31, 2021.

AGENDA

LAKWOOD SUCCESSOR AGENCY

1. APPROVAL OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR JULY 1, 2022 THROUGH JUNE 30, 2023 – ROPS 22-23 AND ADMINISTRATIVE BUDGET FY 2022-23 – Staff recommends City Council approve the Recognized Obligation Payment Schedule (ROPS) for July 1, 2022 Through June 30, 2023 – ROPS 22-23 and the Administrative Budget for FY 2022-23.

AGENDA

LAKWOOD HOUSING SUCCESSOR AGENCY

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

ORAL COMMUNICATIONS:

ADJOURNMENT

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

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

Routine Items

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

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COUNCIL AGENDA

January 25, 2022

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			
Susan Peebles	Community Services Supervisor	24B	01/09/2022
Romaldo Perez	Park Maintenance Worker	10A	01/09/2022
B. Changes			
Megan Carroll	Graphics Media Technician	14A	01/09/2022
	Printing Services Lead Worker	19A	
Crystal Ogunedojutimi	Secretary	12A	12/26/2021
	Administrative Secretary	15A	
C. Separations			
David Barboza	Assistant Planner	24B	12/23/2021
Sandra Cole	Printing Services Lead Worker	19A	12/30/2021
Philip Lopez	Parks Superintendent	38B	12/30/2021
Greg O'Neil	Public Works Inspector	24A	12/30/2021
Jason Wen	Director of Water Resources	EDWR	12/30/2021
2. PART-TIME EMPLOYEES			
A. Appointments			
Brandon Demaria	Centre Event Specialist	B	01/19/2022
Erin Fabian	Management Trainee I	B	12/13/2021
Aaron Harper	Center Event Specialist	B	01/10/2022
Anthony Hernandez	Maintenance Services Aide III	B	12/13/2021
Michael Mitchell	Maintenance Services Aide III	B	12/13/2021
Santiago Montano	Maintenance Trainee I	B	01/10/2022

B. Changes

Joseph Alvarado-Pantiagua	Community Services Officer I Community Services Officer II	B to B	10/03/2021
Edgar Montelongo	Community Services Officer I Community Services Officer II	B to B	10/03/2021
James Young	Relief Parking Control Officer I Parking Enforcement Technician II	A to B	12/26/2021

C. Separations

Roberto Equihua	Community Services Leader III	B	10/14/2021
Daniel Gutierrez	Paratransit Vehicle Operator IV	B	01/21/2022
Andrew Lopez	Maintenance Trainee I	B	12/23/2021
Matthew Munoz	Community Services Specialist	B	10/14/2021
Robert Nelson	Community Services Specialist	B	10/14/2021
Carley Olvey	Community Services Leader IV	B	10/14/2021
Carlos Palacios	Maintenance Trainee I	B	12/23/2021
Ismael Zavalza	Maintenance Trainee I	B	01/06/2022


Thaddeus McCormack
City Manager

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**CITY OF LAKEWOOD
FUND SUMMARY 12/16/2021**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 104749 through 104836. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	1,692,970.70
1020	CABLE TV	168.51
1025	AMERICAN RESCUE PLAN	2,678.12
1030	CDBG CURRENT YEAR	3,215.25
1050	COMMUNITY FACILITY	6,098.98
1336	STATE COPS GRANT	23,675.78
1623	LA CNTY MEASURE W	1,212.90
5020	CENTRAL STORES	958.22
5030	FLEET MAINTENANCE	27,110.43
6020	GEOGRAPHIC INFORMATION SYSTEM	236.99
7500	WATER UTILITY FUND	200,862.96
8020	LOCAL REHAB LOAN	2,914.30
		1,962,103.14

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
104749	12/16/2021	61142	ADAMS-HILLERY SHARRON	3,199.58	0.00	3,199.58
104750	12/16/2021	5314	ALESHIRE & WYNDER LLP	1,898.00	0.00	1,898.00
104751	12/16/2021	4684	AMAZON.COM LLC	139.37	0.00	139.37
104752	12/16/2021	50163	AMERICAN PUBLIC WORKS ASSN	277.50	0.00	277.50
104753	12/16/2021	65668	ANICETO, SANDRA	780.00	0.00	780.00
104754	12/16/2021	4126	AUTOZONE PARTS INC	28.86	0.00	28.86
104755	12/16/2021	443	B&M LAWN AND GARDEN INC	85.33	0.00	85.33
104756	12/16/2021	59748	BIG STUDIO INC	264.60	0.00	264.60
104757	12/16/2021	1813	BIOMETRICS4ALL INC	3.75	0.00	3.75
104758	12/16/2021	46162	C S M F O	470.00	0.00	470.00
104759	12/16/2021	46162	C S M F O	75.00	0.00	75.00
104760	12/16/2021	307	CALIF. STATE DISBURSEMENT UNIT	556.26	0.00	556.26
104761	12/16/2021	53983	CALIF STATE FRANCHISE TAX BOARD	100.85	0.00	100.85
104762	12/16/2021	5382	CANNON CORPORATION	3,111.25	0.00	3,111.25
104763	12/16/2021	36824	CARWOOD HAND CARWASH & DETAIL CTR. LLC	37.00	0.00	37.00
104764	12/16/2021	45894	CINTAS CORPORATION	60.53	0.00	60.53
104765	12/16/2021	4776	CORELOGIC. INC.	47.00	0.00	47.00
104766	12/16/2021	5094	CORPORATE EVENT SPECIALISTS LLC	4,312.50	0.00	4,312.50
104767	12/16/2021	27200	DICKSON R F CO INC	50,858.72	0.00	50,858.72
104768	12/16/2021	5340	DOXIM INC.	7,049.95	0.00	7,049.95
104769	12/16/2021	3199	EDCO WASTE SERVICES LLC	453,725.89	0.00	453,725.89
104770	12/16/2021	3199	EDCO WASTE SERVICES LLC	8,439.99	0.00	8,439.99
104771	12/16/2021	4435	ELLIOTT AUTO SUPPLY COMPANY INC	156.40	0.00	156.40
104772	12/16/2021	4641	FONTELA, THAO	2,022.80	0.00	2,022.80
104773	12/16/2021	4884	FRONTIER CALIFORNIA INC.	2,620.83	0.00	2,620.83
104774	12/16/2021	34845	GLASBY MAINTENANCE SUPPLY CO	205.86	0.00	205.86
104775	12/16/2021	33150	GRAINGER W W INC	63.12	0.00	63.12
104776	12/16/2021	5272	GREENE BACKFLOW	435.00	0.00	435.00
104777	12/16/2021	35477	HARA M LAWNMOWER CENTER	211.68	0.00	211.68
104778	12/16/2021	65593	HASS, BARBARA	942.50	0.00	942.50
104779	12/16/2021	42031	HOME DEPOT	361.71	0.00	361.71
104780	12/16/2021	4622	JHM SUPPLY INC	1,461.91	0.00	1,461.91
104781	12/16/2021	4180	JONES RICHARD D. A PROF LAW CORP	1,424.50	0.00	1,424.50
104782	12/16/2021	53365	KENNY'S AUTO SERVICE	152.00	0.00	152.00
104783	12/16/2021	2956	KICK IT UP KIDZ. LLC	373.75	0.00	373.75
104784	12/16/2021	18300	LAKEWOOD CHAMBER OF COMMERCE	1,833.33	0.00	1,833.33
104785	12/16/2021	4783	LANDCARE HOLDINGS INC	15,615.84	0.00	15,615.84
104786	12/16/2021	5589	LIFELOC TECHNOLOGIES	2,678.12	0.00	2,678.12
104787	12/16/2021	21600	LOS ANGELES CO SHERIFFS DEPT	1,016,795.87	0.00	1,016,795.87
104788	12/16/2021	45069	LOS ANGELES CO/DEPT PW BLDG SVCS	75,361.78	0.00	75,361.78
104789	12/16/2021	63809	MACAULAY, CHRISTINA	150.00	0.00	150.00
104790	12/16/2021	4409	MALLORY SAFETY AND SUPPLY LLC	75.23	0.00	75.23
104791	12/16/2021	62080	MARKLEY, ELIZABETH	175.50	0.00	175.50
104792	12/16/2021	332	MERRIMAC PETROLEUM INC	23,981.86	0.00	23,981.86

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
104793	12/16/2021	4443	O'REILLY AUTOMOTIVE STORES INC	791.91	0.00	791.91
104794	12/16/2021	47554	OFFICE DEPOT BUSINESS SVCS	75.79	0.00	75.79
104795	12/16/2021	63708	DY-JO CORPORATION	1,140.00	0.00	1,140.00
104796	12/16/2021	5611	PETTY CASH/ EDIANNE RODRIGUEZ	1,523.33	0.00	1,523.33
104797	12/16/2021	62371	EMPLOYERWARE LLC	524.41	0.00	524.41
104798	12/16/2021	5367	OUADIENT LEASING USA. INC.	984.49	0.00	984.49
104799	12/16/2021	5526	RE CHAFFEE CONSTRUCTION INC.	174,170.81	0.00	174,170.81
104800	12/16/2021	63364	REEVES NORM HONDA	248.30	0.00	248.30
104801	12/16/2021	45437	S & J SUPPLY CO	714.51	0.00	714.51
104802	12/16/2021	4309	SAFESHRED	75.00	0.00	75.00
104803	12/16/2021	5609	SHENKMAN & HUGHES PC	32,774.45	0.00	32,774.45
104804	12/16/2021	5197	SIGNAL HILL AUTO ENTERPRISES INC.	239.79	0.00	239.79
104805	12/16/2021	26900	SO CALIF SECURITY CENTERS INC	3.31	0.00	3.31
104806	12/16/2021	61543	COMPUTER & PERIPHERALS GROUP	236.99	0.00	236.99
104807	12/16/2021	29400	SOUTHERN CALIFORNIA EDISON CO	28,681.72	0.00	28,681.72
104808	12/16/2021	29500	SOUTHERN CALIFORNIA GAS CO	1,120.06	0.00	1,120.06
104809	12/16/2021	4026	SPASEFF TED C	62.50	0.00	62.50
104810	12/16/2021	52610	SWANK MOTION PICTURES INC	1,330.00	0.00	1,330.00
104811	12/16/2021	63988	T2 SYSTEMS INC	3,000.00	0.00	3,000.00
104812	12/16/2021	5278	THE TECHNOLOGY DEPOT	302.72	0.00	302.72
104813	12/16/2021	53026	TRANE U S INC	3,715.00	0.00	3,715.00
104814	12/16/2021	66245	TYLER TECHNOLOGIES MUNIS DIVISION	10,360.00	0.00	10,360.00
104815	12/16/2021	5284	UNIFIRST CORPORATION	517.58	0.00	517.58
104816	12/16/2021	4840	VERITIV OPERATING COMPANY	37.56	0.00	37.56
104817	12/16/2021	5560	WAMBA. DIANE B.	263.90	0.00	263.90
104818	12/16/2021	3943	WATERLINE TECHNOLOGIES INC	1,570.88	0.00	1,570.88
104819	12/16/2021	5317	WATERSMART SOFTWARE. INC.	515.00	0.00	515.00
104820	12/16/2021	17640	WAXIE ENTERPRISES INC	15.24	0.00	15.24
104821	12/16/2021	37745	WESTERN EXTERMINATOR CO	282.45	0.00	282.45
104822	12/16/2021	35146	WILLDAN ASSOCIATES	5,265.00	0.00	5,265.00
104823	12/16/2021	2145	WYNN. LAKYN	65.00	0.00	65.00
104824	12/16/2021	3699	ASSOCIATED CONSTRUCTION SERVICES	77.70	0.00	77.70
104825	12/16/2021	3699	ASSOCIATED CONSTRUCTION SERVICES	140.00	0.00	140.00
104826	12/16/2021	3699	CASTILLO. HAZEL	358.00	0.00	358.00
104827	12/16/2021	3699	DEEBLE. JENNIFER	250.00	0.00	250.00
104828	12/16/2021	3699	ELECNOR BELCO ELECTRIC INC	885.22	0.00	885.22
104829	12/16/2021	3699	FOUNTAIN. TONI	250.00	0.00	250.00
104830	12/16/2021	3699	HEIS. DENISE	250.00	0.00	250.00
104831	12/16/2021	3699	INTEGRITY GENERAL ENGINEERING CO	414.40	0.00	414.40
104832	12/16/2021	3699	LAKEWOOD LITTLE LEAGUE	2,584.30	0.00	2,584.30
104833	12/16/2021	3699	NOCON. VON	250.00	0.00	250.00
104834	12/16/2021	3699	REYES. FROILAN	250.00	0.00	250.00
104835	12/16/2021	3699	SEARCY. PATTI	250.00	0.00	250.00
104836	12/16/2021	3699	STRAIGHT GATE FENCE COMPANY	2,914.30	0.00	2,914.30

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>VEND #</u>	<u>VENDOR NAME</u>	<u>GROSS</u>	<u>DISC.</u>	<u>CHECK AMOUNT</u>
			Totals:	1,962,103.14	0.00	1,962,103.14

**CITY OF LAKEWOOD
FUND SUMMARY 12/23/2021**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 104837 through 104952. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	385,977.42
1020	CABLE TV	4,485.03
1025	AMERICAN RESCUE PLAN	83.98
1030	CDBG CURRENT YEAR	1,333.32
1050	COMMUNITY FACILITY	1,876.56
1500	MISC-SPECIAL REVENUE FUND	5,707.50
1622	LA CNTY MEASURE M	149.50
1740	STATE PARK BOND ACT 2000	109,369.29
3070	PROPOSITION "C"	1,094.49
5020	CENTRAL STORES	3,004.05
5030	FLEET MAINTENANCE	9,685.11
6020	GEOGRAPHIC INFORMATION SYSTEM	450.00
7500	WATER UTILITY FUND	23,916.73
8030	TRUST DEPOSIT	100.00
		547,232.98

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
104837	12/23/2021	5260	AEF SYSTEMS CONSULTING, INC.	7,440.00	0.00	7,440.00
104838	12/23/2021	5567	ALL CITY MANAGEMENT SERVICES, INC.	13,068.64	0.00	13,068.64
104839	12/23/2021	5518	MNRO HOLDINGS, LLC	2,146.04	0.00	2,146.04
104840	12/23/2021	4684	AMAZON.COM LLC	253.30	0.00	253.30
104841	12/23/2021	5097	AMERICAN SOCCER COMPANY, INC.	1,056.22	0.00	1,056.22
104842	12/23/2021	4126	AUTOZONE PARTS INC	16.96	0.00	16.96
104843	12/23/2021	443	B&M LAWN AND GARDEN INC	212.09	0.00	212.09
104844	12/23/2021	5280	BROWN, BONNIE	245.05	0.00	245.05
104845	12/23/2021	48469	BURWELL MICHAEL RAY	660.00	0.00	660.00
104846	12/23/2021	1025	C A C E 0	190.00	0.00	190.00
104847	12/23/2021	307	CALIF. STATE DISBURSEMENT UNIT	556.26	0.00	556.26
104848	12/23/2021	6600	CALIFORNIA STATE DEPT OF JUSTICE	128.00	0.00	128.00
104849	12/23/2021	7500	CENTRAL BASIN MUNICIPAL WATER	1,800.00	0.00	1,800.00
104850	12/23/2021	45894	CINTAS CORPORATION	70.03	0.00	70.03
104851	12/23/2021	5368	CAMERON WELDING SUPPLY	346.37	0.00	346.37
104852	12/23/2021	53451	COMMUNITY FAMILY GUIDANCE CTR	666.66	0.00	666.66
104853	12/23/2021	4911	DG INVESTMENT INTERMEDIATE HOLDINGS 2, INC	11,418.00	0.00	11,418.00
104854	12/23/2021	4524	DEKRA-LITE INDUSTRIES INC	28,390.91	0.00	28,390.91
104855	12/23/2021	4498	DELTA DENTAL INSURANCE COMPANY	1,080.66	0.00	1,080.66
104856	12/23/2021	56889	DELTA DENTAL OF CALIFORNIA	7,932.36	0.00	7,932.36
104857	12/23/2021	5140	ENDRESS & HAUSER INC.	382.03	0.00	382.03
104858	12/23/2021	4435	ELLIOTT AUTO SUPPLY COMPANY INC	117.90	0.00	117.90
104859	12/23/2021	5159	FONG, ALEX	275.00	0.00	275.00
104860	12/23/2021	65779	GOLDEN STATE WATER COMPANY	10,139.65	0.00	10,139.65
104861	12/23/2021	2551	GOV'T FINANCE OFFICERS ASSOC	610.00	0.00	610.00
104862	12/23/2021	33150	GRAINGER W W INC	1,942.10	0.00	1,942.10
104863	12/23/2021	5257	GRANITE TELECOMMUNICATIONS, LLC	85.08	0.00	85.08
104864	12/23/2021	61769	GRAUTEN, EVELYN R	78.00	0.00	78.00
104865	12/23/2021	54961	HACH COMPANY	896.39	0.00	896.39
104866	12/23/2021	35477	HARA M LAWNMOWER CENTER	1,143.68	0.00	1,143.68
104867	12/23/2021	49520	HINDERLITER DE LLAMAS & ASSOC	300.00	0.00	300.00
104868	12/23/2021	42031	HOME DEPOT	2,742.91	0.00	2,742.91
104869	12/23/2021	41897	HOSE-MAN THE	475.80	0.00	475.80
104870	12/23/2021	4322	ICON SHELTERS INC	109,369.29	0.00	109,369.29
104871	12/23/2021	36589	IMMEDIATE MEDICAL CARE	90.00	0.00	90.00
104872	12/23/2021	4149	INFOSEND INC	4,537.20	0.00	4,537.20
104873	12/23/2021	4180	JONES RICHARD D. A PROF LAW CORP	6,547.50	0.00	6,547.50
104874	12/23/2021	4180	JONES RICHARD D. A PROF LAW CORP	16,750.00	0.00	16,750.00
104875	12/23/2021	4458	KIM, YVONNE	288.00	0.00	288.00
104876	12/23/2021	5605	LAGERLOF, LLP	1,020.00	0.00	1,020.00
104877	12/23/2021	18550	LAKEWOOD, CITY OF	100.00	0.00	100.00
104878	12/23/2021	18400	LAKEWOOD, CITY WATER DEPT	77,278.92	0.00	77,278.92
104879	12/23/2021	44733	LIEBERT CASSIDY WHITMORE	312.00	0.00	312.00
104880	12/23/2021	2409	LIFTECH ELEVATOR SERVICES INC	406.00	0.00	406.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
104881	12/23/2021	5525	MICHAEL BAKER INTERNATIONAL, INC.	5,707.50	0.00	5,707.50
104882	12/23/2021	41831	MIEIR-KING, RICHARD	183.30	0.00	183.30
104883	12/23/2021	57391	MINI COACH INC	739.63	0.00	739.63
104884	12/23/2021	615	MUNI SERVICES LLC	3,071.74	0.00	3,071.74
104885	12/23/2021	5547	MURRAYSMITH, INC.	3,064.77	0.00	3,064.77
104886	12/23/2021	4190	NATIONAL UNION FIRE INSURANCE CO	462.95	0.00	462.95
104887	12/23/2021	4443	O'REILLY AUTOMOTIVE STORES INC	1,068.02	0.00	1,068.02
104888	12/23/2021	47554	OFFICE DEPOT BUSINESS SVCS	366.32	0.00	366.32
104889	12/23/2021	4303	OGUNEDOJUTIMI, CRYSTAL	248.68	0.00	248.68
104890	12/23/2021	3940	ORANGE COUNTY TANK TESTING INC	1,021.01	0.00	1,021.01
104891	12/23/2021	450	PACIFIC EH & S SERVICES INC	324.00	0.00	324.00
104892	12/23/2021	63708	DY-JO CORPORATION	1,580.00	0.00	1,580.00
104893	12/23/2021	65659	PHASE II SYSTEMS INC	2,903.05	0.00	2,903.05
104894	12/23/2021	50512	PATHWAYS VOLUNTEER HOSPICE	666.66	0.00	666.66
104895	12/23/2021	5360	PAYMENTUS CORPORATION	8,977.02	0.00	8,977.02
104896	12/23/2021	5532	CHEN, PATRICIA P.C.	412.50	0.00	412.50
104897	12/23/2021	1615	PFM ASSET MANAGEMENT LLC	3,087.55	0.00	3,087.55
104898	12/23/2021	4494	PIERSON, JEREMY L.	351.00	0.00	351.00
104899	12/23/2021	5061	PLUMBING DESIGN SOLUTIONS, INC.	700.00	0.00	700.00
104900	12/23/2021	5367	OUADIENT LEASING USA, INC.	854.84	0.00	854.84
104901	12/23/2021	39640	RAYVERN LIGHTING SUPPLY CO INC	805.47	0.00	805.47
104902	12/23/2021	65297	S.T.E.A.M.	17,061.98	0.00	17,061.98
104903	12/23/2021	47141	STEARNS CONRAD & SCHMIDT CONSLT ENG	15,037.50	0.00	15,037.50
104904	12/23/2021	3153	SECTRAN SECURITY INC	162.25	0.00	162.25
104905	12/23/2021	52279	SMART & FINAL INC	238.05	0.00	238.05
104906	12/23/2021	29100	SNAP-ON INDUSTRIAL	2,048.72	0.00	2,048.72
104907	12/23/2021	26900	SO CALIF SECURITY CENTERS INC	42.05	0.00	42.05
104908	12/23/2021	5135	SOLID SURFACE CARE, INC.	867.50	0.00	867.50
104909	12/23/2021	29400	SOUTHERN CALIFORNIA EDISON CO	3,566.26	0.00	3,566.26
104910	12/23/2021	29500	SOUTHERN CALIFORNIA GAS CO	5,585.49	0.00	5,585.49
104911	12/23/2021	3755	SPECTRA SYSTEMS INC	3,870.00	0.00	3,870.00
104912	12/23/2021	37930	STANDARD INSURANCE CO UNIT 22	2,381.60	0.00	2,381.60
104913	12/23/2021	37930	STANDARD INSURANCE CO UNIT 22	9,504.92	0.00	9,504.92
104914	12/23/2021	4770	MANCE, MIKE J.	150.29	0.00	150.29
104915	12/23/2021	66215	SUPERIOR COURT OF CALIFORNIA	8,716.50	0.00	8,716.50
104916	12/23/2021	66215	SUPERIOR COURT OF CALIFORNIA	8,700.50	0.00	8,700.50
104917	12/23/2021	66215	SUPERIOR COURT OF CALIFORNIA	7,519.00	0.00	7,519.00
104918	12/23/2021	66215	SUPERIOR COURT OF CALIFORNIA	7,199.00	0.00	7,199.00
104919	12/23/2021	66215	SUPERIOR COURT OF CALIFORNIA	11,632.50	0.00	11,632.50
104920	12/23/2021	66215	SUPERIOR COURT OF CALIFORNIA	11,197.50	0.00	11,197.50
104921	12/23/2021	66215	SUPERIOR COURT OF CALIFORNIA	9,967.50	0.00	9,967.50
104922	12/23/2021	66215	SUPERIOR COURT OF CALIFORNIA	9,547.50	0.00	9,547.50
104923	12/23/2021	2372	TGIS CATERING SVCS INC	6,005.00	0.00	6,005.00
104924	12/23/2021	5278	THE TECHNOLOGY DEPOT	979.55	0.00	979.55

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
104925	12/23/2021	60685	TURF STAR	1,063.79	0.00	1,063.79
104926	12/23/2021	1437	U S BANK NATIONAL ASSOCIATION	37,557.90	0.00	37,557.90
104927	12/23/2021	64024	U S POSTAL SERVICE	5,124.55	0.00	5,124.55
104928	12/23/2021	5284	UNIFIRST CORPORATION	27.23	0.00	27.23
104929	12/23/2021	4907	VARSITY BRANDS HOLDING CO INC	95.26	0.00	95.26
104930	12/23/2021	57135	VISION SERVICE PLAN	4,477.72	0.00	4,477.72
104931	12/23/2021	33200	WALTERS WHOLESALE ELECTRIC CO	809.97	0.00	809.97
104932	12/23/2021	17640	WAXIE ENTERPRISES INC	857.50	0.00	857.50
104933	12/23/2021	37745	WESTERN EXTERMINATOR CO	119.95	0.00	119.95
104934	12/23/2021	5319	WILBER. BILL	125.24	0.00	125.24
104935	12/23/2021	3837	WORTHINGTON FORD	201.04	0.00	201.04
104936	12/23/2021	3699	AKMAL. JASMINE	250.00	0.00	250.00
104937	12/23/2021	3699	AUSTIN. JANICE	40.00	0.00	40.00
104938	12/23/2021	3699	BOYLE. DYAN	15.00	0.00	15.00
104939	12/23/2021	3699	CISNEROS. LORRAINE	5.00	0.00	5.00
104940	12/23/2021	3699	DOMINGUEZ. KRISTINE	250.00	0.00	250.00
104941	12/23/2021	3699	LACEFIELD. BRIDGETTE	250.00	0.00	250.00
104942	12/23/2021	3699	MCKNIGHT. KINYONA	132.00	0.00	132.00
104943	12/23/2021	3699	MELENDEZ. BONITA	250.00	0.00	250.00
104944	12/23/2021	3699	MURILLO. LIDIA	250.00	0.00	250.00
104945	12/23/2021	3699	PISCOPO. KENNETH	1,000.00	0.00	1,000.00
104946	12/23/2021	3699	POLLARD. SUNHEE	250.00	0.00	250.00
104947	12/23/2021	3699	RIOS. JUAN	1,000.00	0.00	1,000.00
104948	12/23/2021	3699	RIVAS-PENA. LILIA	133.66	0.00	133.66
104949	12/23/2021	3699	TAVARES. EVONE	250.00	0.00	250.00
104950	12/23/2021	3699	VERNON. BOBBI	250.00	0.00	250.00
104951	12/23/2021	3699	VIRAY. ALAIN	250.00	0.00	250.00
104952	12/23/2021	3699	WALL. CHERYL	55.00	0.00	55.00
Totals:				547,232.98	0.00	547,232.98

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

ACH date	Amount	Recipient	Purpose	Period
12/2/21	\$3,530.00	F&A Fed C/U	Payroll - Employee Deposits	Nov 14-27, 2021
12/2/21	\$6,422.00	Southland C/U	Payroll - Employee Deposits	Nov 14-27, 2021
12/2/21	\$28,910.24	EDD	Payroll - State taxes	Nov 14-27, 2021
12/3/21	\$2,365.60	MidAmerica	Retiree Medical Benefit	Nov 14-27, 2021
12/3/21	\$14,236.01	VOYA	Payroll -Deferred Compensation	Nov 14-27, 2021
12/3/21	\$3,425.00	PARS via U.S. Bank	Payroll - Retirement Plan	Nov 14-27, 2021
12/3/21	\$5,321.42	PARS via U.S. Bank	Payroll - Retirement Plan	Nov 14-27, 2021
12/3/21	\$30,979.70	VOYA	Payroll - Deferred Compensation	Nov 14-27, 2021
12/6/21	\$102,649.02	IRS via F&M	Payroll - Federal Taxes	Nov 14-27, 2021
12/6/21	\$107,270.74	CalPERS	Payroll - Retirement Plan	Nov 14-27, 2021
12/15/21	\$105,443.00	IRS via F&M	Payroll - Federal Taxes	Nov 28-Dec 11, 2021
12/16/21	\$24,688.94	MidAmerica	Retiree Medical Benefit	Dec 2021
12/16/21	\$3,530.00	F&A Fed C/U	Payroll - Employee Deposits	Nov 28-Dec 11, 2021
12/16/21	\$6,422.00	Southland C/U	Payroll - Employee Deposits	Nov 28-Dec 11, 2021
12/16/21	\$29,691.68	EDD	Payroll - State taxes	Nov 28-Dec 11, 2021
12/16/21	\$3,025.59	MidAmerica	Retiree Medical Benefit	Nov 28-Dec 11, 2021
12/16/21	\$22,421.07	VOYA	Payroll -Deferred Compensation	Nov 28-Dec 11, 2021
12/16/21	\$8,969.05	PARS via U.S. Bank	Payroll - Retirement Plan	Nov 28-Dec 11, 2021
12/16/21	\$31,004.70	VOYA	Payroll - Deferred Compensation	Nov 28-Dec 11, 2021
12/16/21	\$2,035.00	LCEA	Employee paid dues	Nov 18-Dec 11, 2021
12/20/21	\$2,500,000.00	LAIF	City Investment Deposit	Dec 2021
12/22/21	\$5,791.83	CalPERS	Payroll - Retirement Plan	Dec 2021
12/23/21	\$59,984.26	City Light & Power	Street Lighting Services	Dec 2021
12/23/21	\$109,344.13	CalPERS	Payroll - Retirement Plan	Nov 28-Dec 11, 2021
12/23/21	\$119,293.92	CalPERS	Employee Medical Premiums	Jan 2022
12/23/21	\$24,941.64	EDD	Payroll - State taxes	Dec 12-25, 2021
12/24/21	\$107,187.55	CalPERS	Payroll - Retirement Plan	Dec 12-25, 2021
12/24/21	\$93,199.59	IRS via F&M	Payroll - Federal Taxes	Dec 12-25, 2021
12/27/21	\$2,065.40	MidAmerica	Retiree Medical Benefit	Dec 12-25, 2021
12/27/21	\$12,187.92	VOYA	Payroll -Deferred Compensation	Dec 12-25, 2021
12/27/21	\$8,694.51	PARS via U.S. Bank	Payroll - Retirement Plan	Dec 12-25, 2021
12/27/21	\$26,671.70	VOYA	Payroll - Deferred Compensation	Dec 12-25, 2021

Council Approval

Date

City Manager

Attest:

City Clerk

Director of Finance & Administrative Services

**CITY OF LAKEWOOD
FUND SUMMARY 1/6/2022**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 104953 through 105028. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	121,752.78
1020	CABLE TV	1,280.76
1030	CDBG CURRENT YEAR	708.33
1050	COMMUNITY FACILITY	465.54
3001	CAPITAL IMPROV PROJECT FUND	113,621.38
5020	CENTRAL STORES	2,345.17
5030	FLEET MAINTENANCE	5,157.20
7500	WATER UTILITY FUND	78,537.58
8020	LOCAL REHAB LOAN	15,703.50
8030	TRUST DEPOSIT	125.71
		<hr/>
		339,697.95

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
104953	01/06/2022	2440	ALLIED 100 GROUP. INC	186.32	0.00	186.32
104954	01/06/2022	2701	AIRE RITE A/C & REFRIGERATION INC	4,855.17	0.00	4,855.17
104955	01/06/2022	4684	AMAZON.COM LLC	475.17	0.00	475.17
104956	01/06/2022	4564	ARAMARK UNIFORM&CAREER APPAREL GRP	53.99	0.00	53.99
104957	01/06/2022	4465	ATALLA. IBRAHIM	78.00	0.00	78.00
104958	01/06/2022	57770	B & H FOTO & ELECTRONICS CORP	1,280.76	0.00	1,280.76
104959	01/06/2022	443	B&M LAWN AND GARDEN INC	272.12	0.00	272.12
104960	01/06/2022	66044	BENNETT-BOWEN & LIGHTHOUSE INC	148.08	0.00	148.08
104961	01/06/2022	7800	CERRITOS CITY	4,862.00	0.00	4,862.00
104962	01/06/2022	43135	CERRITOS. CITY OF	21,045.36	0.00	21,045.36
104963	01/06/2022	45894	CINTAS CORPORATION	130.56	0.00	130.56
104964	01/06/2022	162	CITY & COUNTY ENGINEER'S ASSOC	150.00	0.00	150.00
104965	01/06/2022	4654	BRAGG INVESTMENT COMPANY. INC.	121.49	0.00	121.49
104966	01/06/2022	60946	CULVER COMPANY	4,051.20	0.00	4,051.20
104967	01/06/2022	4442	DANIEL'S TIRE SERVICE INC	309.25	0.00	309.25
104968	01/06/2022	5551	EAST LONG BEACH POOL SUPPLY	71.59	0.00	71.59
104969	01/06/2022	4435	ELLIOTT AUTO SUPPLY COMPANY INC	64.47	0.00	64.47
104970	01/06/2022	3946	FERGUSON ENTERPRISES INC	2,004.43	0.00	2,004.43
104971	01/06/2022	4422	GARIBALDO'S NURSERY	152.14	0.00	152.14
104972	01/06/2022	34845	GLASBY MAINTENANCE SUPPLY CO	139.14	0.00	139.14
104973	01/06/2022	61769	GRAUTEN. EVELYN R	135.20	0.00	135.20
104974	01/06/2022	4886	GROH. MARK LEE	200.00	0.00	200.00
104975	01/06/2022	65575	HAP'S AUTO PARTS	57.84	0.00	57.84
104976	01/06/2022	35477	HARA M LAWNMOWER CENTER	1,392.32	0.00	1,392.32
104977	01/06/2022	59486	HERMAN. LINDA	200.00	0.00	200.00
104978	01/06/2022	42031	HOME DEPOT	1,731.60	0.00	1,731.60
104979	01/06/2022	41897	HOSE-MAN THE	112.25	0.00	112.25
104980	01/06/2022	65891	HUMAN SERVICES ASSOCIATION	708.33	0.00	708.33
104981	01/06/2022	42359	JOHNSTONE SUPPLY INC	2,863.34	0.00	2,863.34
104982	01/06/2022	4180	JONES RICHARD D. A PROF LAW CORP	326.00	0.00	326.00
104983	01/06/2022	18550	LAKEWOOD. CITY OF	125.71	0.00	125.71
104984	01/06/2022	58414	MANAGED HEALTH NETWORK	361.57	0.00	361.57
104985	01/06/2022	66339	MC ENROE. BARBARA	429.00	0.00	429.00
104986	01/06/2022	64333	MOSES-CALDERA. ISABEL	296.40	0.00	296.40
104987	01/06/2022	4443	O'REILLY AUTOMOTIVE STORES INC	1,749.64	0.00	1,749.64
104988	01/06/2022	47554	OFFICE DEPOT BUSINESS SVCS	78.06	0.00	78.06
104989	01/06/2022	5136	OPUS INSPECTION. INC.	1,405.69	0.00	1,405.69
104990	01/06/2022	39640	RAYVERN LIGHTING SUPPLY CO INC	138.42	0.00	138.42
104991	01/06/2022	45437	S & J SUPPLY CO	947.05	0.00	947.05
104992	01/06/2022	5045	SAN JUAN. CLYDE J	208.00	0.00	208.00
104993	01/06/2022	5610	SANTILLAN. ELIZABETH	200.27	0.00	200.27
104994	01/06/2022	4436	SESAC	1,669.00	0.00	1,669.00
104995	01/06/2022	47359	SIERRA DISPLAY INC	375.34	0.00	375.34
104996	01/06/2022	5197	SIGNAL HILL AUTO ENTERPRISES INC.	287.75	0.00	287.75

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
104997	01/06/2022	5230	SITEONE LANDSCAPE SUPPLY. LLC	5,753.28	0.00	5,753.28
104998	01/06/2022	26900	SO CALIF SECURITY CENTERS INC	11.58	0.00	11.58
104999	01/06/2022	5135	SOLID SURFACE CARE. INC.	2,717.15	0.00	2,717.15
105000	01/06/2022	36658	SOUTH COAST A.O.M.D.	582.74	0.00	582.74
105001	01/06/2022	4201	AUDIO MESSAGING SOLUTIONS LLC	330.87	0.00	330.87
105002	01/06/2022	44104	STATE WATER RESOURCES CONTROL BOARD	17,834.00	0.00	17,834.00
105003	01/06/2022	56039	SULLY MILLER	396.22	0.00	396.22
105004	01/06/2022	5180	SUPERCO SPECIALTY PRODUCTS	326.40	0.00	326.40
105005	01/06/2022	2372	TGIS CATERING SVCS INC	8,015.84	0.00	8,015.84
105006	01/06/2022	5350	THE HITT COMPANIES	43.30	0.00	43.30
105007	01/06/2022	4873	TRANSAMERICA LIFE INSURANCE COMPANY	1,547.00	0.00	1,547.00
105008	01/06/2022	35089	UNDERGROUND SERVICE ALERT	198.10	0.00	198.10
105009	01/06/2022	5284	UNIFIRST CORPORATION	54.46	0.00	54.46
105010	01/06/2022	4718	UNITED WATER WORKS INC	488.31	0.00	488.31
105011	01/06/2022	64652	CELLCO PARTNERSHIP	1,380.34	0.00	1,380.34
105012	01/06/2022	5592	VOORHEES. RONDA	20.80	0.00	20.80
105013	01/06/2022	3943	WATERLINE TECHNOLOGIES INC	3,656.24	0.00	3,656.24
105014	01/06/2022	5317	WATERSMART SOFTWARE. INC.	53,900.00	0.00	53,900.00
105015	01/06/2022	17640	WAXIE ENTERPRISES INC	909.47	0.00	909.47
105016	01/06/2022	62628	WELLS C. PIPELINE MATERIALS	487.20	0.00	487.20
105017	01/06/2022	40925	WEST COAST ARBORISTS INC	53,274.75	0.00	53,274.75
105018	01/06/2022	5319	WILBER. BILL	154.00	0.00	154.00
105019	01/06/2022	35146	WILLDAN ASSOCIATES	113,621.38	0.00	113,621.38
105020	01/06/2022	3699	BUNAGAN. RODOLFO	400.00	0.00	400.00
105021	01/06/2022	3699	D'AMICO. CHRISTINE	78.00	0.00	78.00
105022	01/06/2022	3699	FLETCHER. KARISA	250.00	0.00	250.00
105023	01/06/2022	3699	GARCIA. CRISTINA	170.00	0.00	170.00
105024	01/06/2022	3699	GENNAWI. HANNY	250.00	0.00	250.00
105025	01/06/2022	3699	PITCHER. DELORES	435.00	0.00	435.00
105026	01/06/2022	3699	REINEKE PAINTING & REMODELING	15,703.50	0.00	15,703.50
105027	01/06/2022	3699	ROBINSON. NECHAKA	250.00	0.00	250.00
105028	01/06/2022	3699	TERRELL. SHANI	8.00	0.00	8.00
Totals:				339,697.95	0.00	339,697.95

**CITY OF LAKEWOOD
FUND SUMMARY 1/13/2022**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 105029 through 105110. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	648,999.03
1025	AMERICAN RESCUE PLAN	14,242.04
1030	CDBG CURRENT YEAR	4,740.08
1050	COMMUNITY FACILITY	8,850.05
1621	LA CNTY MEASURE R	1,519.40
1640	BEV CONTAINER REC GRANT	2,000.00
3001	CAPITAL IMPROV PROJECT FUND	2,675.00
3015	ROAD MAINTC & REHAB ACCT	681.00
3070	PROPOSITION "C"	898.98
5010	GRAPHICS AND COPY CENTER	394.81
5020	CENTRAL STORES	1,470.09
5030	FLEET MAINTENANCE	1,691.76
6020	GEOGRAPHIC INFORMATION SYSTEM	57.88
7500	WATER UTILITY FUND	124,621.04
8030	TRUST DEPOSIT	100.00
		812,941.16

Council Approval

_____ Date

_____ City Manager

Attest

_____ City Clerk

_____ Director of Administrative Services

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
105029	01/13/2022	4113	SHAKER NERMINE	1,925.00	0.00	1,925.00
105030	01/13/2022	61142	ADAMS-HILLERY SHARRON	3,224.58	0.00	3,224.58
105031	01/13/2022	2701	AIRE RITE A/C & REFRIGERATION INC	4,855.17	0.00	4,855.17
105032	01/13/2022	5567	ALL CITY MANAGEMENT SERVICES. INC.	6,962.80	0.00	6,962.80
105033	01/13/2022	4684	AMAZON.COM LLC	504.42	0.00	504.42
105034	01/13/2022	35016	ASSOCIATED SOILS ENGINEERING INC	2,675.00	0.00	2,675.00
105035	01/13/2022	5322	N. HARRIS COMPUTER CORPORATION	33,843.60	0.00	33,843.60
105036	01/13/2022	59748	BIG STUDIO INC	373.97	0.00	373.97
105037	01/13/2022	1813	BIOMETRICS4ALL INC	24.00	0.00	24.00
105038	01/13/2022	63738	CALIF CITY MANAGEMENT FOUNDATION	75.00	0.00	75.00
105039	01/13/2022	307	CALIF. STATE DISBURSEMENT UNIT	556.26	0.00	556.26
105040	01/13/2022	5600	CASE, DEBORAH J.	900.00	0.00	900.00
105041	01/13/2022	45894	CINTAS CORPORATION	60.53	0.00	60.53
105042	01/13/2022	64932	CJ CONCRETE CONSTRUCTION INC	681.00	0.00	681.00
105043	01/13/2022	5214	CLEANCOR HOLDINGS LLC DBA CLEANCOR LNG L	465.00	0.00	465.00
105044	01/13/2022	5585	CLEARSTREAM RECYCLING. INC.	2,000.00	0.00	2,000.00
105045	01/13/2022	4776	CORELOGIC. INC.	47.00	0.00	47.00
105046	01/13/2022	5326	COLOMRICAN. INC.	69.98	0.00	69.98
105047	01/13/2022	5200	DAHLIN GROUP. INC.	24,473.40	0.00	24,473.40
105048	01/13/2022	5540	DE LAGE LANDEN FINANCIAL SERVICES	394.81	0.00	394.81
105049	01/13/2022	5079	DOTY BROS. EQUIPMENT CO.	45,673.59	0.00	45,673.59
105050	01/13/2022	5340	DOXIM INC.	8,052.23	0.00	8,052.23
105051	01/13/2022	5229	DUNRITE PEST CONTROL INC.	260.00	0.00	260.00
105052	01/13/2022	5551	EAST LONG BEACH POOL SUPPLY	66.11	0.00	66.11
105053	01/13/2022	53159	RON BUTH STEPHENY CHAN INC	979.35	0.00	979.35
105054	01/13/2022	3199	EDCO WASTE SERVICES LLC	478,320.73	0.00	478,320.73
105055	01/13/2022	4435	ELLIOTT AUTO SUPPLY COMPANY INC	256.10	0.00	256.10
105056	01/13/2022	65038	FED EX OFFICE & PRINT SVCS INC	540.05	0.00	540.05
105057	01/13/2022	63519	FLUE STEAM INC	291.70	0.00	291.70
105058	01/13/2022	5343	GALLS PARENT HOLDINGS. LLC	42.13	0.00	42.13
105059	01/13/2022	59433	GANAHL LUMBER COMPANY	237.40	0.00	237.40
105060	01/13/2022	33150	GRAINGER W W INC	67.87	0.00	67.87
105061	01/13/2022	5257	GRANITE TELECOMMUNICATIONS. LLC	85.08	0.00	85.08
105062	01/13/2022	42031	HOME DEPOT	1,753.79	0.00	1,753.79
105063	01/13/2022	4622	JHM SUPPLY INC	146.50	0.00	146.50
105064	01/13/2022	53365	KENNY'S AUTO SERVICE	152.00	0.00	152.00
105065	01/13/2022	5605	LAGERLOF. LLP	600.00	0.00	600.00
105066	01/13/2022	53311	LAKEWOOD MEALS ON WHEELS	833.33	0.00	833.33
105067	01/13/2022	18550	LAKEWOOD. CITY OF	100.00	0.00	100.00
105068	01/13/2022	20780	LONG BEACH UNIFIED SCHOOL DIST	418.45	0.00	418.45
105069	01/13/2022	4892	NESTLE WATERS NORTH AMERICA	53.59	0.00	53.59
105070	01/13/2022	5535	NSWC MECHANICAL SERVICE. LLC	7,714.00	0.00	7,714.00
105071	01/13/2022	4443	O'REILLY AUTOMOTIVE STORES INC	169.83	0.00	169.83
105072	01/13/2022	47554	OFFICE DEPOT BUSINESS SVCS	264.29	0.00	264.29

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
105073	01/13/2022	50512	PATHWAYS VOLUNTEER HOSPICE	666.66	0.00	666.66
105074	01/13/2022	4719	JOYCE LOU. INC.	669.68	0.00	669.68
105075	01/13/2022	5612	US BANCORP ASSET MANAGEMENT. INC.	2,991.06	0.00	2,991.06
105076	01/13/2022	4760	PUN GROUP. THE LLP	9,064.00	0.00	9,064.00
105077	01/13/2022	63364	REEVES NORM HONDA	32.52	0.00	32.52
105078	01/13/2022	4956	ROSS AVIATION INVESTMENT. LLC	4,562.75	0.00	4,562.75
105079	01/13/2022	5036	SHUSTER ADVISORY GROUP. LLC	2,400.00	0.00	2,400.00
105080	01/13/2022	26900	SO CALIF SECURITY CENTERS INC	26.46	0.00	26.46
105081	01/13/2022	5022	MWB COPY PRODUCTS. INC.	115.76	0.00	115.76
105082	01/13/2022	29400	SOUTHERN CALIFORNIA EDISON CO	111,484.14	0.00	111,484.14
105083	01/13/2022	44104	STATE WATER RESOURCES CONTROL BOARD	35,333.00	0.00	35,333.00
105084	01/13/2022	56039	SULLY MILLER	373.20	0.00	373.20
105085	01/13/2022	5278	THE TECHNOLOGY DEPOT	1,128.55	0.00	1,128.55
105086	01/13/2022	5284	UNIFIRST CORPORATION	27.23	0.00	27.23
105087	01/13/2022	64652	CELLCO PARTNERSHIP	3,438.65	0.00	3,438.65
105088	01/13/2022	33200	WALTERS WHOLESALE ELECTRIC CO	442.25	0.00	442.25
105089	01/13/2022	5155	WATER SYSTEM SERVICES LLC	175.00	0.00	175.00
105090	01/13/2022	3943	WATERLINE TECHNOLOGIES INC	1,997.73	0.00	1,997.73
105091	01/13/2022	17640	WAXIE ENTERPRISES INC	408.72	0.00	408.72
105092	01/13/2022	1939	WAYNE HARMEIER INC	169.73	0.00	169.73
105093	01/13/2022	40925	WEST COAST ARBORISTS INC	1,100.00	0.00	1,100.00
105094	01/13/2022	3699	A PLUS HEATING & AIR CONDITIONING	120.00	0.00	120.00
105095	01/13/2022	3699	AGUILAR. ERNESTO	250.00	0.00	250.00
105096	01/13/2022	3699	ANDERSON. RHONDA	729.00	0.00	729.00
105097	01/13/2022	3699	CAPAROSO. JADRIAN	250.00	0.00	250.00
105098	01/13/2022	3699	CENIDOZA. MICHELLE	250.00	0.00	250.00
105099	01/13/2022	3699	CORREIA. TROY	250.00	0.00	250.00
105100	01/13/2022	3699	COX. ALEXANDRA	137.89	0.00	137.89
105101	01/13/2022	3699	HERNANDEZ. MONIOUE	333.00	0.00	333.00
105102	01/13/2022	3699	KITTLING. SHELLA	505.00	0.00	505.00
105103	01/13/2022	3699	KRUIDHOF. MEGAN	400.00	0.00	400.00
105104	01/13/2022	3699	PACHEJO. LEILANI	375.00	0.00	375.00
105105	01/13/2022	3699	PALOS. ANGELINA	250.00	0.00	250.00
105106	01/13/2022	3699	RAINY DAY ROOFING	152.82	0.00	152.82
105107	01/13/2022	3699	SANTOS. ROBERT	470.00	0.00	470.00
105108	01/13/2022	3699	SHIBATA. KUMIKO	216.72	0.00	216.72
105109	01/13/2022	3699	TRUJILLO. GARY	205.00	0.00	205.00
105110	01/13/2022	3699	VILLALBA. ELYSE	250.00	0.00	250.00
Totals:				812,941.16	0.00	812,941.16

**CITY OF LAKEWOOD
FUND SUMMARY 1/20/2022**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 105111 through 105196. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	1,301,674.79
1020	CABLE TV	908.27
1025	AMERICAN RESCUE PLAN	2,201.00
1030	CDBG CURRENT YEAR	708.33
1050	COMMUNITY FACILITY	3,394.42
1336	STATE COPS GRANT	20,675.78
1622	LA CNTY MEASURE M	1.88
1623	LA CNTY MEASURE W	3,107.71
1630	USED OIL GRANT	121.69
1640	BEV CONTAINER REC GRANT	3,718.40
3000	AIR QUALITY IMPROVEMENT	619.79
3001	CAPITAL IMPROV PROJECT FUND	246,483.38
3070	PROPOSITION "C"	287.84
5010	GRAPHICS AND COPY CENTER	620.20
5020	CENTRAL STORES	1,057.05
5030	FLEET MAINTENANCE	4,586.69
7500	WATER UTILITY FUND	32,916.07
8020	LOCAL REHAB LOAN	100.00
8030	TRUST DEPOSIT	322.50
		1,623,505.79

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
105111	01/20/2022	4842	A T & T CORP	285.72	0.00	285.72
105112	01/20/2022	5568	M.B. OLIVER, INC.	12,800.00	0.00	12,800.00
105113	01/20/2022	2701	AIRE RITE A/C & REFRIGERATION INC	520.00	0.00	520.00
105114	01/20/2022	4763	ALBANO'S PLUMBING, INC.	435.00	0.00	435.00
105115	01/20/2022	860	ALLIANT INSURANCE SERVICES	1,651.00	0.00	1,651.00
105116	01/20/2022	4684	AMAZON.COM LLC	634.01	0.00	634.01
105117	01/20/2022	4126	AUTOZONE PARTS INC	85.75	0.00	85.75
105118	01/20/2022	39123	BACKFLOW APPARATUS & VALUE COMPANY	984.20	0.00	984.20
105119	01/20/2022	66457	BRENNTAG PACIFIC INC	1,317.22	0.00	1,317.22
105120	01/20/2022	5280	BROWN, BONNIE	224.90	0.00	224.90
105121	01/20/2022	5103	CALIFORNIA DEPARTMENT OF	11,161.00	0.00	11,161.00
105122	01/20/2022	6600	CALIFORNIA STATE DEPT OF JUSTICE	704.00	0.00	704.00
105123	01/20/2022	5382	CANNON CORPORATION	1,313.00	0.00	1,313.00
105124	01/20/2022	5528	SEMA, INC.	471.26	0.00	471.26
105125	01/20/2022	43135	CERRITOS, CITY OF	8,029.16	0.00	8,029.16
105126	01/20/2022	40572	CHICAGO TITLE CO	100.00	0.00	100.00
105127	01/20/2022	45894	CINTAS CORPORATION	70.03	0.00	70.03
105128	01/20/2022	5368	CAMERON WELDING SUPPLY	216.55	0.00	216.55
105129	01/20/2022	5326	COLOMRICAN, INC.	3,095.93	0.00	3,095.93
105130	01/20/2022	5200	DAHLIN GROUP, INC.	9,550.00	0.00	9,550.00
105131	01/20/2022	5583	DEARK E&C, INC.	40,232.50	0.00	40,232.50
105132	01/20/2022	27200	DICKSON R F CO INC	52,143.36	0.00	52,143.36
105133	01/20/2022	3213	DIRECTV INC	35.00	0.00	35.00
105134	01/20/2022	3199	EDCO WASTE SERVICES LLC	12,235.62	0.00	12,235.62
105135	01/20/2022	5242	EEC ACOUISITION LLC	550.79	0.00	550.79
105136	01/20/2022	5556	ELECNOR BELCO ELECTRIC, INC.	246,469.65	0.00	246,469.65
105137	01/20/2022	4947	FILE KEEPERS, LLC	21.40	0.00	21.40
105138	01/20/2022	5342	FIRST RESPONSE METERING, LLC	2,400.00	0.00	2,400.00
105139	01/20/2022	5006	FREMONTIA HORTICULTURAL, INC	672.53	0.00	672.53
105140	01/20/2022	4884	FRONTIER CALIFORNIA INC.	2,664.84	0.00	2,664.84
105141	01/20/2022	65779	GOLDEN STATE WATER COMPANY	8,229.12	0.00	8,229.12
105142	01/20/2022	52540	GONSALVES JOE A & SON	4,526.00	0.00	4,526.00
105143	01/20/2022	5615	GRANT, ALEXIS	150.00	0.00	150.00
105144	01/20/2022	65575	HAP'S AUTO PARTS	39.75	0.00	39.75
105145	01/20/2022	35477	HARA M LAWNMOWER CENTER	104.87	0.00	104.87
105146	01/20/2022	42031	HOME DEPOT	41.37	0.00	41.37
105147	01/20/2022	65891	HUMAN SERVICES ASSOCIATION	708.33	0.00	708.33
105148	01/20/2022	4622	JHM SUPPLY INC	24.21	0.00	24.21
105149	01/20/2022	59873	JJS PALOMO'S STEEL INC	118.52	0.00	118.52
105150	01/20/2022	4180	JONES RICHARD D. A PROF LAW CORP	16,750.00	0.00	16,750.00
105151	01/20/2022	66412	KWIK-COVERS	469.90	0.00	469.90
105152	01/20/2022	53849	LAKEWOOD ROTARY CLUB	222.50	0.00	222.50
105153	01/20/2022	20300	LONG BEACH CITY GAS & WATER DEPT	113.72	0.00	113.72
105154	01/20/2022	3564	LONG BEACH, CITY OF	518.55	0.00	518.55

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
105155	01/20/2022	21600	LOS ANGELES CO SHERIFFS DEPT	1,058,174.26	0.00	1,058,174.26
105156	01/20/2022	4409	MALLORY SAFETY AND SUPPLY LLC	98.00	0.00	98.00
105157	01/20/2022	66074	R AND I HOLDING INC	82.88	0.00	82.88
105158	01/20/2022	4207	NOVAK, NORA	225.00	0.00	225.00
105159	01/20/2022	4443	O'REILLY AUTOMOTIVE STORES INC	192.12	0.00	192.12
105160	01/20/2022	47554	OFFICE DEPOT BUSINESS SVCS	2,746.90	0.00	2,746.90
105161	01/20/2022	5136	OPUS INSPECTION. INC.	105.84	0.00	105.84
105162	01/20/2022	39640	RAYVERN LIGHTING SUPPLY CO INC	246.35	0.00	246.35
105163	01/20/2022	4330	RON'S MAINTENANCE INC	2,492.00	0.00	2,492.00
105164	01/20/2022	45437	S & J SUPPLY CO	3,488.15	0.00	3,488.15
105165	01/20/2022	41691	SAFETY-KLEEN CORP	2,201.58	0.00	2,201.58
105166	01/20/2022	47141	STEARNS CONRAD & SCHMIDT CONSLT ENG	443.00	0.00	443.00
105167	01/20/2022	4468	SHERRARD, DONNA HOUSTON	38.35	0.00	38.35
105168	01/20/2022	26900	SO CALIF SECURITY CENTERS INC	236.71	0.00	236.71
105169	01/20/2022	29400	SOUTHERN CALIFORNIA EDISON CO	10,671.28	0.00	10,671.28
105170	01/20/2022	29450	SOUTHERN CALIFORNIA EDISON	40,332.48	0.00	40,332.48
105171	01/20/2022	29500	SOUTHERN CALIFORNIA GAS CO	10,055.39	0.00	10,055.39
105172	01/20/2022	4972	CHARTER COMMUNICATIONS HOLDINGS. LLC	4,238.52	0.00	4,238.52
105173	01/20/2022	49529	SPICERS PAPER INC	120.00	0.00	120.00
105174	01/20/2022	44104	STATE WATER RESOURCES CONTROL BOARD	60.00	0.00	60.00
105175	01/20/2022	5602	ARIZONA MACHINERY LLC	65.95	0.00	65.95
105176	01/20/2022	2372	TGIS CATERING SVCS INC	105.00	0.00	105.00
105177	01/20/2022	5278	THE TECHNOLOGY DEPOT	242.41	0.00	242.41
105178	01/20/2022	5284	UNIFIRST CORPORATION	27.23	0.00	27.23
105179	01/20/2022	49848	USA BLUE BOOK A DIVISION OF	652.34	0.00	652.34
105180	01/20/2022	3943	WATERLINE TECHNOLOGIES INC	798.76	0.00	798.76
105181	01/20/2022	40925	WEST COAST ARBORISTS INC	35,126.80	0.00	35,126.80
105182	01/20/2022	37745	WESTERN EXTERMINATOR CO	282.45	0.00	282.45
105183	01/20/2022	50058	WHITE HOUSE FLORIST INC	2,469.60	0.00	2,469.60
105184	01/20/2022	3837	WORTHINGTON FORD	116.29	0.00	116.29
105185	01/20/2022	2145	WYNN, LAKYN	32.50	0.00	32.50
105186	01/20/2022	3699	ALLEN, CARRIE	250.00	0.00	250.00
105187	01/20/2022	3699	ANGUIANO, APRIL	250.00	0.00	250.00
105188	01/20/2022	3699	CANNON, ERIC	41.99	0.00	41.99
105189	01/20/2022	3699	GROCE, AISHA	470.00	0.00	470.00
105190	01/20/2022	3699	IBARRA, RYAN	100.00	0.00	100.00
105191	01/20/2022	3699	REGENCY CENTER LLC	1,497.35	0.00	1,497.35
105192	01/20/2022	3699	SOLIS, BERENICE & JULIAN	55.80	0.00	55.80
105193	01/20/2022	3699	SUNRUN INSTALLATION SERVICES INC.	266.08	0.00	266.08
105194	01/20/2022	3699	TORRES, GREGORIA	173.00	0.00	173.00
105195	01/20/2022	3699	WEBBER, LUCINDA	58.56	0.00	58.56
105196	01/20/2022	3699	WILLIAMS, JERI	1,083.61	0.00	1,083.61
Totals:				1,623,505.79	0.00	1,623,505.79

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COUNCIL AGENDA

January 25, 2022

TO: The Honorable Mayor and City Council

SUBJECT: Report of City Council Committees' Activities

INTRODUCTION

A brief update is provided for City Council review on the activities of the following standing committees: Public Safety, Audit, and Water Resources Committees.

STATEMENT OF FACT

On November 30, 2021, the Public Safety Committee met and discussed:

Traffic Related Issues Update

Implementation of timing adjustment at major intersections would take years and be costly, if done through the county. Public Works suggested that Willdan Engineering conduct adjustments for certain locations, and for the hire of a contractor at remaining intersections not listed in the grant. Doing so would accelerate completion time for less funds compared to the county. The committee agreed. Willdan Engineering is currently working on data collection for evaluations of uncontrolled marked crosswalks.

Crime Trends and Statistics

Citywide Part I crimes in 2021 were slightly lower when compared to 2020. Grand theft auto crimes increased, therefore, extra patrols monitored active areas. Lakewood Center Mall larceny crimes had a slight uptick due to increased foot traffic, however, overall numbers remained well. A report was provided on the dedicated traffic deputy's accomplishments since he began in July 2021.

Abatement Deputy Update

Updates were provided on clean-up efforts throughout the city.

Public Outreach

Staff shared an Award of Valor article with the public, promoted holiday safety tips and brought focus to the reporting of illegal dumping. Use of Force feedback was encouraged via social media and e-Mag articles.

Public Safety Department Update

Updates were provided on successful community events. Short videos with focus on holiday safety were well-received by the public on social media platforms. Community Safety Officers were proactive with deputy assistance and community involvement.

Award of Valor Update

The committee provided positive feedback on the event.

Miscellaneous

The Home Depot robbery incident caused a great concern to the community. Staff suggested a letter be drafted to urge District Attorney George Gascón to file appropriate charges for this incident. The committee agreed.

On December 6, 2021, the Audit Committee met and discussed:

Kenneth Pun (Audit Partner at the Pun Group – the city's auditors) presented an overview of the draft Annual Comprehensive Financial Report (ACFR) as well as recently added accounting requirements for the year ending June 30, 2021. Staff provided a summary of the city's financial performance and the allocation of surplus funds in the city's reserve accounts. The Committee made a motion to receive and file.

Staff made a presentation regarding the California Uniform Public Construction Cost Account Act (CUPCCAA) explaining the benefits of adopting the act. Specifically, it provides alternative and less-expensive procedures for agencies to carryout public projects.

Suzanne Harrell, Managing Director of Harrell & Company presented an overview of the city's current pension and other post-employment benefit (OPEB) liabilities, status of funding, and expected changes. She offered strategies for increasing the funded status of the city's CalPERS pension obligations. The Committee directed staff to draft a funding policy and subsequently present to the Committee.

Lastly, staff informed the Committee that due to the COVID-19 pandemic and societal trends, more credit card transactions are being made. This presents an increasing merchant services cost to the city usually between 1.5% and 2.9% of the transaction amount, which can result in significant city-borne costs the higher the transaction amount. This topic has become very timely as staff will be implementing a new business license system with greater online capabilities where credit cards will be more commonly used. Historically, the city has absorbed the merchant fee with no cap on the transaction amount. After conducting a survey of 12 surrounding cities on this matter, staff is looking to establish a cap where the city will continue paying the fee up to transactions of \$2,000. This represents the vast majority of payments received. For payments over \$2,000, staff is considering applying a fee that will recover the average cost to the city. There was a brief discussion between the Committee and staff, with the Committee concurring.

On December 21, 2021, the Water Resources Committee met and discussed:

Water Capital Improvement Program (CIP) Projects Update

- Well 28 – Completed a pipeline pressure leak test, and installation of the electrical panel has commenced. Delays in the supply chain has pushed the completion date to early February 2022.

Council Committees' Activities

January 25, 2022

Page 3

- Plant 13 – Permit issue has been resolved; the Notice to Proceed will be issued January 10, 2022. Project duration estimated at two months, it should be completed by March.
- Plant 4, Tanks 1 & 2 – Repairs postponed until Fall 2022, this will allow designers to add items needed to both tanks.
- Well 15A Rehab – Pump and motor were pulled, a condition report is expected by end of the week. Equipment issues and weather has caused postponement of work however, completion is expected by mid-January.

Water Supply and Water Rights Update

- Water sales to Long Beach, production and demand for potable and recycled water was provided along with comparisons to the same time-period last year and 5-year averages.
- Water demand decreased 2.4% from that of last year.
- Staff is awaiting the State's final budget for outdoor water use as enforcement of its consumption is in the near future; indoor budget already set at 55 gallons per person per day.
- Staff continues efforts to resolve existing chronic surplus issues as it relates to Lakewood's Annual Pumping Allocation (APA).
- The approval for the agreement to correct Water Replenishment District's accounting of the storage account balances is expected in January 2022.

State Water Payment Assistance Program

- The State has approved the City's application.
- Funds will be remitted to the City and are expected late January 2022 to early February 2022.
- Funds are not allowed to be applied to newly delinquent accounts.
- Once funds are received, the City has 60 days to post and any unused funds must be returned to the State within six months of receipt.

Utility Billing and Customer Service – Monthly Update

- Beginning January 1, 2022, the organic recycling program will be in effect and EDCO will deliver caddies sometime in January.
- Bill samples will be tested the first week of January to identify areas for improvement with the first bill printing of the new year slated for January 12, 2022.
- Call Center statistics revealed slight increase in average wait times due to move in/out requests.

RECOMMENDATION

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



Thaddeus McCormack
City Manager

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COUNCIL AGENDA

January 25, 2022

TO: The Honorable Mayor and City Council**SUBJECT:** Monthly Report of Investment Transactions - December 2021**INTRODUCTION**

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

STATEMENT OF MONTHLY ACTIVITY

Date	Amount at Cost	Investment	Transaction	Rate*
01-Dec-21	\$ 2,163.00	CORP	Interest	0.824%
01-Dec-21	540.00	CORP	Interest	1.350%
01-Dec-21	1,811.25	CORP	Interest	3.150%
01-Dec-21	2.92	MMF	Interest	0.500%
01-Dec-21	392.00	BOND	Interest	0.560%
03-Dec-22	780.00	CORP	Interest	0.800%
04-Dec-22	337.50	AGENCY	Interest	0.250%
06-Dec-22	542,485.43	TREAS	Purchase	0.875%
06-Dec-22	558,953.28	TREAS	Sell	1.875%
07-Dec-22	221.25	CORP	Interest	0.450%
08-Dec-22	240.00	CORP	Interest	0.800%
09-Dec-22	1,600,000.00	LAIF	Maturity	0.230%
15-Dec-22	112.29	ABS	Interest	0.550%
15-Dec-22	54.17	ABS	Interest	0.520%
15-Dec-22	25.33	ABS	Interest	0.380%
15-Dec-22	481.25	TREAS	Interest	0.250%
15-Dec-22	106.33	ABS	Interest	0.580%
15-Dec-22	37.63	ABS	Interest	0.430%
15-Dec-22	36.67	ABS	Interest	0.400%
15-Dec-22	17.00	ABS	Interest	0.340%
15-Dec-22	39.58	ABS	Interest	0.500%
15-Dec-22	32.52	ABS	Interest	0.550%
15-Dec-22	51.33	ABS	Interest	0.440%
15-Dec-22	5,108.74	ABS	Paydown	0.550%
16-Dec-22	2,500,000.00	LAIF	Maturity	0.230%
17-Dec-22	2,012.50	AGENCY	Interest	0.500%

Monthly Investment Transactions

January 25, 2022

Page 2

Date	Amount at Cost	Investment	Transaction	Rate*
18-Dec-22	\$ 50.88	ABS	Interest	0.370%
20-Dec-22	18.75	ABS	Interest	0.500%
20-Dec-22	35.63	ABS	Interest	0.450%
20-Dec-22	56.67	ABS	Interest	0.340%
20-Dec-22	78.33	ABS	Interest	0.470%
21-Dec-22	2,500,000.00	LAIF	Purchase	0.230%
24-Dec-22	2,000,000.00	LAIF	Purchase	0.230%
25-Dec-22	31.63	ABS	Interest	0.480%
25-Dec-22	22.96	ABS	Interest	0.290%
25-Dec-22	13.89	AGENCY	Paydown	3.203%
25-Dec-22	5,653.20	ABS	Paydown	0.480%
28-Dec-22	1,500,000.00	LAIF	Purchase	0.230%
29-Dec-22	0.05	MMF	Interest	0.500%
31-Dec-22	918.75	TREAS	Interest	0.875%
31-Dec-22	3,437.50	TREAS	Interest	1.375%
31-Dec-22	787.50	TREAS	Interest	0.375%
31-Dec-22	2,712.50	TREAS	Interest	1.750%
31-Dec-22	5,287.50	TREAS	Interest	2.250%

* Rates shown for MMF, LAIF, and CAMP are distribution yields. All others are coupon rates.

INVESTMENT GLOSSARY

ABS (Asset-Backed Securities)

A mortgage pass-through security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-backed certificate, consumer receivable pass-through certificate, or consumer receivable-backed bond.

AGENCY (U.S. Government Agency Issues)

Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There are no portfolio percentage limits for U. S. Government Agency issues.

BOND (Municipal Bonds or Note)

Registered treasury notes or bonds issued by states or municipalities, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 United States, in addition to California.

CAMP (California Asset Management Program)

A Joint Powers Authority established in 1989 by the treasurers and finance directors of several California public agencies to provide an investment pool at a reasonable cost. Participation is limited to California public agencies.

CD (Certificate of Deposit)

Negotiable CDs are issued by large banks and are freely traded in secondary markets as short term (2 to 52 weeks), large denomination (\$100,000 minimum) CDs, that are either issued at a discount on its par value, or at a fixed interest rate payable at maturity.

COM (Commercial Paper)

Commercial paper of “prime” quality of the highest ranking or of the highest letter and number rating as provided for by a nationally recognized statistical-rating organization.

CORP (Corporate Notes)

Medium-term notes, defined as all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States, or any state and operating within the United States.

FNMA (Federal National Mortgage Association)

A government-sponsored, privately owned corporation established to create a secondary market for Federal Housing Administration mortgages.

LAIF (Local Agency Investment Fund, State of California)

The Treasurer of the State of California administers this investment pool, providing a high-level of liquidity and strong safety through diversification of investments.

MMF (Money Market Fund)

This is a money market interest-bearing checking account that is fully insured and collateralized.

SUPRA (Supra-National Agency Bonds or Notes)

Supranational bonds and notes are debt of international or multi-lateral financial agencies. The debt is used to finance economic/infrastructure development, environmental protection, poverty reduction and renewable energy around the globe, rated AAA, highly liquid and issued in a range of maturities.


TREAS (U.S. Treasury Notes)

A Treasury obligation of the U.S. Government to provide for the cash flow needs of the Federal Government.

RECOMMENDATION

It is recommended that the City Council receive and file the Monthly Report of Investment Transactions rendered for the month of December 2021.

Jose Gomez 
Director of Finance & Administrative Services


Thaddeus McCormack
City Manager

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COUNCIL AGENDA

January 25, 2022

TO: The Honorable Mayor and City Council

SUBJECT: Renewal of License Agreement with Southern California Edison Company for use of Lakewood Community Gardens

INTRODUCTION

The City of Lakewood's License Agreement with Southern California Edison Company for the use of land, referred to as the Lakewood Community Gardens and located at 6196 Candlewood Street, is due for renewal.

STATEMENT OF FACT

Renewal of Southern California Edison Company License Agreement 9.4232 for the Lakewood Community Gardens is for a term of five years, extending the city's use of the parcel for recreational purposes through October 31, 2026. The license renewal requires payment of \$1,620.90, with an annual increases added at a rate of 3%. The final payment in the schedule is due on November 1, 2025 in the amount of \$1,824.34.

Funds for the initial contract fee have been appropriated in the Fiscal Year budget for 2022.

RECOMMENDATION

Staff recommends that the City Council authorize the Mayor and the City Clerk to execute the Southern California Edison Company License Agreement 9.4232 for continued use of the Lakewood Community Gardens, as approved to form by the City Attorney.


Valarie Frost, Director
Recreation and Community Services


Thaddeus McCormack
City Manager

December 23, 2021

VIA EMAIL

Mr. Chuck Martucci
5050 Clark Ave.
Lakewood, CA 90712

Re: Extension of License Agreement #2 (Contract No. 9.4232– City of Lakewood)

Dear Mr. Martucci:

Southern California Edison Company (“SCE”) and the City of Lakewood (“Lakewood City”) are parties to that certain License Agreement (Contract No. 9.4232) (the “License”) through which the City of Lakewood licenses certain property commonly known as the Lakewood Community Garden in the City of Lakewood, California from SCE. The License’s term expires December 31, 2021.

As you are aware, the parties are negotiating a subsequent license (the “New License”) for the licensed property.

SCE and the City of Lakewood desire to extend the term of the License to allow the City of Lakewood to remain on the licensed property while the negotiation and execution of the New License is pending. The parties hereby agree to extend the termination date of the License to February 28, 2022. Should the New License be entered into prior to February 28, 2022, the License shall terminate as of the date the New License is entered.

Except for the extension of the term as set forth above, all other terms and conditions of the License are ratified and affirmed and shall remain in full force and effect. Each of the persons executing this letter warrants and represents that he or she has the full and complete authority to enter into this agreement on behalf of the party for which he or she is signing, and to bind such party to the agreement contained herein.

[Agreement Continues on the Next Page]

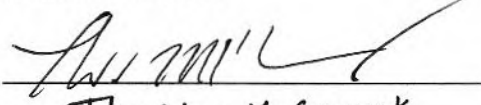
SCE looks forward to working with the City of Lakewood on the New License. Please execute this letter below to evidence Lakewood City's agreement with the terms contained herein.

Sincerely,

Aaron Johnson
Real Estate & Facilities Specialist
Southern California Edison Company

AGREED AND ACCEPTED:

CITY OF LAKEWOOD

By: 
Name: Thaddeus McCormack
Title: City Manager
Date: 12/23/21

CITY OF LAKEWOOD

L I C E N S E A G R E E M E N T
I N D E X O F A R T I C L E S

- 1. USE
- 2. TERM
- 3. CONSIDERATION
- 4. INSURANCE
- 5. LICENSOR’S USE OF THE PROPERTY
- 6. LICENSEE’S IMPROVEMENTS
- 7. LICENSEE’S PERSONAL PROPERTY
- 8. HEIGHT LIMITATIONS AND VERTICAL CLEARANCES
- 9. ACCESS AND CLEARANCES
- 10. PARKING
- 11. WEEDS, BRUSH, RUBBISH AND DEBRIS (WEED ABATEMENT)
- 12. FLAMMABLES, WASTE AND NUISANCES
- 13. PESTICIDES AND HERBICIDES
- 14. HAZARDOUS WASTE
- 15. SIGNS
- 16. FENCING AND EXISTING FIXTURES
- 17. PARKWAYS AND LANDSCAPING
- 18. IRRIGATION EQUIPMENT
- 19. UNDERGROUND TANKS
- 20. UNDERGROUND FACILITIES
- 21. UTILITIES
- 22. TAXES, ASSESSMENTS AND LIENS
- 23. EXPENSE
- 24. ASSIGNMENTS
- 25. COMPLIANCE WITH LAW
- 26. GOVERNING LAW
- 27. INDEMNIFICATION
- 28. TERMINATION
- 29. EVENTS OF DEFAULT
- 30. REMEDIES
- 31. LICENSEE’S PERSONAL PROPERTY UPON TERMINATION OR EXPIRATION
- 32. LIMITATION OF LIABILITY
- 33. NON-POSSESSORY INTEREST
- 34. WAIVER
- 35. AUTHORITY
- 36. ELECTRIC AND MAGNETIC FIELDS

Initial (____)/(____/____)
Licensor/Licensee

37. INDUCED VOLTAGES

38. NOTICES

39. RECORDING

40. COMPLETE AGREEMENT

41. SIGNATURE AUTHORITY

42. SURVIVAL

APPENDIX: GUIDELINES FOR STANDARD LICENSEE IMPROVEMENTS

ADDENDUM(S)

TREES/LANDSCAPING

LARWQCB CONDITIONAL WAIVER

Initial (____)/(____/____)
Licensor/Licensee

LICENSE AGREEMENT

THIS AGREEMENT between SOUTHERN CALIFORNIA EDISON COMPANY, a corporation organized under the laws of the State of California, called "Licensor", and CITY OF LAKEWOOD, called "Licensee";

WITNESSETH: That Licensor, for and in consideration of the faithful performance by Licensee of the terms, covenants and agreements hereinafter set forth to be kept and performed by Licensee, does hereby give to Licensee the license to use that certain real property solely for the purpose hereinafter specified, upon and subject to the terms, reservations, covenants and conditions hereinafter set forth, hereinafter designated as "Property" on the Exhibit "A" attached hereto and made a part hereof, being a portion of Assessor's Parcel Number 7174-001-802 and all of Assessor's Parcel Numbers 7174-001-803 and 7174-001-804, situated in the City of Lakewood, County of Los Angeles, State of California, subject to any and all covenants, restrictions, reservations, exceptions, rights and easements, whether or not of record.

Acknowledgment of License and Disclaimer of Tenancy

Licensee acknowledges and agrees that the License constitutes a limited, revocable, non-possessory, personal and non-assignable privilege to use the Property solely for those permitted uses and activities expressly identified in the Agreement (the "License Privilege"). Licensee further acknowledges and agrees that:

- The consideration paid by Licensee pursuant to Article 3 of the Agreement is consistent with the value of the rights comprising the License Privilege; the consideration is *not* consistent with the higher market value for a greater right, privilege or interest (such as a lease) in the Property or similarly situated parcels.
- Licensee is not a tenant or lessee of Licensor and holds no rights of tenancy or leasehold in relation to the Property.
- The Agreement and/or any prior and/or future acts or omissions of Licensor shall not create (or be construed as creating) a leasehold, tenancy or any other interest in the Property.
- Licensor may terminate the License and revoke the License Privilege at any time, subject, if applicable, to a notice period agreed upon by the parties, as more particularly set forth in the Agreement.
- In consideration of Licensor's grant of the License, Licensee specifically and expressly waives, releases and relinquishes any and all right(s) to assert any claim of right, privilege or interest in the Property other than the License.
- Licensee further acknowledges and agrees that without the representations and agreements set forth herein, Licensor would not enter into the Agreement.

Initial (____)/(____/____)
Licensor/Licensee

1. Use: Licensee will use the Property for agriculture/community garden purposes only. Licensor makes no representation, covenant, warranty or promise that the Property, and any fixtures thereon, are fit or suitable for any particular use, including the use for which this Agreement is made and Licensee is not relying on any such representation, covenant, warranty or promise. Licensee’s use of the property for any other purpose and/or failure to utilize the Property in accordance with this License as determined by the Licensor in its sole discretion will be deemed a material default and grounds for immediate termination of this Agreement in accordance with Articles 28 and/or 30.

2. Term: Unless otherwise terminated as provided herein, this Agreement will be in effect for a term of five (5) years commencing on the first day of November, 2021 and ending on the last day of October, 2026. Licensee acknowledges that this Agreement does not entitle Licensee to any subsequent agreement, for any reason whatsoever, regardless of the use Licensee makes of the Property, the improvements Licensee places on or makes to the Property, or for any other reason.

3. Consideration: Licensee will pay to Licensor the sum of One Thousand Six Hundred Twenty and 90/100 Dollars (\$1,620.90) upon the execution and delivery of this Agreement with subsequent annual payments. Payment to Licensor must be in the form of a check or money order payable to Southern California Edison Company. No cash payments will be accepted by Licensor. Payment schedule:

Year	Term	Yearly Amount	Payment Due First Day Of
First Year	2021	\$1,620.90	November
Second Year	2022	\$1,669.53	November
Third Year	2023	\$1,719.61	November
Fourth Year	2024	\$1,771.20	November
Fifth Year	2025	\$1,824.34	November

All accounts not paid by the agreed upon due date may be subject to a late fee of up to 20% of the amount that was due on the date.

All payments subsequent to the initial payment will be paid to the Southern California Edison Company, Post Office Box 800 Rosemead, California, 91770, and Attention: Corporate Accounting Department – Accounts Receivable.

4. Insurance: During the term of this Agreement, Licensee shall maintain the following insurance:

1. Workers’ Compensation with statutory limits, under the laws of the State of California and Employer’s Liability with limits of not less than \$1,000,000.00 each accident, disease/each employee, and disease/policy limit. Licensee shall require its insurer to waive all rights of subrogation against Licensor, its officers, agents and employees, except for any liability resulting from the willful or grossly negligent acts of the Licensor.

Initial (____)/(____/____)
 Licensor/Licensee

- 2. Commercial General Liability Insurance, including contractual liability and products liability, with limits not less than \$1,000,000.00 per occurrence and \$1,000,000.00 in the aggregate. Such insurance shall: (i) name Licensor, its officers, agents and employees as additional insureds, but only for Licensee’s negligent acts or omissions; (ii) contain separation of insureds or cross-liability clause, and (iii) require its insurer to waive all rights of subrogation against Licensor, its officers, agents and employees, except for any liability resulting from the willful or grossly negligent acts of the Licensor.
- 3. Commercial Automobile Liability insurance with a combined single limit of \$1,000,000.00. Such insurance shall cover the use of owned, non-owned and hired vehicles on the Property.
- 4. Self - Insurance: Licensee may self-insure all of the insurance requirements above if they belong to an approved Secondary Use Category and the self-insurance is maintained under a self-insurance program reasonably satisfactory to Licensor. Agriculture/community garden use is an approved Secondary Use Category; Licensee may submit written verification of self-insurance to meet the above insurance requirements.

The failure to maintain such insurance may be deemed by Licensor a material default of this Agreement and grounds for immediate termination pursuant to Articles 28 and/or 30. Licensee shall provide Licensor with proof of such insurance by submission of certificates of insurance, pursuant to Article 38 “Notices”, at least ten days prior to the effective date of this Agreement, and thereafter at least ten days prior to each insurance renewal date. Licensee must provide Licensor at least thirty (30) days notice before any such insurance will be canceled, allowed to expire, or materially reduced. However, in the event insurance is canceled for the non-payment of a premium, Licensee must provide to Licensor at least ten (10) days’ prior written notice before the effective date of cancellation. The required insurance policies shall be maintained with insurers reasonably satisfactory to Licensor, and shall be primary and non-contributory with any insurance or self-insurance maintained by Licensor.

5. Licensor's Use of the Property: Licensee agrees that Licensor, its successors and assigns, have the right to enter the Property, at all times, for any purpose, and the right to conduct any activity on the Property. Exercise of these rights by Licensor, its successors and assigns, will not result in compensation to Licensee for any damages whatsoever to personal property, structures, and/or crops located on the Property, nor shall Licensee be entitled to any compensation for any loss of use of the Property or a portion thereof, and/or any related damages, as a result of Licensor’s activities under this Article.

6. Licensee's Improvements: Licensee must submit, for Licensor's prior written approval, complete improvement plans, including, but not limited to, grading, lighting, landscaping, grounding, and irrigation plans, - identifying all existing and proposed improvements, a minimum of sixty (60) days prior to making any use of the Property. Licensee’s conceptual plans for proposed improvements shall be developed in accordance with the guidelines contained in the Appendix to this License. It is understood and agreed that the general guidelines contained in the Appendix are intended to provide a framework for the development of conceptual plans only; and that Licensor may modify or add to the conditions contained in the Appendix hereto, based on individual site characteristics, Licensor’s existing or potential operating needs or Licensee’s proposed use(s). Licensee must submit, for Licensor's prior written approval plans for any modifications to such improvements. Written approval may be modified and/or rescinded by Licensor for any reason whatsoever.

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Licensor/Licensee

To the extent Licensor reviews and/or approves any improvement plans, Licensor is doing so only for purposes of determining whether said improvements are compatible with Licensor’s use of the Property. Under no circumstances shall such review and/or approval be construed as a warranty, representation, or promise that the Property is fit for the proposed improvements, or that said improvements comply with any applicable city, state, or county building requirements, other legal requirements, or the generally accepted standard of care.

At any time, Licensor may require Licensee to modify and/or remove any or all such previously approved improvements at Licensee’s risk and expense and without compensation from Licensor. Licensor is not required, at any time, to make any repairs, improvements, alterations, changes or additions of any nature whatsoever to the Property and/or any fixtures thereon. Licensee expressly acknowledges that any expenditures or improvements will in no way alter Licensor’s right to terminate in accordance with Articles 28, and/or 30.

7. Licensee's Personal Property: (i) Licensor grants Licensee permission to place Licensee’s personal property on the Property consistent with the use identified in Article 1 and other terms of this Agreement. Such permission granted by Licensor shall be revoked upon the earlier of the termination or expiration of this Agreement. All equipment and other property brought, placed or erected on the Property by Licensee shall be and remain the property of Licensee, except as otherwise set forth herein. Licensee shall be responsible for any damage to the Property and/or Licensor’s personal property arising out of Licensee’s activities on the Property, including its use and/or removal of Licensee’s personal property. Licensee further acknowledges and agrees that Licensor is not responsible for Licensee’s personal property during the effectiveness of this Agreement, or upon termination or expiration. Licensor further assumes no duty or obligation to maintain or secure Licensee’s personal property at any time.

(ii) Unless as specifically provided for in an Addendum to this Agreement, Licensee shall not store on the Property, for a period longer than twenty-four (24) consecutive hours, any personal property owned by a non-party to this Agreement.

Licensee will defend and indemnify Licensor, its directors, officers, agents, subcontractors, and employees, and its successors and assigns, from any and all claims, loss, damage, actions, causes of action, expenses and/or liability arising from the storage of, damage to, and/or loss of use of such non-party’s personal property.

8. Height Limitations and Vertical Clearances: Any equipment used by Licensee or its agents, employees or contractors, on and/or adjacent to the Property, will be used and operated so as to maintain minimum clearances from all overhead electrical conductors as designated in the table below:

Vehicle/ Equipment Vertical Clearance	
500 kV	35 feet
220 kV – 66kV	30 feet
<66kV (Distribution facilities)	25 feet
Telecom	18 feet

All trees and plants on the Property will be maintained by Licensee at a maximum height of fifteen (15) feet. If requested by Licensor, Licensee will remove, at Licensee’s expense, any tree and/or other planting.

Initial (____)/(____/____)
Licensor/Licensee

9. Access and Horizontal Clearances: Licensee will provide Licensor with adequate access to all of Licensor's facilities on the Property and at no time will there be any interference with the free movement of Licensor's equipment, personnel, and materials over the Property. Licensor may require Licensee to provide and maintain access roads within the Property, at a minimum usable width of sixteen (16) feet, with commercial driveway aprons and curb depressions capable of supporting a gross load of forty (40) tons on a three-axle vehicle. The minimum width of all roads shall be increased on curves by a distance equal to 400/inside radius of curvature. All curves shall have a radius of not less than 50 feet measured at the inside edge of the usable road surface. Unless otherwise specified in writing by Licensor, Licensee will make no use of the area directly underneath Licensor's towers and will maintain the following minimum clearances:

- a. A 50-foot-radius around suspension tower legs, H-Frames and poles and 100-foot radius around dead-end tower legs, H-Frames and poles.
- b. A 25-foot-radius around all other poles.

NOTE: Additional clearance may be required by Licensor for structures.

10. Parking: Licensee will not park, store, repair or refuel any motor vehicles or allow parking, storage, repairing or refueling of any motor vehicles on the Property unless specifically approved in a writing executed by Licensor.

11. Weeds, Brush, Rubbish and Debris (Weed Abatement): Licensee will keep the Property clean, free from weeds, brush, rubbish and debris and in a condition satisfactory to Licensor.

12. Flammables, Waste and Nuisances: Unless permitted by Licensor in writing, Licensee will not, or allow others, to place, use, or store any flammable or combustible materials or waste materials on the Property or commit any waste or damage to the Property or allow any to be done. Licensee will be responsible for the control of and will be liable for any damage or disturbance, caused by any trespasser, dust, odor, flammable or waste materials, noise or other nuisance disturbances. Licensee will not permit dogs on the Property.

13. Pesticides and Herbicides: Any pesticide or herbicide applications and disposals will be made in accordance with all Federal, State, County and local laws. Licensee will dispose of all pesticides, herbicides and any other toxic substances declared to be either a health or environmental hazard, and all materials contaminated by such substances, including but not limited to, containers, clothing and equipment, in the manner prescribed by law.

14. Hazardous Waste: Licensee will not engage in, or permit any other party to engage in, any activity on the Property that violates federal, state or local laws, rules or regulations pertaining to hazardous, toxic or infectious materials and/or waste. Licensee will indemnify and hold Licensor, its directors, officers, agents and employees, and its successors and assigns, harmless from all claims, loss, damage, actions, causes of action, expenses and/or liability arising from leaks of, spills of, and/or contamination by or from hazardous materials as defined by applicable laws or regulations, which may occur during and after the Agreement term, and are attributable to the actions of, or failure to act by, Licensee or any person claiming under Licensee.

15. Signs: Licensee must obtain written approval from Licensor prior to the construction or placement of any sign, signboard or other form of outdoor advertising. Licensee shall within three (3)

Initial (____)/(____/____)
Licensor/Licensee

days from the date on which the Licensee learns of the graffiti remove any signs containing graffiti or shall otherwise remove such graffiti from the signs in a manner reasonably acceptable to Licensor. Notwithstanding any other language in this Article, Licensee shall not advertise on any sign any product, service, or good which is (i) not directly related to Licensee's use of the Property, (ii) offensive to the public, or (iii) which Licensor, in its reasonable discretion, deems objectionable.

16. Fencing and Existing Fixtures: Licensor disclaims any and all express or implied warranties for any fencing and/or other fixtures affixed to the Property, and further disclaims any liability arising from any disrepair of the same. Licensee may install fencing on the Property with prior written approval from Licensor. Such fencing will include double drive gates, in locations specified by Licensor, a minimum of twenty (20) feet in width, and designed to accommodate separate Licensor and Licensee locks. Licensee will maintain and repair all fencing and other fixtures affixed to the Property, including any grounding of the same as deemed necessary by Licensor, in a manner acceptable to Licensor. Grounding plans must be prepared and stamped by a licensed electrical engineer and submitted to Licensor.

17. Parkways and Landscaping: Licensee will keep parkway and sidewalk areas adjacent to the Property free of weeds, brush, rubbish and debris. Licensee will maintain parkways on the Property and provide landscaping that is compatible with adjoining properties and that is satisfactory to Licensor.

18. Irrigation Equipment: Any irrigation equipment located on the Property prior to the commencement of this Agreement, including but not limited to pipelines, well pumping equipment and other structures, is the property of Licensor and will remain on and be surrendered with the Property upon termination of this Agreement. Should Licensee desire to use the irrigation equipment, Licensee will maintain, operate, repair and replace, if necessary, all irrigation equipment at its own expense.

19. Underground and Above-Ground Tanks: Licensee will not install underground or above-ground storage tanks, as defined by any and all applicable laws or regulations, without Licensor's prior written approval.

20. Underground Facilities: Any underground facilities must be approved by Licensor pursuant to Article 6. Licensee must contact Dig Alert and comply with the applicable processes, policies and/or procedures of Dig Alert, prior to any underground installation. Any underground facilities installed or maintained by Licensee on the Property must have a minimum cover of three feet from the top of the facility and be capable of withstanding a gross load of forty (40) tons on a three-axle vehicle. Licensee will compact any earth excavated to a compaction of ninety percent (90%). Licensee will relocate its facilities at its own expense so as not to interfere with Licensor's proposed facilities.

21. Utilities: Licensee will pay all charges and assessments for, or in connection with, water, electric current or other utilities which may be furnished to or used on the Property.

22. Taxes, Assessments and Liens: Licensee will pay all taxes and assessments which may be levied upon any crops, personal property, and improvements, including but not limited to, buildings, structures, and fixtures on the Property. Licensee will keep the Property free from all liens, including but not limited to, mechanics liens and encumbrances by use or occupancy by Licensee, or any person claiming under Licensee. If Licensee fails to pay the above-mentioned taxes, assessments or liens when due, Licensor may pay the same and charge the amount to the Licensee. All accounts not paid within thirty (30) days of the agreed upon due date will be charged a "late fee" on all amounts outstanding up to the maximum rate allowed by law.

Initial (____)/(____/____)
Licensor/Licensee

23. Expense: Licensee will perform and pay all obligations of Licensee under this Agreement. All matters or things required by Licensee will be performed and paid for at the sole cost and expense of Licensee, without obligation by Licensor to make payment or incur cost or expense for any such matters or things.

24. Assignments: This Agreement is personal to Licensee, and Licensee will not assign, transfer or sell this Agreement or any privilege hereunder in whole or in part, and any attempt to do so will be void and confer no right on any third party.

25. Compliance with Law: Licensee will comply with all applicable federal, state, county and local laws, all covenants, conditions and restrictions of record and all applicable ordinances, zoning restrictions, rules, regulations, orders and any requirements of any duly constituted public authorities now or hereafter in any manner affecting the Property or the streets and ways adjacent thereto. Licensee will obtain all permits and other governmental approvals required in connection with Licensee's activities hereunder. Licensee shall hold harmless, defend and indemnify Licensor, its officers, agents and employees, and its successors and assigns, from and against all claims, loss, damage, actions, causes of actions, expense and/or liability arising from or resulting from any violation of this provision.

26. Governing Law: The existence, validity, construction, operation and effect of this Agreement and all of its terms and provisions will be determined in accordance with the laws of the State of California.

27. Indemnification: Licensee shall hold harmless, defend and indemnify Licensor, its officers, agents and employees, and its successors and assigns, from and against all claims, loss, damage, actions, causes of actions, expense and/or liability arising from or growing out of loss or damage to property, including that of Licensor, or injury to or death of persons, including employees of Licensor resulting in any manner whatsoever, directly or indirectly, by reason of this Agreement or the use or occupancy of the Property by Licensee or any person claiming under Licensee.

28. Termination: Licensor or Licensee may terminate this Agreement, at any time, for any reason, upon thirty (30) days notice in writing. Additionally, Licensor may immediately terminate this Agreement pursuant to Article 30. Termination does not release Licensee from any liability or obligation (indemnity or otherwise) which Licensee may have incurred. Upon termination, Licensor may immediately recover from Licensee all amounts due and owing hereunder, plus interest at the maximum rate permitted by law on such amounts until paid, as well as any other amount necessary to compensate Licensor for all the detriment proximately caused by Licensee's failure to perform its obligations under this Agreement. Licensee's continued presence after termination shall be deemed a trespass. In the event of a termination for any reason other than non-payment of the License fee, Licensor shall refund any previously collected/pre-paid License fees covering the unused portion of the remaining term, to the extent such fees exceed any offset claimed by Licensor under the Agreement

29. Events of Default: In addition to material defaults otherwise described herein, the occurrence of any of the following shall constitute a material default and breach of this Agreement by Licensee:

- (a) Any failure by Licensee to pay the consideration due under Article 3, or to make any other payment required to be made by Licensee when due.

Initial (____)/(____/____)
Licensor/Licensee

- (b) The abandonment or vacating of the Property by Licensee.
 - (c) Any attempted assignment or subletting of this Agreement by Licensee in violation of Article 24.
 - (d) The violation by Licensee of any resolution, ordinance, statute, code, regulation or other rule of any governmental agency for Licensee’s activities under this Agreement.
5. Any attempt to exclude Licensor from the licensed premises.
- (f) The making by Licensee of any general assignment for the benefit of creditors; the appointment of a receiver to take possession of substantially all of Licensee's assets located on the Property or of Licensee's privileges hereunder where possession is not restored to Licensee within five (5) days; the attachment, execution or other judicial seizure of substantially all of Licensee's assets located on the Property or of Licensee's privileges hereunder, where such seizure is not discharged within five (5) days.
 - (g) Any case, proceeding or other action brought against Licensee seeking any of the relief mentioned in "clause f" of this Article which has not been stayed or dismissed within thirty (30) days after the commencement thereof.
 - (h) Any claim by Licensee that it has a possessory interest and/or irrevocable license in the Property.
 - (i) With respect to items not otherwise listed in Article 29.a-h, the failure by Licensee to observe and perform any other provision of this Agreement to be observed or performed by Licensee. Licensor shall provide written notice of such failure and Licensee shall be considered in material default where such failure continues for a total of ten (10) or more consecutive days from the date of the notice. Further, with respect to items not otherwise listed in Article 29.a-h, Licensee shall be considered in material default should Licensee fail to observe or perform any other provision of this Agreement for more than fifteen (15) days during the entire Term of the Agreement in the aggregate, after Licensor provides an initial written notice of such failure. After providing initial notice under this provision, Licensor will not be required to provide any subsequent notice of breach of this Agreement.

30. Remedies: Notwithstanding the notice requirement in Article 28, in the event of any material default by Licensee, then in addition to any other remedies available to Licensor at law or in equity, Licensor shall have the option to immediately terminate this Agreement and all rights of Licensee hereunder by giving written notice of such immediate termination to Licensee.

31. Licensee’s Personal Property Upon Termination or Expiration: In the event that this Agreement is terminated, whether termination is effected pursuant to Article 28 and/or 30, or in the event this Agreement expires pursuant to Article 2, Licensee shall, at Licensee’s sole cost and expense and prior to the earlier of the effective termination date or expiration date, remove all weeds, debris, and waste from the Property and peaceably quit, surrender and restore the licensed Property to the condition it was in prior to the Licensee’s use of the Property, in a manner satisfactory to Licensor.

Initial (____)/ (____/____)
Licensor/Licensee

If Licensee fails or refuses to remove any of Licensee’s personal property, building(s), fixture(s) or structure(s) from the Property prior to the earlier of the termination date or expiration date, said personal property, building(s), fixture(s) or structure(s) shall be deemed abandoned by the Licensee, and the Licensor shall have the right, but not the obligation, to remove, destroy, sell or otherwise dispose of them with no further notice to Licensee. Licensor shall not be required to seek and/or obtain judicial relief (including, but not limited to, the filing of an unlawful detainer action), nor shall Licensor be responsible for the value of Licensee’s personal property.

Licensor shall have the right to charge and recover from Licensee all costs and expenses incurred by Licensor related to (i) the removal, disposal or sale of Licensee’s personal property, building(s), fixture(s) or structure(s), (ii), the removal of any waste, weeds, or debris on the Property, (iii) environmental studies and environmental remediation and/or cleanup attributable to Licensee’s use of the Property, and (iv) the restoration of the Property to the condition it was in prior to Licensor’s initial use of the Property. Licensee agrees to pay such expenses to Licensor upon demand.

32. Limitation of Liability:

IN ORDER FOR LICENSEE TO OBTAIN THE BENEFIT OF THE FEE IDENTIFIED IN ARTICLE 3, WHICH INCLUDES A LESSER ALLOWANCE FOR RISK FUNDING FOR LICENSOR, LICENSEE AGREES TO LIMIT LICENSOR’S LIABILITY PURSUANT TO THIS AGREEMENT. AS SUCH, IF LICENSEE IS ENTITLED TO ANY RELIEF FOR LICENSOR’S NEGLIGENCE, INCLUDING GROSS NEGLIGENCE, FOR DAMAGE OR DESTRUCTION OF LICENSEE’S PERSONAL PROPERTY, BUILDING(S), STRUCTURE(S) OR FIXTURE(S) AFTER THE TERMINATION OR EXPIRATION OF THIS AGREEMENT, THE TOTAL LIABILITY OF LICENSOR SHALL NOT EXCEED THE TOTAL FEES ACTUALLY PAID BY LICENSEE TO LICENSOR DURING THE TERM OF THIS AGREEMENT.

FURTHER, IN NO EVENT SHALL LICENSOR BE LIABLE UNDER ANY CIRCUMSTANCES FOR INJURY OR DAMAGE TO LICENSEE’S BUSINESS, IF ANY, INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS, LOSS OF RENTS OR OTHER EVENTS, LOSS OF BUSINESS OPPORTUNITY, LOSS OF GOODWILL OR LOSS OF USE, IN EACH CASE, HOWEVER OCCURRING, RELATED TO THIS AGREEMENT.

33. Non-Possessory Interest: Licensor retains full possession of the Property and Licensee will not acquire any possessory interest, whether temporary, permanent, or otherwise by reason of this Agreement, or by the exercise of the permission given herein. Licensee will make no claim to any such interest and Licensee will not claim that it has or ever had an irrevocable license in the Property.

34. Waiver: Licensor shall not be deemed to waive any provision of this Agreement orally or by conduct. Any waiver by Licensor of any provision of this Agreement must be in a writing signed by Licensor. No waiver by Licensor of any provision shall be deemed a waiver of any other provision or of any subsequent breach by Licensee of the same or any other provision. Licensor's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Licensor's consent to or approval of any subsequent act by Licensee. Licensor’s acceptance of payment after providing notice of termination to Licensee shall not constitute a waiver of Licensor’s termination of the Agreement.

35. Authority: This Agreement is executed subject to General Order No. 69-C of the Public Utilities Commission of the State of California dated and effective July 10, 1985, incorporated by this reference. As set forth in General Order 69-C, this License is made conditional upon the right of the Licensor either on order of the Public Utilities Commission or on Grantor’s own motion to resume the

Initial (____)/(____/____)
Licensor/Licensee

use of that property (including, but not limited to the removal of any obstructions) whenever, in the interest of Licensor’s service to its patrons or consumers, it shall appear necessary or desirable to do so. Licensee agrees to comply with all federal, state and local laws and regulations. This Agreement should not be construed as a subordination of Licensor’s rights, title and interest in and to its fee ownership, nor should this Agreement be construed as a waiver of any of the provisions contained in said License or a waiver of any costs of relocation of affected Licensor facilities.

36. Electric and Magnetic Fields (“EMF”): There are numerous sources of power frequency electric and magnetic field (“EMF”), including household or building wiring, electrical appliances and electric power transmission and distribution facilities. There have been numerous scientific studies about the potential health effects of EMF. Interest in a potential link between long-term exposures to EMF and certain diseases is based on this scientific research and public concerns.

While some 40 years of research have not established EMF as a health hazard, some health authorities have identified magnetic field exposures as a possible human carcinogen. Many of the questions about diseases have been successfully resolved due to an aggressive international research program. However, potentially important public health questions remain about whether there is a link between EMF exposures in homes or work and some diseases including childhood leukemia and a variety of other adult diseases (e.g. adult cancers and miscarriages). While scientific research is continuing on a wide range of questions relating to exposures at both work and in our communities, a quick resolution of the remaining scientific uncertainties is not expected.

Since Licensee plans to license or otherwise enter Licensor property that is in close proximity to Licensor electric facilities, Licensor wants to share with Licensee and those who may enter the property under this agreement, the information available about EMF. Accordingly, Licensor has attached to this document a brochure that explains some basic facts about EMF and that describes Licensor policy on EMF. Licensor also encourages Licensee to obtain other information as needed to assist in understanding the EMF regarding the planned use of this property.

37. Induced Voltages: Licensee hereby acknowledges that any structures (including, but not limited to, buildings, fences, light poles) that exist or may be constructed on the Property licensed herein, (hereinafter, the “Structures”) in close proximity to one or more high voltage (66 kilovolt or above) electric transmission lines and/or substation facilities may be susceptible to induced voltages, static voltages and/or related electric fault conditions (hereinafter collectively referred to as “Induced Voltages”) unless appropriate grounding or other mitigation measures are incorporated into the Structures. If not properly mitigated, Induced Voltages can cause a variety of safety and/or nuisance conditions including, but not limited to, electric shocks or other injuries to individuals contacting the Structures or other utilities connected to the Structures (including, but not limited to, natural gas lines, water lines or cable television lines), or interference with or damage to sensitive electronic equipment in or around the Structures. Measures to mitigate Induced Voltages, if required, will vary from case to case because of factors such as electric facility configuration and voltage, other utilities involved, or sensitivity of electronic equipment. Licensee will be responsible to determine what Induced Voltages mitigation measures should be undertaken regarding the Structures and to implement such mitigation measures at its sole cost and expense.

Licensee agrees for itself and for its contractors, agents, licensees, invitees, and employees, to save harmless and indemnify Licensor, its parent, subsidiaries and affiliated entities and their respective officers and employees against all claims, loss, damage, actions, causes of action, expenses and/or liability arising from or growing out of loss or damage to property, including Licensor’s own personal

Initial (____)/ (____/____)
Licensor/Licensee

property, or injury to or death of persons, including employees of Licensor caused by or resulting from or connected to Induced Voltages on or related to the Structures.

38. Notices: All notices required to be given by either party will be made in writing and deposited in the United States mail, first class, postage prepaid, addressed as follows:

To Licensor: Southern California Edison Company
Vegetation & Land Management
Land Management – Metro Region
2 Innovation Way
Pomona, CA 91768

To Licensee: City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

Business Telephone No. (562) 866-9771 ext. 4202/ (562) 964-5806

Notice will be deemed effective on the third calendar day after mailing. A party will immediately notify the other party in writing of any address change.

39. Recording: Licensee will not record this Agreement.

40. Complete Agreement: Licensor and Licensee acknowledge that the foregoing provisions and any appendix, addenda and exhibits attached hereto constitute the entire Agreement between the parties. This Agreement may not be modified, amended, contradicted, supplemented or altered in any way by any previous written or oral agreements or any subsequent oral agreements or unsigned written agreements. This Agreement may be modified or amended only by way of a writing executed by both parties.

41. Signature Authority: Each of the persons executing this Agreement warrants and represents that he or she has the full and complete authority to enter into this Agreement on behalf of the Party for which he or she is signing, and to bind said party to the agreements, covenants and terms contained herein.

42. Survival: Any provision of this Agreement that imposes an obligation after termination or expiration of this Agreement shall survive the termination or expiration of this Agreement.

(THIS SPACE LEFT INTENTIONALLY BLANK)

Initial (____)/(____/____)
Licensor/Licensee

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicate.

LICENSOR:

SOUTHERN CALIFORNIA EDISON COMPANY

By _____

AARON JOHNSON
Real Estate Specialist
Land Management – Metro Region
Vegetation & Land Management

Date

LICENSEE:

CITY OF LAKEWOOD

By _____

JEFF WOOD, Mayor

Date

Initial (____)/ (____/____)
Licensor/Licensee

APPENDIX

Guidelines for Standard Licensee Improvements

The following criteria are provided to aid in developing a conceptual plot plan to be submitted to Southern California Edison Company herein after referred to as “Licensor” for consideration and approval *prior to the start of any construction on “Licensor” property.*

Plans should be developed indicating the size and location of all planned improvements. The plan should specify the dimensions of all planned improvements and the distance of all planned improvements from property lines and all adjacent “Licensor” towers, poles, guy wires or other “Licensor” facilities.

The plan must show the locations of all “Licensor” towers and poles, 16-foot wide access roads, main water lines and water shut-off valves, electrical service lines and parking areas. All plans must indicate adjacent streets and include a “north arrow” and the Licensee’s name.

SHADE STRUCTURES

(Definition: A non-flammable frame covered on the top with a material designed to provide shade to aid in growing plants)

1. Shade structures must maintain minimum spacing of 50 feet between shade structure locations, should be placed perpendicular to Licensor’s overhead electrical conductors (wires) unless otherwise approved in writing by Licensor, and should not exceed maximum dimensions of:
 - a. 100 feet in length
 - b. 50 feet in width
 - c. 15 feet in height
2. Shade structures will not be permitted within the following areas reserved for Licensor’s access:
 - a. Within 2 feet from edge of 16-foot wide access roads
 - b. 50-foot radius around suspension tower legs, H-Frames and poles
 - c. 100-foot radius around dead-end tower legs, H-Frames and poles
 - d. 25-foot radius around anchors/guy wires, poles and wood poles
3. Shade structures must utilize the following design:
 - a. Temporary/slip joint construction only
 - b. Non-flammable frame only
 - c. Adequately grounded by a licensed electrical engineer
 - d. Shade covering must be non-flammable and manufactured with non-hydrocarbon materials.

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Licensor/Licensee

SHADEHOUSES/HOTHOUSES

*(Definition: A simple, non-flammable, enclosed structure designed to control temperature **without** the benefit of heating and/or air conditioning units to aid in propagating and/or growing plants)*

1. Shadehouses/hothouses must maintain minimum spacing of 50 feet between shadehouse/hothouse locations, should be placed in perpendicular to Licensor’s overhead electrical conductors (wires) unless otherwise approved in writing by Licensor, and should not exceed maximum dimensions of:
 - a. 100 feet in length
 - b. 50 feet in width
 - c. 15 feet in height
2. Shadehouses/hothouses will not be permitted within the following areas reserved for Licensor’s access:
 - a. Within 2 feet from edge of 16-foot wide access roads
 - b. 50-foot radius around suspension tower legs, H-Frames and poles
 - c. 100-foot radius around dead-end tower legs, H-Frames and poles
 - d. 25-foot radius around anchors/guy wires, poles and wood poles
3. Shadehouses/hothouses must utilize the following design:
 - a. Temporary/slip joint construction only
 - b. Non-flammable frame only
 - c. Adequately grounded by a licensed electrical engineer
 - d. Covering must be non-flammable and manufactured with non-hydrocarbon materials

GREENHOUSES

(Definition: An enclosed structure designed to control temperature and/or humidity by the use of heating and/or air conditioning units to aid in propagating and/or growing plants)

Greenhouses will be considered on a case-by-case basis.

IRRIGATION SYSTEMS / WELLS

1. Maximum diameter of pipe: 3 inches
2. All pipe must be plastic Schedule 40 or better
3. No irrigation system will be permitted within the following areas reserved for Licensor’s access:
 - a. Within 2 feet from edge of 16-foot wide access roads
 - b. 50 -foot radius around suspension tower legs, H-Frames and poles

Initial (____)/(____/____)
Licensor/Licensee

- c. 100-foot radius around dead-end tower legs, H-Frames and poles
- 4. Sprinkler and drip irrigation controllers must be located at the edge of the right of way
- 5. Suitable identification markers will be required on main controllers and valves
- 6. Locations of main shut off valve will be provided and shown on a plot plan
- 7. Underground facilities must have a minimum cover of three feet
- 8. Earth disturbed must be compacted to ninety percent (90%)

LANDSCAPING

- 1. No trees will be permitted under the overhead electrical conductors or within 20 feet of the “drip line” of the conductors
- 2. Trees must have slow to moderate growth, and must be of a variety that grows to a maximum height of only 40 feet and must be maintained by the Licensee at a height not to exceed 15 feet
- 3. Placement of large rocks (boulders) must be approved in writing by Licensor
- 4. Any mounds or change of grade must be approved in writing by Licensor
- 5. No cactus or thorny shrubs will be permitted
- 6. Retaining walls, planters, etc. may be considered on a case by case basis and must be approved in writing by Licensor

TRAILERS *(Definition: Removable / portable office modules are not permitted without Licensor’s prior permission. Trailers must meet the following criteria to be considered:* Trailers must meet the following criteria:

- a. Must have axles and wheel and be able to be moved
- b. Maximum length: 40 feet
- c. Maximum height: 15 feet
- d. Maximum width: 12 feet
- 2. No trailers will be permitted within the following areas reserved for Licensor’s access:
 - a. Within 2 feet from edge of 16-foot wide access roads
 - b. 50-foot radius around suspension tower legs, H-Frames and poles
 - c. 100-foot radius around dead-end tower legs, H-Frames and poles
 - d. 25-foot radius around anchors/guy wires, poles and wood poles
 - e. Under or within 10 feet of the conductor “drip lines”

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Licensor/Licensee

3. Sewer or gas lines to trailers must be approved in writing by Licensor
4. Location of all electrical and telephone lines must be approved in writing by Licensor
5. Electrical lines must be installed by a licensed -general contractor.
6. Trailers shall not be used for residential purposes
7. Toxic or flammable materials will not be permitted in trailers
8. Adequately grounded by a licensed -general contractor

PARKING AREAS

Parking areas should not be designed under the overhead electrical conductors or within 10 feet of the “drip lines” without Licensor’s prior written approval. Parking spaces to be identified under the approved site plan. “No Parking” striping may be required in areas where additional clearance is required.

MATERIAL STORAGE

1. If an emergency occurs, Licensee must immediately relocate all materials specified by Licensor to provide Licensor clear access to its facilities.
2. Licensee must provide Licensor with a list of material stored on the right of way
3. No toxic or flammable materials will be permitted
4. No materials shall be stored within the following areas reserved for Licensor’s access:
 - a. Within 2 feet from edge of 16-foot wide access roads
 - b. 50 - foot radius around suspension tower legs, H-Frames and poles
 - c. 100 - foot radius around dead-end tower legs, H-Frames and poles
 - d. 25 feet from anchors/guy wires, poles and wood poles
5. Storage of materials not to exceed a maximum height of 15 feet
6. No storage of gasoline, diesel or any other type of fuel will be permitted
7. Any fencing around the storage areas must have Licensor’s prior written approval.

Initial (____)/ (____/____)
Licensor/Licensee

A D D E N D U M

TREES/LANDSCAPING

- A. Existing landscaping improvements (trees, plants, and shrubs) have been inspected and approved by Licensor. This written approval may be modified and/or rescinded by Licensor for any reason whatsoever.
- B. At any time, Licensor may require Licensee to modify and/or remove any or all such previously approved improvements at Licensee’s risk and expense and without any compensation from Licensor.
- C. Licensee agrees and accepts full responsibility for the maintenance and/or removal of all trees, plants, and shrubs (vegetation) located on the property. All costs associated with the maintenance and/or removal of trees/vegetation will be the sole burden of Licensee.
- D. Periodically, the Property will be inspected by Licensor, and upon determination that any tree/vegetation requires trimming or removal, Licensee will be notified by Licensor. Failure by Licensee to trim or remove said tree/vegetation in the time allotted, that results in Licensor’s contractor performing the work, Licensee will be billed by Licensor for the contractor’s expense; and Licensee may be subject to termination under the terms and conditions of the Permit or License.
- E. Trees/vegetation must be slow growing and maintained by Licensee to not exceed fifteen (15) feet in height.
- F. Failure by Licensee to maintain all permit or license clearance requirements will require removal at Licensee’s expense.
- G. Unless authorized in writing by Licensor, Licensee agrees not to plant any additional trees, plants, or shrubs within the Property. If additional authorization is requested by Licensee and prior written authorization is received by Licensor, no tree or plant species that is protected by federal or state law shall be planted within Licensor’s land and no cactus or thorny shrubs/plants will be permitted.
- H. Any improvements or alterations, including retaining walls, planters, placement of large rocks, etc. and any mounds or changes of grade, require prior written approval by Licensor.
- I. Licensee will keep the Property clean, free from weeds, rubbish and debris, and in a condition satisfactory to Licensor.
- J. Upon permit or license termination, Licensee agrees to remove all trees/vegetation and improvements and restore the Property to a condition satisfactory to Licensor, at the sole expense of Licensee.

Initial (____)/ (____/____)
Licensor/Licensee

A D D E N D U M

**Mandatory Enrollment
Los Angeles Regional Water Quality Control Board
(LARWQCB) Order R4-2010-0186,
Conditional Waiver of Waste Discharge Requirements
for Discharges from Irrigated Lands within the Los Angeles Region
("Conditional Waiver")**

- 1) Licensee must develop water quality monitoring and implement Best Management Practices to prevent or minimize waste discharge.
- 2) Licensee must obtain approval from the LARWQCB as an Individual Discharger or as a member of an approved Discharger Group.
- 3) Licensee must comply with all requirements of the LARWQCB Conditional Waiver and all requirements of the License Agreement.
- 4) Licensee must provide to Licensor proof of Licensees compliance with the Conditional Waiver before a horticulture or agriculture License may be issued or renewed by Licensor.
- 5) Licensee must provide to Licensor annual proof confirming the continued compliance with the Conditional Waiver requirements. The annual proof of compliance must be provided to Licensor sixty (60) days prior to the first day of the commencement month identified in Article 2 of the License Agreement.
- 6) Proof of compliance by Licensee to Licensor may be met by providing one of the following:
 - a) If currently enrolled as an Individual Discharger, Licensee will provide Licensor a copy of the Notice of Applicability issued by the LARWQCB.
 - b) If applying as a new Individual Discharger, Licensee will provide Licensor a copy of the Notice of Intent completed and submitted to LARWQCB. Licensee will later need to provide Licensor with a copy of the Notice of Applicability issued by the LARWQCB.
 - c) If currently enrolled as a Group Discharger member, Licensee will provide Licensor a copy of the Group Discharger Approval Letter along with a copy of the Group Discharger Application and Notice of Intent that identifies the parcel number(s) for Licensees operations.
 - d) If applying as a new member of a Discharger Group, Licensee will provide to Licensor a copy of the Group Discharger Application and Notice of Intent completed and submitted to the Group Discharger for participation in the Discharger Group. Licensee will later need to provide Licensor with a copy of the Discharger Group Approval Letter.

Initial (____)/(____/____)
Licensor/Licensee

- 7) Compliance with the LARWQCB's Conditional Waiver and the requirements set forth in this Addendum are mandatory. Failure to comply with the terms of the Conditional Waiver may result in a Notice of Violation from the LARWQCB, State and/or County monetary penalties, and the termination of your Southern California Edison License Agreement.

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Licensor/Licensee

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COUNCIL AGENDA

January 25, 2022

TO: The Honorable Mayor and City Council

SUBJECT: Renewal of License Agreement with Southern California Edison Company for use of Rynerson Park

INTRODUCTION

The City of Lakewood's License Agreement with Southern California Edison Company for the use of land, referred to as Rynerson Park and located at 20711 Studebaker Road, is due for renewal.

STATEMENT OF FACT

Renewal of Southern California Edison Company License Agreement 9.4249 for Rynerson Park is for a term of five years, extending the city's use of the parcel for recreational purposes through December 31, 2026. The license renewal requires payment of \$6,077.73 in 2022, with an annual increases added at a rate of 3%. The final payment in the schedule is due on January 1, 2026 in the amount of \$6,840.54.

Funds for the initial contract fee have been appropriated in the Fiscal Year budget for 2022.

RECOMMENDATION

Staff recommends that the City Council authorize the Mayor and the City Clerk to execute the Southern California Edison Company License Agreement 9.4249 for continued use of Rynerson Park, as approved to form by the City Attorney.

VF

Valarie Frost, Director
Recreation and Community Services



Thaddeus McCormack
City Manager

December 23, 2021

VIA EMAIL

Mr. Chuck Martucci
5050 Clark Ave.
Lakewood, CA 90712

Re: Extension of License Agreement (Contract No.9.4249 - City of Lakewood)

Dear Mr. Martucci:

Southern California Edison Company ("SCE") and the City of Lakewood ("Lakewood City") are parties to that certain License Agreement (Contract No. 9.4249) (the "License") through which the City of Lakewood licenses certain property commonly known as Rynerson Park in the City of Lakewood, California from SCE. The License's term expires December 31, 2021.

As you are aware, the parties are negotiating a subsequent license (the "New License") for the licensed property.

SCE and the City of Lakewood desire to extend the term of the License to allow the City of Lakewood to remain on the licensed property while the negotiation and execution of the New License is pending. The parties hereby agree to extend the termination date of the License to February 28, 2022. Should the New License be entered into prior to February 28, 2022, the License shall terminate as of the date the New License is entered.

Except for the extension of the term as set forth above, all other terms and conditions of the License are ratified and affirmed and shall remain in full force and effect. Each of the persons executing this letter warrants and represents that he or she has the full and complete authority to enter into this agreement on behalf of the party for which he or she is signing, and to bind such party to the agreement contained herein.

[Agreement Continues on the Next Page]

SCE looks forward to working with the City of Lakewood on the New License. Please execute this letter below to evidence Lakewood City's agreement with the terms contained herein.

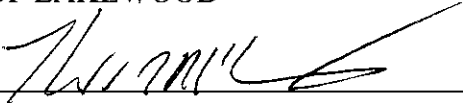
Sincerely,

Aaron Johnson

Aaron Johnson
Real Estate & Facilities Specialist
Southern California Edison Company

AGREED AND ACCEPTED:

CITY OF LAKEWOOD

By: 
Name: Thaddeus McCormack
Title: City Manager

Date: 12/23/21

CITY OF LAKEWOOD

L I C E N S E A G R E E M E N T
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LICENSE AGREEMENT

THIS AGREEMENT between SOUTHERN CALIFORNIA EDISON COMPANY, a corporation organized under the laws of the State of California, called "Licensor", and CITY OF LAKEWOOD, called "Licensee";

WITNESSETH: That Licensor, for and in consideration of the faithful performance by Licensee of the terms, covenants and agreements hereinafter set forth to be kept and performed by Licensee, does hereby give to Licensee the license to use that certain real property solely for the purpose hereinafter specified, upon and subject to the terms, reservations, covenants and conditions hereinafter set forth, hereinafter designated as "Property" on the Exhibit "A" attached hereto and made a part hereof, being a portion of Assessor's Parcel Number 7060-002-800, and all of Assessor's Parcel Numbers 7060-001-801 and 7060-001-802, situated in the City of Lakewood, County of Los Angeles, State of California, subject to any and all covenants, restrictions, reservations, exceptions, rights and easements, whether or not of record.

Acknowledgment of License and Disclaimer of Tenancy

Licensee acknowledges and agrees that the License constitutes a limited, revocable, non-possessory, personal and non-assignable privilege to use the Property solely for those permitted uses and activities expressly identified in the Agreement (the "License Privilege"). Licensee further acknowledges and agrees that:

- The consideration paid by Licensee pursuant to Article 3 of the Agreement is consistent with the value of the rights comprising the License Privilege; the consideration is *not* consistent with the higher market value for a greater right, privilege or interest (such as a lease) in the Property or similarly situated parcels.
- Licensee is not a tenant or lessee of Licensor and holds no rights of tenancy or leasehold in relation to the Property.
- The Agreement and/or any prior and/or future acts or omissions of Licensor shall not create (or be construed as creating) a leasehold, tenancy or any other interest in the Property.
- Licensor may terminate the License and revoke the License Privilege at any time, subject, if applicable, to a notice period agreed upon by the parties, as more particularly set forth in the Agreement.
- In consideration of Licensor's grant of the License, Licensee specifically and expressly waives, releases and relinquishes any and all right(s) to assert any claim of right, privilege or interest in the Property other than the License.
- Licensee further acknowledges and agrees that without the representations and agreements set forth herein, Licensor would not enter into the Agreement.

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Licensor/Licensee

1. Use: Licensee will use the Property for park and public recreation/vehicular access purposes only. Licensor makes no representation, covenant, warranty or promise that the Property, and any fixtures thereon, are fit or suitable for any particular use, including the use for which this Agreement is made and Licensee is not relying on any such representation, covenant, warranty or promise. Licensee’s use of the property for any other purpose and/or failure to utilize the Property in accordance with this License as determined by the Licensor in its sole discretion will be deemed a material default and grounds for immediate termination of this Agreement in accordance with Articles 28 and/or 30.

2. Term: Unless otherwise terminated as provided herein, this Agreement will be in effect for a term of five (5) years commencing on the first day of January, 2022 and ending on the last day of December, 2026. Licensee acknowledges that this Agreement does not entitle Licensee to any subsequent agreement, for any reason whatsoever, regardless of the use Licensee makes of the Property, the improvements Licensee places on or makes to the Property, or for any other reason.

3. Consideration: Licensee will pay to Licensor the sum of Six Thousand Seventy Seven and 73/100 Dollars (\$6,077.73) upon the execution and delivery of this Agreement with subsequent annual payments. Payment to Licensor must be in the form of a check or money order payable to Southern California Edison Company. No cash payments will be accepted by Licensor. Payment schedule:

Year	Term	Yearly Amount	Payment Due First Day Of
First Year	2022	\$6,077.73	January
Second Year	2023	\$6,260.06	January
Third Year	2024	\$6,447.87	January
Fourth Year	2025	\$6,641.30	January
Fifth Year	2026	\$6,840.54	January

All accounts not paid by the agreed upon due date may be subject to a late fee of up to 20% of the amount that was due on the date.

All payments subsequent to the initial payment will be paid to the Southern California Edison Company, Post Office Box 800 Rosemead, California, 91770, and Attention: Corporate Accounting Department – Accounts Receivable.

4. Insurance: During the term of this Agreement, Licensee shall maintain the following insurance:

- (a) Workers’ Compensation with statutory limits, under the laws of the State of California and Employer’s Liability with limits of not less than \$1,000,000.00 each accident, disease/each employee, and disease/policy limit. Licensee shall require its insurer to waive all rights of subrogation against Licensor, its officers, agents and employees, except for any liability resulting from the willful or grossly negligent acts of the Licensor.

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- (b) Commercial General Liability Insurance, including contractual liability and products liability, with limits not less than \$2,000,000.00 per occurrence and \$2,000,000.00 in the aggregate. Such insurance shall: (i) name Licensor, its officers, agents and employees as additional insureds, but only for Licensee's negligent acts or omissions; (ii) be primary for all purposes and (iii) contain separation of insureds or cross-liability clause, and (iv) require its insurer to waive all rights of subrogation against Licensor, its officers, agents and employees, except for any liability resulting from the willful or grossly negligent acts of the Licensor.
- (c) Commercial Automobile Liability insurance with a combined single limit of \$1,000,000.00. Such insurance shall cover the use of owned, non-owned and hired vehicles on the Property.
- (d) Self - Insurance: Licensee may self-insure all of the insurance requirements above if they belong to an approved Secondary Use Category and the self-insurance is maintained under a self-insurance program reasonably satisfactory to Licensor. Park and public recreation/vehicular access use is an approved Secondary Use Category; Licensee may submit written verification of self-insurance to meet the above insurance requirements.

The failure to maintain such insurance may be deemed by Licensor a material default of this Agreement and grounds for immediate termination pursuant to Articles 28 and/or 30. Licensee shall provide Licensor with proof of such insurance by submission of certificates of insurance, pursuant to Article 38 "Notices", at least ten days prior to the effective date of this Agreement, and thereafter at least ten days prior to each insurance renewal date. Licensee must provide Licensor at least thirty (30) days notice before any such insurance will be canceled, allowed to expire, or materially reduced. However, in the event insurance is canceled for the non-payment of a premium, Licensee must provide to Licensor at least ten (10) days' prior written notice before the effective date of cancellation. The required insurance policies shall be maintained with insurers reasonably satisfactory to Licensor, and shall be primary and non-contributory with any insurance or self-insurance maintained by Licensor.

5. Licensor's Use of the Property: Licensee agrees that Licensor, its successors and assigns, have the right to enter the Property, at all times, for any purpose, and the right to conduct any activity on the Property. Exercise of these rights by Licensor, its successors and assigns, will not result in compensation to Licensee for any damages whatsoever to personal property, structures, and/or crops located on the Property, nor shall Licensee be entitled to any compensation for any loss of use of the Property or a portion thereof, and/or any related damages, as a result of Licensor's activities under this Article.

6. Licensee's Improvements: Licensee must submit, for Licensor's prior written approval, complete improvement plans, including, but not limited to, grading, lighting, landscaping, grounding, and irrigation plans, - identifying all existing and proposed improvements, a minimum of sixty (60) days prior to making any use of the Property. Licensee's conceptual plans for proposed improvements shall be developed in accordance with the guidelines contained in the Appendix to this License. It is understood and agreed that the general guidelines contained in the Appendix are intended to provide a framework for the development of conceptual plans only; and that Licensor may modify or add to the conditions contained in the Appendix hereto, based on individual site characteristics, Licensor's existing or potential operating needs or Licensee's proposed use(s). Licensee must submit, for Licensor's prior

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written approval plans for any modifications to such improvements. Written approval may be modified and/or rescinded by Licensor for any reason whatsoever.

To the extent Licensor reviews and/or approves any improvement plans, Licensor is doing so only for purposes of determining whether said improvements are compatible with Licensor's use of the Property. Under no circumstances shall such review and/or approval be construed as a warranty, representation, or promise that the Property is fit for the proposed improvements, or that said improvements comply with any applicable city, state, or county building requirements, other legal requirements, or the generally accepted standard of care.

At any time, Licensor may require Licensee to modify and/or remove any or all such previously approved improvements at Licensee's risk and expense and without compensation from Licensor. Licensor is not required, at any time, to make any repairs, improvements, alterations, changes or additions of any nature whatsoever to the Property and/or any fixtures thereon. Licensee expressly acknowledges that any expenditures or improvements will in no way alter Licensor's right to terminate in accordance with Articles 28, and/or 30.

7. Licensee's Personal Property: (i) Licensor grants Licensee permission to place Licensee's personal property on the Property consistent with the use identified in Article 1 and other terms of this Agreement. Such permission granted by Licensor shall be revoked upon the earlier of the termination or expiration of this Agreement. All equipment and other property brought, placed or erected on the Property by Licensee shall be and remain the property of Licensee, except as otherwise set forth herein. Licensee shall be responsible for any damage to the Property and/or Licensor's personal property arising out of Licensee's activities on the Property, including its use and/or removal of Licensee's personal property. Licensee further acknowledges and agrees that Licensor is not responsible for Licensee's personal property during the effectiveness of this Agreement, or upon termination or expiration. Licensor further assumes no duty or obligation to maintain or secure Licensee's personal property at any time.

(ii) Unless as specifically provided for in an Addendum to this Agreement, Licensee shall not store on the Property, for a period longer than twenty-four (24) consecutive hours, any personal property owned by a non-party to this Agreement.

Licensee will defend and indemnify Licensor, its directors, officers, agents, subcontractors, and employees, and its successors and assigns, from any and all claims, loss, damage, actions, causes of action, expenses and/or liability arising from the storage of, damage to, and/or loss of use of such non-party's personal property.

8. Height Limitations and Vertical Clearances: Any equipment used by Licensee or its agents, employees or contractors, on and/or adjacent to the Property, will be used and operated so as to maintain minimum clearances from all overhead electrical conductors as designated in the table below:

Vehicle/ Equipment Vertical Clearance	
500 kV	35 feet
220 kV – 66kV	30 feet
<66kV (Distribution facilities)	25 feet
Telecom	18 feet

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Licensor/Licensee

All trees and plants on the Property will be maintained by Licensee at a maximum height of fifteen (15) feet. If requested by Licensor, Licensee will remove, at Licensee's expense, any tree and/or other planting.

9. Access and Horizontal Clearances: Licensee will provide Licensor with adequate access to all of Licensor's facilities on the Property and at no time will there be any interference with the free movement of Licensor's equipment, personnel, and materials over the Property. Licensor may require Licensee to provide and maintain access roads within the Property, at a minimum usable width of sixteen (16) feet, with commercial driveway aprons and curb depressions capable of supporting a gross load of forty (40) tons on a three-axle vehicle. The minimum width of all roads shall be increased on curves by a distance equal to 400/inside radius of curvature. All curves shall have a radius of not less than 50 feet measured at the inside edge of the usable road surface. Unless otherwise specified in writing by Licensor, Licensee will make no use of the area directly underneath Licensor's towers and will maintain the following minimum clearances:

- a. A 50-foot-radius around suspension tower legs, H-Frames and poles and 100-foot radius around dead-end tower legs, H-Frames and poles.
- b. A 25-foot-radius around all other poles.

NOTE: Additional clearance may be required by Licensor for structures.

10. Parking: Licensee will not park, store, repair or refuel any motor vehicles or allow parking, storage, repairing or refueling of any motor vehicles on the Property unless specifically approved in a writing executed by Licensor.

11. Weeds, Brush, Rubbish and Debris (Weed Abatement): Licensee will keep the Property clean, free from weeds, brush, rubbish and debris and in a condition satisfactory to Licensor.

12. Flammables, Waste and Nuisances: Unless permitted by Licensor in writing, Licensee will not, or allow others, to place, use, or store any flammable or combustible materials or waste materials on the Property or commit any waste or damage to the Property or allow any to be done. Licensee will be responsible for the control of and will be liable for any damage or disturbance, caused by any trespasser, dust, odor, flammable or waste materials, noise or other nuisance disturbances. Licensee will not permit dogs on the Property.

13. Pesticides and Herbicides: Any pesticide or herbicide applications and disposals will be made in accordance with all Federal, State, County and local laws. Licensee will dispose of all pesticides, herbicides and any other toxic substances declared to be either a health or environmental hazard, and all materials contaminated by such substances, including but not limited to, containers, clothing and equipment, in the manner prescribed by law.

14. Hazardous Waste: Licensee will not engage in, or permit any other party to engage in, any activity on the Property that violates federal, state or local laws, rules or regulations pertaining to hazardous, toxic or infectious materials and/or waste. Licensee will indemnify and hold Licensor, its directors, officers, agents and employees, and its successors and assigns, harmless from all claims, loss, damage, actions, causes of action, expenses and/or liability arising from leaks of, spills of, and/or contamination by or from hazardous materials as defined by applicable laws or regulations, which may

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Licensor/Licensee

occur during and after the Agreement term, and are attributable to the actions of, or failure to act by, Licensee or any person claiming under Licensee.

15. Signs: Licensee must obtain written approval from Licensor prior to the construction or placement of any sign, signboard or other form of outdoor advertising. Licensee shall within three (3) days from the date on which the Licensee learns of the graffiti remove any signs containing graffiti or shall otherwise remove such graffiti from the signs in a manner reasonably acceptable to Licensor. Notwithstanding any other language in this Article, Licensee shall not advertise on any sign any product, service, or good which is (i) not directly related to Licensee's use of the Property, (ii) offensive to the public, or (iii) which Licensor, in its reasonable discretion, deems objectionable.

16. Fencing and Existing Fixtures: Licensor disclaims any and all express or implied warranties for any fencing and/or other fixtures affixed to the Property, and further disclaims any liability arising from any disrepair of the same. Licensee may install fencing on the Property with prior written approval from Licensor. Such fencing will include double drive gates, in locations specified by Licensor, a minimum of twenty (20) feet in width, and designed to accommodate separate Licensor and Licensee locks. Licensee will maintain and repair all fencing and other fixtures affixed to the Property, including any grounding of the same as deemed necessary by Licensor, in a manner acceptable to Licensor. Grounding plans must be prepared and stamped by a licensed electrical engineer and submitted to Licensor.

17. Parkways and Landscaping: Licensee will keep parkway and sidewalk areas adjacent to the Property free of weeds, brush, rubbish and debris. Licensee will maintain parkways on the Property and provide landscaping that is compatible with adjoining properties and that is satisfactory to Licensor.

18. Irrigation Equipment: Any irrigation equipment located on the Property prior to the commencement of this Agreement, including but not limited to pipelines, well pumping equipment and other structures, is the property of Licensor and will remain on and be surrendered with the Property upon termination of this Agreement. Should Licensee desire to use the irrigation equipment, Licensee will maintain, operate, repair and replace, if necessary, all irrigation equipment at its own expense.

19. Underground and Above-Ground Tanks: Licensee will not install underground or above-ground storage tanks, as defined by any and all applicable laws or regulations, without Licensor's prior written approval.

20. Underground Facilities: Any underground facilities must be approved by Licensor pursuant to Article 6. Licensee must contact Dig Alert and comply with the applicable processes, policies and/or procedures of Dig Alert, prior to any underground installation. Any underground facilities installed or maintained by Licensee on the Property must have a minimum cover of three feet from the top of the facility and be capable of withstanding a gross load of forty (40) tons on a three-axle vehicle. Licensee will compact any earth excavated to a compaction of ninety percent (90%). Licensee will relocate its facilities at its own expense so as not to interfere with Licensor's proposed facilities.

21. Utilities: Licensee will pay all charges and assessments for, or in connection with, water, electric current or other utilities which may be furnished to or used on the Property.

22. Taxes, Assessments and Liens: Licensee will pay all taxes and assessments which may be levied upon any crops, personal property, and improvements, including but not limited to, buildings,

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Licensor/Licensee

structures, and fixtures on the Property. Licensee will keep the Property free from all liens, including but not limited to, mechanics liens and encumbrances by use or occupancy by Licensee, or any person claiming under Licensee. If Licensee fails to pay the above-mentioned taxes, assessments or liens when due, Licensor may pay the same and charge the amount to the Licensee. All accounts not paid within thirty (30) days of the agreed upon due date will be charged a "late fee" on all amounts outstanding up to the maximum rate allowed by law.

23. Expense: Licensee will perform and pay all obligations of Licensee under this Agreement. All matters or things required by Licensee will be performed and paid for at the sole cost and expense of Licensee, without obligation by Licensor to make payment or incur cost or expense for any such matters or things.

24. Assignments: This Agreement is personal to Licensee, and Licensee will not assign, transfer or sell this Agreement or any privilege hereunder in whole or in part, and any attempt to do so will be void and confer no right on any third party.

25. Compliance with Law: Licensee will comply with all applicable federal, state, county and local laws, all covenants, conditions and restrictions of record and all applicable ordinances, zoning restrictions, rules, regulations, orders and any requirements of any duly constituted public authorities now or hereafter in any manner affecting the Property or the streets and ways adjacent thereto. Licensee will obtain all permits and other governmental approvals required in connection with Licensee's activities hereunder. Licensee shall hold harmless, defend and indemnify Licensor, its officers, agents and employees, and its successors and assigns, from and against all claims, loss, damage, actions, causes of actions, expense and/or liability arising from or resulting from any violation of this provision.

26. Governing Law: The existence, validity, construction, operation and effect of this Agreement and all of its terms and provisions will be determined in accordance with the laws of the State of California.

27. Indemnification: Licensee shall hold harmless, defend and indemnify Licensor, its officers, agents and employees, and its successors and assigns, from and against all claims, loss, damage, actions, causes of actions, expense and/or liability arising from or growing out of loss or damage to property, including that of Licensor, or injury to or death of persons, including employees of Licensor resulting in any manner whatsoever, directly or indirectly, by reason of this Agreement or the use or occupancy of the Property by Licensee or any person claiming under Licensee.

28. Termination: Licensor or Licensee may terminate this Agreement, at any time, for any reason, upon thirty (30) days notice in writing. Additionally, Licensor may immediately terminate this Agreement pursuant to Article 30. Termination does not release Licensee from any liability or obligation (indemnity or otherwise) which Licensee may have incurred. Upon termination, Licensor may immediately recover from Licensee all amounts due and owing hereunder, plus interest at the maximum rate permitted by law on such amounts until paid, as well as any other amount necessary to compensate Licensor for all the detriment proximately caused by Licensee's failure to perform its obligations under this Agreement. Licensee's continued presence after termination shall be deemed a trespass. In the event of a termination for any reason other than non-payment of the License fee, Licensor shall refund any previously collected/pre-paid License fees covering the unused portion of the remaining term, to the extent such fees exceed any offset claimed by Licensor under the Agreement

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29. Events of Default: In addition to material defaults otherwise described herein, the occurrence of any of the following shall constitute a material default and breach of this Agreement by Licensee:

- (a) Any failure by Licensee to pay the consideration due under Article 3, or to make any other payment required to be made by Licensee when due.
- (b) The abandonment or vacating of the Property by Licensee.
- (c) Any attempted assignment or subletting of this Agreement by Licensee in violation of Article 24.
- (d) The violation by Licensee of any resolution, ordinance, statute, code, regulation or other rule of any governmental agency for Licensee's activities under this Agreement.
- (e) Any attempt to exclude Licensor from the licensed premises.
- (f) The making by Licensee of any general assignment for the benefit of creditors; the appointment of a receiver to take possession of substantially all of Licensee's assets located on the Property or of Licensee's privileges hereunder where possession is not restored to Licensee within five (5) days; the attachment, execution or other judicial seizure of substantially all of Licensee's assets located on the Property or of Licensee's privileges hereunder, where such seizure is not discharged within five (5) days.
- (g) Any case, proceeding or other action brought against Licensee seeking any of the relief mentioned in "clause f" of this Article which has not been stayed or dismissed within thirty (30) days after the commencement thereof.
- (h) Any claim by Licensee that it has a possessory interest and/or irrevocable license in the Property.
- (i) With respect to items not otherwise listed in Article 29.a-h, the failure by Licensee to observe and perform any other provision of this Agreement to be observed or performed by Licensee. Licensor shall provide written notice of such failure and Licensee shall be considered in material default where such failure continues for a total of ten (10) or more consecutive days from the date of the notice. Further, with respect to items not otherwise listed in Article 29.a-h, Licensee shall be considered in material default should Licensee fail to observe or perform any other provision of this Agreement for more than fifteen (15) days during the entire Term of the Agreement in the aggregate, after Licensor provides an initial written notice of such failure. After providing initial notice under this provision, Licensor will not be required to provide any subsequent notice of breach of this Agreement.

30. Remedies: Notwithstanding the notice requirement in Article 28, in the event of any material default by Licensee, then in addition to any other remedies available to Licensor at law or in equity, Licensor shall have the option to immediately terminate this Agreement and all rights of Licensee hereunder by giving written notice of such immediate termination to Licensee.

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Licensor/Licensee

31. Licensee's Personal Property Upon Termination or Expiration: In the event that this Agreement is terminated, whether termination is effected pursuant to Article 28 and/or 30, or in the event this Agreement expires pursuant to Article 2, Licensee shall, at Licensee's sole cost and expense and prior to the earlier of the effective termination date or expiration date, remove all weeds, debris, and waste from the Property and peaceably quit, surrender and restore the licensed Property to the condition it was in prior to the Licensee's use of the Property, in a manner satisfactory to Licensor.

If Licensee fails or refuses to remove any of Licensee's personal property, building(s), fixture(s) or structure(s) from the Property prior to the earlier of the termination date or expiration date, said personal property, building(s), fixture(s) or structure(s) shall be deemed abandoned by the Licensee, and the Licensor shall have the right, but not the obligation, to remove, destroy, sell or otherwise dispose of them with no further notice to Licensee. Licensor shall not be required to seek and/or obtain judicial relief (including, but not limited to, the filing of an unlawful detainer action), nor shall Licensor be responsible for the value of Licensee's personal property.

Licensor shall have the right to charge and recover from Licensee all costs and expenses incurred by Licensor related to (i) the removal, disposal or sale of Licensee's personal property, building(s), fixture(s) or structure(s), (ii), the removal of any waste, weeds, or debris on the Property, (iii) environmental studies and environmental remediation and/or cleanup attributable to Licensee's use of the Property, and (iv) the restoration of the Property to the condition it was in prior to Licensor's initial use of the Property. Licensee agrees to pay such expenses to Licensor upon demand.

32. Limitation of Liability:

IN ORDER FOR LICENSEE TO OBTAIN THE BENEFIT OF THE FEE IDENTIFIED IN ARTICLE 3, WHICH INCLUDES A LESSER ALLOWANCE FOR RISK FUNDING FOR LICENSOR, LICENSEE AGREES TO LIMIT LICENSOR'S LIABILITY PURSUANT TO THIS AGREEMENT. AS SUCH, IF LICENSEE IS ENTITLED TO ANY RELIEF FOR LICENSOR'S NEGLIGENCE, INCLUDING GROSS NEGLIGENCE, FOR DAMAGE OR DESTRUCTION OF LICENSEE'S PERSONAL PROPERTY, BUILDING(S), STRUCTURE(S) OR FIXTURE(S) AFTER THE TERMINATION OR EXPIRATION OF THIS AGREEMENT, THE TOTAL LIABILITY OF LICENSOR SHALL NOT EXCEED THE TOTAL FEES ACTUALLY PAID BY LICENSEE TO LICENSOR DURING THE TERM OF THIS AGREEMENT.

FURTHER, IN NO EVENT SHALL LICENSOR BE LIABLE UNDER ANY CIRCUMSTANCES FOR INJURY OR DAMAGE TO LICENSEE'S BUSINESS, IF ANY, INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS, LOSS OF RENTS OR OTHER EVENTS, LOSS OF BUSINESS OPPORTUNITY, LOSS OF GOODWILL OR LOSS OF USE, IN EACH CASE, HOWEVER OCCURRING, RELATED TO THIS AGREEMENT.

33. Non-Possessory Interest: Licensor retains full possession of the Property and Licensee will not acquire any possessory interest, whether temporary, permanent, or otherwise by reason of this Agreement, or by the exercise of the permission given herein. Licensee will make no claim to any such interest and Licensee will not claim that it has or ever had an irrevocable license in the Property.

34. Waiver: Licensor shall not be deemed to waive any provision of this Agreement orally or by conduct. Any waiver by Licensor of any provision of this Agreement must be in a writing signed by Licensor. No waiver by Licensor of any provision shall be deemed a waiver of any other provision or of any subsequent breach by Licensee of the same or any other provision. Licensor's consent to or approval

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of any act shall not be deemed to render unnecessary the obtaining of Licensor's consent to or approval of any subsequent act by Licensee. Licensor's acceptance of payment after providing notice of termination to Licensee shall not constitute a waiver of Licensor's termination of the Agreement.

35. Authority: This Agreement is executed subject to General Order No. 69-C of the Public Utilities Commission of the State of California dated and effective July 10, 1985, incorporated by this reference. As set forth in General Order 69-C, this License is made conditional upon the right of the Licensor either on order of the Public Utilities Commission or on Grantor's own motion to resume the use of that property (including, but not limited to the removal of any obstructions) whenever, in the interest of Licensor's service to its patrons or consumers, it shall appear necessary or desirable to do so. Licensee agrees to comply with all federal, state and local laws and regulations. This Agreement should not be construed as a subordination of Licensor's rights, title and interest in and to its fee ownership, nor should this Agreement be construed as a waiver of any of the provisions contained in said License or a waiver of any costs of relocation of affected Licensor facilities.

36. Electric and Magnetic Fields ("EMF"): There are numerous sources of power frequency electric and magnetic field ("EMF"), including household or building wiring, electrical appliances and electric power transmission and distribution facilities. There have been numerous scientific studies about the potential health effects of EMF. Interest in a potential link between long-term exposures to EMF and certain diseases is based on this scientific research and public concerns.

While some 40 years of research have not established EMF as a health hazard, some health authorities have identified magnetic field exposures as a possible human carcinogen. Many of the questions about diseases have been successfully resolved due to an aggressive international research program. However, potentially important public health questions remain about whether there is a link between EMF exposures in homes or work and some diseases including childhood leukemia and a variety of other adult diseases (e.g. adult cancers and miscarriages). While scientific research is continuing on a wide range of questions relating to exposures at both work and in our communities, a quick resolution of the remaining scientific uncertainties is not expected.

Since Licensee plans to license or otherwise enter Licensor property that is in close proximity to Licensor electric facilities, Licensor wants to share with Licensee and those who may enter the property under this agreement, the information available about EMF. Accordingly, Licensor has attached to this document a brochure that explains some basic facts about EMF and that describes Licensor policy on EMF. Licensor also encourages Licensee to obtain other information as needed to assist in understanding the EMF regarding the planned use of this property.

37. Induced Voltages: Licensee hereby acknowledges that any structures (including, but not limited to, buildings, fences, light poles) that exist or may be constructed on the Property licensed herein, (hereinafter, the "Structures") in close proximity to one or more high voltage (66 kilovolt or above) electric transmission lines and/or substation facilities may be susceptible to induced voltages, static voltages and/or related electric fault conditions (hereinafter collectively referred to as "Induced Voltages") unless appropriate grounding or other mitigation measures are incorporated into the Structures. If not properly mitigated, Induced Voltages can cause a variety of safety and/or nuisance conditions including, but not limited to, electric shocks or other injuries to individuals contacting the Structures or other utilities connected to the Structures (including, but not limited to, natural gas lines, water lines or cable television lines), or interference with or damage to sensitive electronic equipment in or around the Structures. Measures to mitigate Induced Voltages, if required, will vary from case to case because of

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Licensor/Licensee

factors such as electric facility configuration and voltage, other utilities involved, or sensitivity of electronic equipment. Licensee will be responsible to determine what Induced Voltages mitigation measures should be undertaken regarding the Structures and to implement such mitigation measures at its sole cost and expense.

Licensee agrees for itself and for its contractors, agents, licensees, invitees, and employees, to save harmless and indemnify Licensor, its parent, subsidiaries and affiliated entities and their respective officers and employees against all claims, loss, damage, actions, causes of action, expenses and/or liability arising from or growing out of loss or damage to property, including Licensor's own personal property, or injury to or death of persons, including employees of Licensor caused by or resulting from or connected to Induced Voltages on or related to the Structures.

38. Notices: All notices required to be given by either party will be made in writing and deposited in the United States mail, first class, postage prepaid, addressed as follows:

To Licensor: Southern California Edison Company
Vegetation & Land Management
Land Management – Metro Region
2 Innovation Way
Pomona, CA 91768

To Licensee: City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

Business Telephone No. (562) 866-9772 Ext: 2402 or 562-964-5806

Notice will be deemed effective on the third calendar day after mailing. A party will immediately notify the other party in writing of any address change.

39. Recording: Licensee will not record this Agreement.

40. Complete Agreement: Licensor and Licensee acknowledge that the foregoing provisions and any appendix, addenda and exhibits attached hereto constitute the entire Agreement between the parties. This Agreement may not be modified, amended, contradicted, supplemented or altered in any way by any previous written or oral agreements or any subsequent oral agreements or unsigned written agreements. This Agreement may be modified or amended only by way of a writing executed by both parties.

41. Signature Authority: Each of the persons executing this Agreement warrants and represents that he or she has the full and complete authority to enter into this Agreement on behalf of the Party for which he or she is signing, and to bind said party to the agreements, covenants and terms contained herein.

42. Survival: Any provision of this Agreement that imposes an obligation after termination or expiration of this Agreement shall survive the termination or expiration of this Agreement.

Initial (____)/(____/____)
Licensor/Licensee

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicate.

LICENSOR:

SOUTHERN CALIFORNIA EDISON COMPANY

By _____

Aaron Johnson
Real Estate Specialist
Land Management – Metro Region
Vegetation & Land Management

Date

LICENSEE:

CITY OF LAKEWOOD

By _____

JEFF WOOD, Mayor

Date

Initial (____)/(____/____)
Licensor/Licensee

APPENDIX

Guidelines for Standard Licensee Improvements

The following criteria are provided to aid in developing a conceptual plot plan to be submitted to Southern California Edison Company herein after referred to as “Licensor” for consideration and approval prior to the start of any construction on “Licensor” property.

Plans should be developed indicating the size and location of all planned improvements. The plan should specify the dimensions of all planned improvements and the distance of all planned improvements from property lines and all adjacent “Licensor” towers, poles, guy wires or other “Licensor” facilities.

The plan must show the locations of all “Licensor” towers and poles, 16-foot wide access roads, main water lines and water shut-off valves, electrical service lines and parking areas. All plans must indicate adjacent streets and include a “north arrow” and the Licensee’s name.

SHADE STRUCTURES

(Definition: A non-flammable frame covered on the top with a material designed to provide shade to aid in growing plants)

1. Shade structures must maintain minimum spacing of 50 feet between shade structure locations, should be placed perpendicular to Licensor’s overhead electrical conductors (wires) unless otherwise approved in writing by Licensor, and should not exceed maximum dimensions of:
 - a. 100 feet in length
 - b. 50 feet in width
 - c. 15 feet in height
2. Shade structures will not be permitted within the following areas reserved for Licensor’s access:
 - a. Within 2 feet from edge of 16-foot wide access roads
 - b. 50-foot radius around suspension tower legs, H-Frames and poles
 - c. 100-foot radius around dead-end tower legs, H-Frames and poles
 - d. 25-foot radius around anchors/guy wires, poles and wood poles
3. Shade structures must utilize the following design:
 - a. Temporary/slip joint construction only
 - b. Non-flammable frame only
 - c. Adequately grounded by a licensed electrical engineer
 - d. Shade covering must be non-flammable and manufactured with non-hydrocarbon materials.

Initial (____)/ (____/____)
Licensor/Licensee

SHADEHOUSES/HOTHOUSES

*(Definition: A simple, non-flammable, enclosed structure designed to control temperature **without** the benefit of heating and/or air conditioning units to aid in propagating and/or growing plants)*

1. Shadehouses/hothouses must maintain minimum spacing of 50 feet between shadehouse/hothouse locations, should be placed in perpendicular to Licensor's overhead electrical conductors (wires) unless otherwise approved in writing by Licensor, and should not exceed maximum dimensions of:
 - a. 100 feet in length
 - b. 50 feet in width
 - c. 15 feet in height
2. Shadehouses/hothouses will not be permitted within the following areas reserved for Licensor's access:
 - a. Within 2 feet from edge of 16-foot wide access roads
 - b. 50-foot radius around suspension tower legs, H-Frames and poles
 - c. 100-foot radius around dead-end tower legs, H-Frames and poles
 - d. 25-foot radius around anchors/guy wires, poles and wood poles
3. Shadehouses/hothouses must utilize the following design:
 - a. Temporary/slip joint construction only
 - b. Non-flammable frame only
 - c. Adequately grounded by a licensed electrical engineer
 - d. Covering must be non-flammable and manufactured with non-hydrocarbon materials

GREENHOUSES

(Definition: An enclosed structure designed to control temperature and/or humidity by the use of heating and/or air conditioning units to aid in propagating and/or growing plants)

Greenhouses will be considered on a case-by-case basis.

IRRIGATION SYSTEMS / WELLS

1. Maximum diameter of pipe: 3 inches
2. All pipe must be plastic Schedule 40 or better
3. No irrigation system will be permitted within the following areas reserved for Licensor's access:
 - a. Within 2 feet from edge of 16-foot wide access roads
 - b. 50 -foot radius around suspension tower legs, H-Frames and poles

Initial (____)/(____/____)
Licensor/Licensee

- c. 100-foot radius around dead-end tower legs, H-Frames and poles
- 4. Sprinkler and drip irrigation controllers must be located at the edge of the right of way
- 5. Suitable identification markers will be required on main controllers and valves
- 6. Locations of main shut off valve will be provided and shown on a plot plan
- 7. Underground facilities must have a minimum cover of three feet
- 8. Earth disturbed must be compacted to ninety percent (90%)

LANDSCAPING

- 1. No trees will be permitted under the overhead electrical conductors or within 20 feet of the “drip line” of the conductors
- 2. Trees must have slow to moderate growth, and must be of a variety that grows to a maximum height of only 40 feet and must be maintained by the Licensee at a height not to exceed 15 feet
- 3. Placement of large rocks (boulders) must be approved in writing by Licensor
- 4. Any mounds or change of grade must be approved in writing by Licensor
- 5. No cactus or thorny shrubs will be permitted
- 6. Retaining walls, planters, etc. may be considered on a case by case basis and must be approved in writing by Licensor

TRAILERS (*Definition: Removable / portable office modules are not permitted without Licensor’s prior permission. Trailers must meet the following criteria to be considered:* Trailers must meet the following criteria:

- a. Must have axles and wheel and be able to be moved
- b. Maximum length: 40 feet
- c. Maximum height: 15 feet
- d. Maximum width: 12 feet
- 2. No trailers will be permitted within the following areas reserved for Licensor’s access:
 - a. Within 2 feet from edge of 16-foot wide access roads
 - b. 50-foot radius around suspension tower legs, H-Frames and poles
 - c. 100-foot radius around dead-end tower legs, H-Frames and poles
 - d. 25-foot radius around anchors/guy wires, poles and wood poles
 - e. Under or within 10 feet of the conductor “drip lines”

Initial (____)/(____/____)
Licensor/Licensee

3. Sewer or gas lines to trailers must be approved in writing by Licensor
4. Location of all electrical and telephone lines must be approved in writing by Licensor
5. Electrical lines must be installed by a licensed -general contractor.
6. Trailers shall not be used for residential purposes
7. Toxic or flammable materials will not be permitted in trailers
8. Adequately grounded by a licensed -general contractor

PARKING AREAS

Parking areas should not be designed under the overhead electrical conductors or within 10 feet of the “drip lines” without Licensor’s prior written approval. Parking spaces to be identified under the approved site plan. “No Parking” striping may be required in areas where additional clearance is required.

MATERIAL STORAGE

1. If an emergency occurs, Licensee must immediately relocate all materials specified by Licensor to provide Licensor clear access to its facilities.
2. Licensee must provide Licensor with a list of material stored on the right of way
3. No toxic or flammable materials will be permitted
4. No materials shall be stored within the following areas reserved for Licensor’s access:
 - a. Within 2 feet from edge of 16-foot wide access roads
 - b. 50 - foot radius around suspension tower legs, H-Frames and poles
 - c. 100 - foot radius around dead-end tower legs, H-Frames and poles
 - d. 25 feet from anchors/guy wires, poles and wood poles
5. Storage of materials not to exceed a maximum height of 15 feet
6. No storage of gasoline, diesel or any other type of fuel will be permitted
7. Any fencing around the storage areas must have Licensor’s prior written approval.

Initial (____)/(____/____)
Licensor/Licensee

A D D E N D U M

PARK USE

- A. Licensee must obtain the prior written approval from Licensor for the installation of any improvements, including any subsequent modifications. Licensee will maintain all improvements in a safe condition satisfactory to Licensor.
- B. At any time, Licensor may require the removal, modification, or relocation of any portion of the improvements. Licensee will remove, modify, or relocate same, at its expense, to a location satisfactory to Licensor within sixty (60) days after receiving notice to remove, modify, or relocate from Licensor.
- C. Licensee must submit, for Licensor's prior written approval, complete improvement plans, including, but not limited to, grading, lighting, landscaping, grounding, and irrigation plans, that identify all existing and proposed improvements.
- D. At Licensee's expense, Licensee will post signs at all access points to the Property that read: "No Kite Flying, Model Airplanes, unmanned aerial vehicles (UAV's or Drones), or Metallic Balloons Permitted, High Voltage Wires Overhead."
- E. At Licensee's expense, Licensee will post signs at all access points of the Property that read: "No Motorcycles, Motorbikes, Horseback Riding or Hunting Permitted."
- F. At Licensee's expense, Licensee will post signs at all access points of the Property that read: "Dogs are required to be on leash at all times."
- G. Licensee must close the park at any time Licensor deems it necessary for the safety of the general public or for maintenance of Licensor's facilities. If it is necessary to close the park for a period of more than three days, Licensee will notify the general public of the closure by posting at all access points to the property.
- H. At Licensee's expense, Licensee will install removable post-type barriers designed to accommodate Licensor's locks, to prevent unauthorized vehicular use or parking, including but not limited to, motorcycles, off-road vehicles, and "all-terrain" vehicles.
- I. Trespass discouragers shall be installed on Licensor's towers. The discourager installation will be performed by Licensor. Licensee shall pay Licensor in advance, for all Licensor's direct and indirect costs associated with the engineering, purchase, and installation of the discouragers. All towers shall be equipped with signs so worded as to warn the public of the danger of climbing the towers. Such signs shall be placed and arranged so that they may be read from the four corners of the structure. Such signs shall be neither less than 8 feet nor more than 20 feet above the ground except where the lowest horizontal member of the tower or structure is more than 20 feet above the ground in which case the sign shall be not more than 30 feet above the ground.
- J. Licensee must design and construct all walkways, underground sprinkler systems, lighting facilities, and drains to be capable of withstanding a gross load of forty (40) tons on a three-axle vehicle.

Initial (____)/(____/____)
Licensor/Licensee

A D D E N D U M

TREES/LANDSCAPING

- A. Existing landscaping improvements (trees, plants, and shrubs) have been inspected and approved by Licensor. This written approval may be modified and/or rescinded by Licensor for any reason whatsoever.
- B. At any time, Licensor may require Licensee to modify and/or remove any or all such previously approved improvements at Licensee's risk and expense and without any compensation from Licensor.
- C. Licensee agrees and accepts full responsibility for the maintenance and/or removal of all trees, plants, and shrubs (vegetation) located on the property. All costs associated with the maintenance and/or removal of trees/vegetation will be the sole burden of Licensee.
- D. Periodically, the Property will be inspected by Licensor, and upon determination that any tree/vegetation requires trimming or removal, Licensee will be notified by Licensor. Failure by Licensee to trim or remove said tree/vegetation in the time allotted, that results in Licensor's contractor performing the work, Licensee will be billed by Licensor for the contractor's expense; and Licensee may be subject to termination under the terms and conditions of the Permit or License.
- E. Trees/vegetation must be slow growing and maintained by Licensee to not exceed fifteen (15) feet in height.
- F. Failure by Licensee to maintain all permit or license clearance requirements will require removal at Licensee's expense.
- G. Unless authorized in writing by Licensor, Licensee agrees not to plant any additional trees, plants, or shrubs within the Property. If additional authorization is requested by Licensee and prior written authorization is received by Licensor, no tree or plant species that is protected by federal or state law shall be planted within Licensor's land and no cactus or thorny shrubs/plants will be permitted.
- H. Any improvements or alterations, including retaining walls, planters, placement of large rocks, etc. and any mounds or changes of grade, require prior written approval by Licensor.
- I. Licensee will keep the Property clean, free from weeds, rubbish and debris, and in a condition satisfactory to Licensor.
- J. Upon permit or license termination, Licensee agrees to remove all trees/vegetation and improvements and restore the Property to a condition satisfactory to Licensor, at the sole expense of Licensee.

Initial (____)/(____/____)
Licensor/Licensee

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COUNCIL AGENDA

January 25, 2022

TO: Honorable Mayor and City Council

SUBJECT: First Amendment to Professional Services Agreement (PSA) for On-Call Services for Well and Booster Pump Maintenance

INTRODUCTION

The regular maintenance of City Well pumps/motors and booster pumps is a critical activity that ensures the reliability of providing water to the City of Lakewood. The Department of Water Resources routinely schedules maintenance of City facilities typically in low demand months, but often well motors and pumps require timely repair and/or replacement due to various unforeseen reasons. Therefore, On-Call services are paramount for timely and efficient repairs/replacements that would ensure the continued water supply to our residents in the event of unforeseen maintenance/repair issues in the future.

STATEMENT OF FACT

After careful consideration and review of all qualifying bids received in June 2020, on July 28, 2020, the City Council awarded a contract for On-Call Services for Well and Booster Pump Maintenance to Bakersfield Well & Pump Company (BWPC). BWPC's exceptional performance in the recent drilling of Well 28 (as well as past successful drillings of Well 15 and Well 27), was recommended to award this contract for an amount not to exceed \$175,000 in each fiscal year of 2020/21 and 2021/22. An updated assessment of the costs related to the pump and motor at Well 15 identifies that an additional \$40,000.00 (including an 8% contingency) be appropriated for FY 2021-22.

FISCAL IMPACT

The City's Water Fund has the adequate reserve to cover the amendment to this agreement for FY 2021-22.

RECOMMENDATION

Staff recommends that the City Council:

1. Approve the First Amendment to Professional Services Agreement with Bakersfield Well & Pump Company; and
2. Appropriate an additional \$40,000.00 (including 8% contingency) in Water Reserve Fund for On-Call Services for Well and Booster Pump Maintenance for FY 2021-22.

D. D.

Derwin Dy., P.E.
Assistant Water Resources Director



Thaddeus McCormack
City Manager

**FIRST AMENDMENT TO AGREEMENT
FOR PROFESSIONAL SERVICES FOR
ON-CALL SERVICES FOR WELL AND
BOOSTER PUMP MAINTENANCE**

THIS FIRST AMENDMENT, to Agreement is made and entered into on January 25, 2022, by and between the CITY OF LAKEWOOD, a municipal corporation, sometimes hereinafter referred to as CITY, and BAKERSFIELD WELL AND PUMP COMPANY, INC., sometimes hereinafter referred to as SERVICE PROVIDER.

W I T N E S S E T H:

WHEREAS, on July 28, 2020, the CITY and CONSULTANT entered into an Agreement entitled “PROFESSIONAL SERVICES AGREEMENT WITH BAKERSFIELD WELL AND PUMP COMPANY, INC.”; and

WHEREAS, the CITY and SERVICE PROVIDER anticipate additional costs related to the on-call services for well and booster pump maintenance;

NOW, THEREFORE, it is hereby agreed by and between the parties that:

PAYMENT. The City agrees to pay Consultant for Services satisfactorily performed in accordance with the additional costs of Well 15 maintenance, in an amount not to exceed \$40,000 for FY 2021-22.

All of the terms and conditions of the AGREEMENT not modified by this First Amendment shall remain in full force and effect.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF LAKEWOOD

By: _____
Mayor

CONSULTANT

By: _____
Bakersfield Well and Pump Company, Inc.

Assigned to the Director of Water Resources

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COUNCIL AGENDA

January 25, 2022

TO: Honorable Mayor and City Council

SUBJECT: Second Amendment to Professional Services Agreement (PSA) for Design and Engineering Services for Well 13A Treatment Plant Project

INTRODUCTION

On November 10, 2020, the City Council awarded a contract to Murraysmith, Inc. for the design and engineering services for Well 13A Treatment Plant Project. In the June 8, 2021 City Council meeting, the contract with Murraysmith, Inc. was extended to June 30, 2022 per the agreement.

STATEMENT OF FACT

On November 10, 2020, the City Council awarded a contract to Murraysmith, Inc. for the design and engineering services for Well 13A Treatment Plant Project. The design for this new treatment plant has been completed but the costs of the construction phase of this project were too high and all bids were rejected. The project design was split into two different phases to reduce the scope and overall cost. City staff has selected a contractor to complete Phase I of the construction phase of this project, with Phase II expected to be bid out later this year.

Murraysmith, Inc. continues to provide needed services that are integral to the completion of the construction of the Well 13A Treatment Plant. Based on the attached scope of work provided by the consultant, an updated assessment of the costs associated with the continuing construction support for the completion of Phase I and Phase II of this project has been identified. Staff recommends that an additional \$21,000.00 (including 10.5% contingency) be appropriated for FY 2021-22.

FISCAL IMPACT

The City's Water Fund has the adequate reserve to cover the amendment to this agreement for FY 2021-22.

SUMMARY


Staff recommends an additional \$21,000.00 be appropriated to this project for FY 2021-22.

RECOMMENDATION

Staff recommends that the City Council:

1. Approve the Second Amendment to Professional Services Agreement with Murraysmith, Inc; and
2. Appropriate an additional \$21,000.00 (including 10.5% contingency) in Water Reserve Fund for Well 13A Treatment Plant Design Modification and Construction Support for FY 2021-22.


Derwin Dy, P.E.
Assistant Water Resources Director


Thaddeus McCormack
City Manager

**SECOND AMENDMENT TO AGREEMENT
FOR PROFESSIONAL SERVICES FOR
DESIGN AND ENGINEERING SERVICES
FOR WELL 13A TREATMENT PLANT PROJECT**

THIS SECOND AMENDMENT, to Agreement is made and entered into on January 25, 2022, by and between the CITY OF LAKEWOOD, a municipal corporation, sometimes hereinafter referred to as CITY, and MURRAYSMITH, INC., sometimes hereinafter referred to as CONSULTANT.

W I T N E S S E T H:

WHEREAS, on November 10, 2020, the CITY and CONSULTANT entered into an Agreement entitled "PROFESSIONAL SERVICES AGREEMENT WITH MURRAYSMITH, INC."; and

WHEREAS, on June 8, 2021, the CITY and CONSULTANT extended the existing agreement until June 30, 2022; and

WHEREAS, on June 8, 2021, the CITY and CONSULTANT appropriated additional funds related to the design modification and construction support for the Well 13A Treatment Plant; and

WHEREAS, the CITY and CONSULTANT anticipate additional costs related to the construction support for the Well 13A Treatment Plant;

NOW, THEREFORE, it is hereby agreed by and between the parties that:

PAYMENT. The City agrees to pay Consultant for Services satisfactorily performed in accordance with the cost of and construction support, in an amount not to exceed \$19,000.

All of the terms and conditions of the AGREEMENT not modified by this Second Amendment shall remain in full force and effect.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF LAKEWOOD

By: _____
Mayor

CONSULTANT

By: _____
Murraysmith, Inc.

Assigned to the Director of Water Resources

**AMENDMENT NO. 2
TO AGREEMENT FOR
PROFESSIONAL ENGINEERING SERVICES
FOR
Well 13 Arsenic Treatment Plant
FOR
City of Lakewood, CA**

THIS AMENDMENT, dated the _____ day of _____, 2022, modifies the agreement and contract made and entered into at Lakewood, California dated November 10, 2020 and Amendment 1 dated June 8, 2021 by and between City of Lakewood, hereinafter called the “City” or the “Client,” and MURRAYSMITH, INC hereinafter called the “Engineer”, and provides for engineering services for Bidding and Construction support services. This amendment is hereby made a part of the above referenced agreement to the same extent as though it was originally included therein.

The agreement is hereby amended as follows:

Task 4 – Construction Phase Support Services (Existing)

The Engineer will perform the following construction phase support services:

- Review and coordinate with City and respond to Contractor’s RFIs (up to 5 RFIs).
- Review of submittals/shop drawings submitted by the contractor (up to 5 Submittals).
- Coordinate with subcontractors and sub-disciplines.
- Participate in construction meetings as required.
- Bid Package 1 As-Builts.

Task 5 – Construction Phase Support Services (Existing)

The Engineer will perform the following construction phase support services:

- Provide bid support services for Bid Package 2. Respond to contractor questions and assist the City with issuing contract document Addendums.
- Review and coordinate with City and respond to Contractor’s RFIs (up to 10 RFIs).
- Review of submittals/shop drawings submitted by the contractor (up to 10 Submittals).
- Coordinate with subcontractors and sub-disciplines.
- Participate in construction meetings as required.
- Bid Package 2 As-Builts.

Task 4 & Task 5 Deliverables:

- Electronic As-Built Files for Bid Package 1 and Bid Package 2.

Budget

Payment will be made at the Billing rates for personnel working directly on the project, which will be made at the Consultant's Hourly Rates, plus Direct Expenses incurred. Billing rates for 2022 are as shown in Attachment 1. Direct expenses will be paid at the rates shown below. The initial estimated maximum total fee to be invoiced under this Agreement is \$19,00 which shall not be exceeded without written authorization from the City of Lakewood. A breakdown of the costs by tasks is provided in Table 1.

Direct Expenses

Expenses incurred in-house that are directly attributable to the project will be invoiced at actual cost. These expenses include the following.

Computer Aided Design and Drafting	\$18.00/hour
GIS and Hydraulic Modeling	\$10.00/hour
Mileage	Current IRS Rate
Postage and Delivery Services	At Cost
Printing and Reproduction	At Cost
Travel, Lodging and Subsistence	At Cost

Table 1. Budget Summary

Task	Budget
Task 4 – Construction Phase Support	\$7,500
Task 5 – Construction Phase Support (Phase 2)	\$11,500
Total Cost =	\$19,000

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed in duplicate by their respective authorized officers or representatives.

City of Lakewood, CA

By: _____
Jason Wen, Director of Water Services

MURRAYSMITH, INC

By: _____
Lee H. Odell, Principal



2022 SCHEDULE OF CHARGES

Personnel:

Labor will be invoiced by staff classification at the following hourly rates, which are valid from January 1, 2022 through December 31, 2022. After this period, the rates are subject to adjustment.

<u>Billing Classifications</u>	<u>2022 Rates</u>	<u>Billing Classifications</u>	<u>2022 Rates</u>
Principal Engineer VI	\$294	Cost Estimator III	\$273
Principal Engineer V	\$284	Cost Estimator II	\$221
Principal Engineer IV	\$273	Cost Estimator I	\$168
Principal Engineer III	\$263	Construction Manager VIII	\$250
Principal Engineer II	\$252	Construction Manager VII	\$241
Principal Engineer I	\$242	Construction Manager VI	\$224
Professional Engineer IX	\$233	Construction Manager V	\$207
Engineering Designer IX	\$225	Construction Manager IV	\$196
Professional Engineer VIII	\$221	Construction Manager III	\$179
Engineering Designer VIII	\$215	Construction Manager II	\$165
Professional Engineer VII	\$211	Construction Manager I	\$140
Engineering Designer VII	\$204	Inspector VII	\$207
Professional Engineer VI	\$201	Inspector VI	\$190
Engineering Designer VI	\$194	Inspector V	\$172
Professional Engineer V	\$190	Inspector IV	\$160
Engineering Designer V	\$184	Inspector III	\$142
Professional Engineer IV	\$180	Inspector II	\$129
Engineering Designer IV	\$176	Inspector I	\$110
Professional Engineer III	\$173	Technician IV	\$173
Engineering Designer III	\$173	Technician III	\$158
Engineering Designer II	\$163	Technician II	\$137
Engineering Designer I	\$152	Technician I	\$121
Principal III	\$299	Project Coordinator IV	\$168
Principal II	\$280	Project Coordinator III	\$152
Principal I	\$255	Project Coordinator II	\$137
Project Manager III	\$230	Project Coordinator I	\$126
Project Manager II	\$205	Administrative III	\$126
Project Manager I	\$180	Administrative II	\$116
		Administrative I	\$104

Project Expenses:

Expenses incurred that are directly attributable to the project will be invoiced at actual cost. These expenses include the following:

CADD Hardware/Software	\$18.00/hour
Modeling and GIS Hardware/Software	\$10.00/hour
Mileage	Current IRS Rate
Postage and Delivery Services	At Cost
Printing and Reproduction	At Cost
Travel, Lodging, and Subsistence	At Cost

Outside Services:

Outside technical, professional, and other services will be invoiced at actual cost-plus 10 percent to cover administration and overhead.

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COUNCIL AGENDA

January 25, 2022

TO: The Honorable Mayor and City Council

SUBJECT: Amending Part-Time Resolution No. 2020-16 and adjusting hourly pay rates for job classifications on Schedule A and Schedule B of Resolution No. 2020-16 pertaining to hourly-rated part-time employees and enacting a personnel resolution establishing the compensation, rules and regulations pertaining to hourly-rated part-time employees.

INTRODUCTION

This resolution amends a previous resolution and enacts a personnel resolution that establishes compensation, rules and regulations pertaining to hourly-rated part-time employees, effective January 23, 2022.

STATEMENT OF FACT

Hourly part time officers and employees are employees in the non-classified service, part-time employees, temporary, emergency and seasonal employees. A minimum wage increase, per California law, took effect on January 1, 2022. This increase necessitated this adjustment to Schedule A and Schedule B hourly rates. Some of the part time positions (mainly entry level positions) were below the new minimum wage rate, and had to be adjusted upwards to comply. Since our part time wage structure for job classifications are in series, the upward adjustment in the lower classes compacted with the hourly wages in subsequent classes, therefore adjustments to those classes are also necessary.

RECOMMENDATION

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



Thaddeus McCormack
City Manager

RESOLUTION NO. 2022-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADJUSTING HOURLY RATES FOR JOB CLASSIFICATIONS ON SCHEDULE A OF RESOLUTION NO. 2020-16 PERTAINING TO HOURLY-RATED PART-TIME EMPLOYEES AND ENACTING A PERSONNEL RESOLUTION ESTABLISHING THE COMPENSATION, RULES AND REGULATIONS PERTAINING TO HOURLY-RATED PART-TIME EMPLOYEES.

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

SECTION 1. The following job classifications and hourly pay rates are hereby adjusted to Schedule A, attached to Resolution No. 2020-16, effective January 23, 2022:

DASH Transportation Driver II	\$16.3778
Maintenance Aide II	\$16.3778
Recreation Leader II	\$16.3778

ADOPTED AND APPROVED THIS 25TH DAY OF JANUARY, 2022.

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2022-2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADJUSTING HOURLY RATES FOR JOB CLASSIFICATIONS ON SCHEDULE B OF RESOLUTION NO. 2020-16 PERTAINING TO HOURLY-RATED PART-TIME EMPLOYEES AND ENACTING A PERSONNEL RESOLUTION ESTABLISHING THE COMPENSATION, RULES AND REGULATIONS PERTAINING TO HOURLY-RATED PART-TIME EMPLOYEES.

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

SECTION 1. The following job classifications and hourly pay rates are hereby adjusted to Schedule B, attached to Resolution No. 2020-16, effective January 23, 2022:

Maintenance Services Aide II	\$15.1215
Paratransit Vehicle Operator II	\$15.4140

ADOPTED AND APPROVED THIS 25TH DAY OF JANUARY, 2022.

Mayor

ATTEST:

City Clerk

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COUNCIL AGENDA

January 25, 2022

TO: The Honorable Mayor and City Council

SUBJECT: Approve Amendment No. 1 with the Los Angeles County Flood Control District (LACFCD) – Safe Clean Water Program (SCWP) For Regional Program Funds for Bolivar Park and Mayfair Park

STATEMENT OF FACT

On November 6, 2018, Measure W (the SCWP) ballot measure was successfully passed by the voters. The SCWP provides local, dedicated funding for stormwater and urban runoff programs and projects to increase local water supply, improve water quality, and protect public health. The City of Lakewood applied for SCWP Regional Program funds and was approved for five years of operations, maintenance, and monitoring of both the Bolivar Park and Mayfair Park Stormwater and Urban Runoff Capture Projects. Addendum No. 1 provides funds for year two.

BACKGROUND

The City of Lakewood is in the Lower San Gabriel River Watershed Area (LSGRWA) under the SCWP. The LSGRWA is estimated to receive up to \$16.7 million annually to fund regional projects and programs. Regional Program funds for the LSGRWA are programmed by the LSGRWA Steering Committee comprised of local stakeholders from agencies, municipalities, and community members from within the LSGRWA. The Steering Committee meets regularly to develop funding plans and recommendations to provide water quality, water supply, and community enhancement benefits to the region.

The City applied and was approved for two projects utilizing the LSGWA regional Funds for the Bolivar Park and the Mayfair Park Stormwater O & M projects. Both of these projects utilize the SCWF funds for the O & M of the stormwater capture projects.

On December 8, 2020, the City approved Agreements for both Bolivar Park and Mayfair Park between the City and the District, which allows for the transfer of Regional Program funds to the City. The FY 2020/2021 allocation was received after execution of the initial Agreements and the four subsequent fiscal year allocations will be received after execution of Addendums to this Agreement. The City is anticipating the following allocations:

Bolivar Park

FY 2020/2021: \$473,000 (received)
FY 2021/2022: \$198,225
FY 2022/2023: \$198,225
FY 2023/2024: \$198,225
FY 2024/2025: \$198,225

Mayfair Park

FY 2020/2021: \$253,225 (received)
FY 2021/2022: \$253,225
FY 2022/2023: \$253,225
FY 2023/2024: \$253,225
FY 2024/2025: \$253,225

FISCAL IMPACT

There will be no impact to the City's General Fund. The LSGWA has allocated \$1,265,900 for Bolivar Park and \$1,266,125 for Mayfair Park over the five year funding period for the operation, maintenance, and monitoring of both projects.

RECOMMENDATION

- (1) Approve the attached Amendment No.1 for Bolivar Park and Mayfair Park establishing terms and conditions for the transfer of Safe, Clean Water Program funds to the City of Lakewood, and

- (2) Authorize the Mayor to sign the Amendment No.1 for both the Bolivar Park and Mayfair Park with the Los Angeles County Flood Control District to continue to receive funds through the Safe, Clean Water Program.



Lisa Ann Rapp
Director of Public Works



Thaddeus McCormack
City Manager

**ADDENDUM NO. 1 TO
TRANSFER AGREEMENT NO. 2020RPLSGR01 BETWEEN
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
AND
CITY OF LAKEWOOD
SAFE, CLEAN WATER PROGRAM – REGIONAL PROGRAM**

This Addendum No. 1 to Transfer Agreement No. 2020RPLSGR01, hereinafter referred to as "Addendum No. 1", is entered into as of October 4, 2021 by and between the Los Angeles County Flood Control District, hereinafter referred to as "District," and City of Lakewood for Bolivar Park, hereinafter referred to as "Recipient."

WHEREAS, District and Recipient entered into Transfer Agreement No. 2020RPLSGR01, hereinafter referred to as "Agreement", pertaining generally to the transfer of a SCW Program Contribution (as therein defined) from District to Recipient for the implementation by Recipient of a Funded Activity (as therein defined) to increase stormwater and/or urban runoff capture and/or reduce stormwater and/or urban runoff pollution, on April 26, 2021;

WHEREAS, the Agreement provides for the disbursement of the SCW Program Contribution for the 2020-21 Fiscal Year (as therein defined), and further provides that if the Funded Activity is included in a duly approved Stormwater Investment Plan (as therein defined) for a subsequent Fiscal Year, the parties shall enter into an addendum to the Agreement regarding the disbursement of the SCW Program Contribution for that subsequent Fiscal Year;

WHEREAS, the Funded Activity has been included in a duly approved Stormwater Investment Plan for Fiscal Year 2021-22;

NOW, THEREFORE, in consideration of the promises, mutual representations, covenants and agreements in this Agreement, the District and the Recipient, each binding itself, its successors and assigns, do mutually promise, covenant, and agree as follows:

1. The definitions set forth in Sections 16.03 and 18.02 of the Los Angeles County Flood Control District Code together with the definitions set forth in the Agreement shall apply to this Addendum No. 1.
2. The District shall disburse the SCW Program Contribution for the 2021-22 Fiscal Year as described in the Budget Plan within forty-five (45) days of the execution of this Addendum by the last party to sign.
3. All terms and conditions of the Agreement shall remain in full force and effect, including, but not limited to the following provisions related to compliance with the California Environmental Quality Act (CEQA):

Execution of Agreement

This Agreement may be executed simultaneously or in any number of counterparts, including both counterparts that are executed manually on paper and counterparts that are in the form of electronic records and are executed electronically, whether digital or encrypted, each of which shall be deemed an original and together shall constitute one and the same instrument.

The District and the Recipient hereby agree to regard facsimile/electronic representations of original signatures of authorized officers of each party, when appearing in appropriate places on this Agreement and on any addenda or amendments thereto, delivered or sent via facsimile or electronic mail or other electronic means, as legally sufficient evidence that such original signatures have been affixed to this Agreement and any addenda or amendments thereto such that the parties need not follow up facsimile/electronic transmissions of such documents with subsequent (non-facsimile/electronic) transmission of "original" versions of such documents.

Further, the District and the Recipient: (i) agree that an electronic signature of any party may be used to authenticate this Agreement or any addenda or amendment thereto, and if used, will have the same force and effect as a manual signature; (ii) acknowledge that if an electronic signature is used, the other party will rely on such signature as binding the party using such signature, and (iii) hereby waive any defenses to the enforcement of the terms of this agreement based on the foregoing forms of signature.

IN WITNESS WHEREOF, this Addendum No. 1 has been executed by the parties hereto.

Lower San Gabriel River:

City of Lakewood

Bolivar Park

By: _____

Name:

Title:

Date: _____

IN WITNESS WHEREOF, this Addendum No. 1 has been executed by the parties hereto.

LOS ANGELES COUNTY
FLOOD CONTROL DISTRICT:

By: _____

Name: Carolina T Hernandez

Title: Assistant Deputy Director

For: Mark Pestrella

Date: _____

**ADDENDUM NO. 1 TO
TRANSFER AGREEMENT NO. 2020RPLSGR04 BETWEEN
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
AND
CITY OF LAKEWOOD
SAFE, CLEAN WATER PROGRAM – REGIONAL PROGRAM**

This Addendum No. 1 to Transfer Agreement No. 2020RPLSGR04, hereinafter referred to as "Addendum No. 1", is entered into as of October 4, 2021 by and between the Los Angeles County Flood Control District, hereinafter referred to as "District," and City of Lakewood for Mayfair Park, hereinafter referred to as "Recipient."

WHEREAS, District and Recipient entered into Transfer Agreement No. 2020RPLSGR04, hereinafter referred to as "Agreement", pertaining generally to the transfer of a SCW Program Contribution (as therein defined) from District to Recipient for the implementation by Recipient of a Funded Activity (as therein defined) to increase stormwater and/or urban runoff capture and/or reduce stormwater and/or urban runoff pollution, on April 26, 2021;

WHEREAS, the Agreement provides for the disbursement of the SCW Program Contribution for the 2020-21 Fiscal Year (as therein defined), and further provides that if the Funded Activity is included in a duly approved Stormwater Investment Plan (as therein defined) for a subsequent Fiscal Year, the parties shall enter into an addendum to the Agreement regarding the disbursement of the SCW Program Contribution for that subsequent Fiscal Year;

WHEREAS, the Funded Activity has been included in a duly approved Stormwater Investment Plan for Fiscal Year 2021-22;

NOW, THEREFORE, in consideration of the promises, mutual representations, covenants and agreements in this Agreement, the District and the Recipient, each binding itself, its successors and assigns, do mutually promise, covenant, and agree as follows:

1. The definitions set forth in Sections 16.03 and 18.02 of the Los Angeles County Flood Control District Code together with the definitions set forth in the Agreement shall apply to this Addendum No. 1.
2. The District shall disburse the SCW Program Contribution for the 2021-22 Fiscal Year as described in the Budget Plan within forty-five (45) days of the execution of this Addendum by the last party to sign.
3. All terms and conditions of the Agreement shall remain in full force and effect, including, but not limited to the following provisions related to compliance with the California Environmental Quality Act (CEQA):

Execution of Agreement

This Agreement may be executed simultaneously or in any number of counterparts, including both counterparts that are executed manually on paper and counterparts that are in the form of electronic records and are executed electronically, whether digital or encrypted, each of which shall be deemed an original and together shall constitute one and the same instrument.

The District and the Recipient hereby agree to regard facsimile/electronic representations of original signatures of authorized officers of each party, when appearing in appropriate places on this Agreement and on any addenda or amendments thereto, delivered or sent via facsimile or electronic mail or other electronic means, as legally sufficient evidence that such original signatures have been affixed to this Agreement and any addenda or amendments thereto such that the parties need not follow up facsimile/electronic transmissions of such documents with subsequent (non-facsimile/electronic) transmission of "original" versions of such documents.

Further, the District and the Recipient: (i) agree that an electronic signature of any party may be used to authenticate this Agreement or any addenda or amendment thereto, and if used, will have the same force and effect as a manual signature; (ii) acknowledge that if an electronic signature is used, the other party will rely on such signature as binding the party using such signature, and (iii) hereby waive any defenses to the enforcement of the terms of this agreement based on the foregoing forms of signature.

IN WITNESS WHEREOF, this Addendum No. 1 has been executed by the parties hereto.

Lower San Gabriel River:

City of Lakewood

Mayfair Park

By: _____

Name:

Title:

Date: _____

IN WITNESS WHEREOF, this Addendum No. 1 has been executed by the parties hereto.

LOS ANGELES COUNTY
FLOOD CONTROL DISTRICT:

By: _____

Name: Carolina T Hernandez

Title: Assistant Deputy Director

For: Mark Pestrella

Date: _____

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Public Hearings

COUNCIL AGENDA

January 25, 2022

TO: The Honorable Mayor and City Council

SUBJECT: General Plan Amendment No. 2022-1, 2021-2029 Housing Element

INTRODUCTION

Over the past several months, City staff worked in close collaboration with Michael Baker International to prepare the draft 2021-2029 Housing Element update. The Housing Element is an official policy statement that develops housing goals, objectives, policies, and programs. The Housing Element analyzes existing housing conditions and identifies opportunities for improving and expanding Lakewood's housing stock through 2029.

The Housing Element was adopted in 1990, was updated in 1994, 2002, 2010, and in 2013 to meet State Housing Element law. Each update is a "cycle," and this Housing Element update is the 6th cycle. It has been prepared in compliance with State law and policies set forth by the California Department of Housing and Community Development (HCD).

The Housing Element is one of seven mandatory elements of a General Plan, as required by State law. The Housing Element presents a comprehensive set of housing policies and actions for the current planning period of 2021–2029 (October 15, 2021–October 15, 2029). While this update retains many of the goals, policies, and relevant implementation programs from the 2013-2021 Housing Element, it also includes significant revisions to address a challenging Regional Housing Needs Assessment (RHNA) allocation, and it addresses recent changes to state housing law including analysis pertaining to compliance with AB 686, Affirmatively Furthering Fair Housing (AFFH).

This update process included public workshops and presentations to the Planning and Environment Commission and City Council. The Draft 2021-2029 Housing Element was provided to the Department of Housing and Community Development (HCD) on September 17, 2021 for review and comment. HCD acknowledged receipt on September 22, 2021. On November 16, 2021, HCD requested changes to the Draft Housing Element. Staff has addressed those changes and returned the revisions to HCD on December 21, 2021 and we are waiting to receive their approval letter. The Draft 2021-2029 Housing Element is now before the City Council for its review and adoption.

STATEMENT OF FACTS

Preparation of the 2021-2029 Housing Element complies with the statutory requirements of State housing law. To remain on an eight-year planning cycle, the Draft 2021-2029 Housing Element must be adopted no later than the statutory due date of February 11, 2022. The primary purpose and intent of the Housing Element is to: (1) provide a framework for responding to local housing needs and local share of regionally identified housing needs, and (2) fulfill the statutory and regulatory

requirements of State law. The Draft Housing Element contains the following in compliance with State law:

- q Population growth and demographic trends.
- q Housing trends characteristics, housing costs, and vacancy rates.
- q Lakewood’s existing housing inventory.
- q Special housing needs.
- q Governmental and non-governmental constraints to housing production.
- q A review and evaluation of the City’s success in achieving the 2013-2021 Housing Element’s goals and objectives, and in carrying out Housing Element programs.
- q A review of housing needs and resources including identification of existing, future and special housing needs, and energy conservation opportunities.
- q A review of governmental and non-governmental constraints to the production of housing.
- q Identification of housing goals, policies and objectives toward meeting existing and future housing needs.
- q Identification of new and on-going housing programs necessary for the achievement of the goals, policies and objectives identified in the Element Update.
- q Assessment of Affirmatively Furthering Fair Housing (AFFH).

Regional Housing Needs Assessment

State law requires that cities provide a fair share of sites to allow for and to facilitate production of the regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” These sites must be appropriately zoned, sized, and free of constraints that would inhibit residential development within the planning cycle. Lakewood is in the Southern California Association of Governments (SCAG) region, which received a regional allocation of 1,341,827 housing units. SCAG distribution of these housing units among all jurisdictions is known as the Regional Housing Needs Assessment (RHNA). SCAG adopted its final allocations on March 4, 2021. Lakewood’s share of the RHNA for the 2021 to 2029 planning period (6th Cycle) is 3,922 total units. Lakewood’s allocation covers four income categories: Very Low; Low; Moderate; and Above Moderate. The table below shows Lakewood’s RHNA by income category.

Lakewood’s 2021-2029 RHNA

Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
1,296	637	653	1,336	3,922
33.0%	16.2%	16.6%	34.1%	100%

No Net Loss Buffer

State law (SB 166) requires cities to continually maintain adequate capacity in their site inventories to meet their RHNA for all income levels. If a site is developed below the density projected in the Housing Element, or at a different income than projected, the City must review the inventory of sites

and identify adequate sites available to accommodate the remaining balance of the RHNA. If the City does not have any additional capacity within the existing zoning, it must identify and rezone for new sites that can accommodate the remaining need. To avoid having to rezone land, the Housing Element includes a buffer of 15 percent above the RHNA in each income category. Therefore, the City will provide adequate capacity for a total of 4,510 units as shown in the table below.

Lakewood’s RHNA with Buffer

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	1,296	637	653	1,336	3,922
15% Buffer	194	96	98	200	588
RHNA + Buffer	1,490	733	751	1,536	4,510

Site Inventory and Rezoning Strategy

Lakewood is nearly built-out and has little remaining capacity for new housing units under its existing zoning. Therefore, the City’s plan is to accommodate the RHNA shortfall through four strategies. These strategies are:

- Increasing the maximum density of existing multi-family zoned properties.
- Rezoning certain single-family areas to multi-family residential (sites in the R-1 zone occupied by religious institutions).
- Adopting commercial mixed-use/residential infill standards.
- Creating programs to facilitate increased ADU production in single-family zones.

Each of these strategies is discussed below in greater detail.

M-F-R Zone

A key component of the RHNA strategy is to upzone its multi-family zones. After increasing the maximum allowable density, the M-F-R (Multi-Family Residential) zone will accommodate 2,320 units, mostly for lower- and moderate-income households. Lakewood’s M-F-R zoning assigns different densities by parcel size, with the maximum density set to 30 dwelling units per acre as shown in the table below.

Existing M-F-R density limits

Lot Size (square feet)	Existing Lot Area per Unit	Dwelling Units per Acre
0-12,499	1,920	22.6875
12,500-25,000	1,750	24.8914
> 25,000	1,452	30

The City will amend both its lot size thresholds and maximum densities to better align with State law and to provide significant increases in housing capacity across the City. Specifically, the density thresholds will increase to provide higher development capacity for properties with sizes above 0.5

acres (21,780 square feet) as shown in the table below.

Lot Size (square feet)	Proposed Lot Area per Unit	Dwelling Units per Acre
0-12,499	1,361	32
12,500-21,780	1,089	40
21,780	871	50

These zoning changes will facilitate the redevelopment of non-conforming single-family homes into smaller multi-family complexes and allow smaller or under-developed multi-family sites (e.g., duplexes) to be redeveloped into more dense multi-family development. It will be necessary to relax certain M-F-R development standards to accommodate projects at these higher densities.

R-1 Upzoning

AB 1851 allows faith-based organizations to reduce or eliminate parking requirements when they seek to build affordable housing on land they own or lease. The City will rezone certain parcels that meet the following characteristics from R-1 to M-F-R:

- q The R-1 site must be adjacent to an arterial roadway; and
- q The R-1 site has a cumulative size above 0.5 acres (including small, secondary parcels that function with a larger site under common ownership); and
- q The R-1 site is not used for utility, public, or private right-of-way purposes.

Application of all three criteria to Lakewood's R-1 zone results in a set of sites occupied only by religious institutions. This rezoning will provide opportunity to increase housing capacity in key nodes that have excellent access to transit, commercial, and educational facilities.

Commercial and Mixed-Use Properties

During the update of this Housing Element, some commercial property owners expressed interest in redeveloping their properties to add residential components. Current zoning regulations do not allow for residential development in the commercial areas. The City will adopt standards for mixed uses and residential development in commercial zones.

While these standards will apply across the C-1, C-3, and C-4 zones with some variation, only those properties with developer interest or that exhibit characteristics of underutilization were used to achieve compliance with the RHNA. Characteristics of underutilization include aging structures and sites with chronic vacancies. Commercial mixed-use developments (not including Lakewood Center mall) have a combined total realistic capacity of 950 units. Of these, 641 are counted toward the above moderate income RHNA, while 309 are counted toward the lower income RHNA.

Lakewood Center

Lakewood Center is the most prominent commercial location in Lakewood, occupying more than 130 acres in the middle of the City. Lakewood Center is important to the City, providing

employment opportunities, commercial space, recreational amenities to residents of Lakewood and surrounding cities. Despite its destination as a regional shopping center, the property owner has identified several portions of the site that are underutilized and suitable for residential redevelopment.

The property owner is still in the preliminary design phase and is exploring partnerships with multi-family homebuilders. Based on the owner's intent, portions of underutilized surface parking lots will be redeveloped as residential/mixed-use. The City and Lakewood Center anticipate that Lakewood Center could accommodate at least 1,000 residential units. Of these, the City is assuming that up to 20 percent of the units will be affordable to lower- and moderate-income households based on preliminary discussions with the property owner. The number of units in each income category will be distributed within this 20 percent to match an equivalent portion of the City's RHNA, with very low-income accounting for 50.1 percent, low-income accounting for 24.6 percent, and moderate-income accounting for 25.3 percent.

Accessory Dwelling Units (ADUs)

Recent changes to State law have spurred ADU production across the state. Lakewood has permitted 51 ADUs between 2018 and 2020. Based on continued interest in ADU production, and affordability trends, along with the City's strong commitment to facilitating ADU construction, the City estimates that 260 ADUs could be constructed during the 6th RHNA Cycle (an average of 32.5 ADUs per year). Based on the City's 2021 permitting trend of 21 units in the first six months of the year (which corresponds to 42 ADUs throughout the year on a prorated basis), this assumption is conservative and realistic, and it is likely that additional ADUs above the number credited toward the RHNA will be constructed during the cycle.

Ability to Meet the RHNA

Using the realistic assumptions described above, the City will have adequate sites to accommodate the RHNA for all income levels after rezoning.

Program	Total Units	%
M-F-R Zone (1)	2,320	51.2
Commercial and Mixed-Use Properties	950	22.0
Lakewood Center	1,000	22.1
Accessory Dwelling Units (ADUs)	260	5.7
Total Units (includes 15% buffer)	4,530	100%

(1) This includes increasing the maximum density in M-F-R zone and rezoning certain R-1 sites to M-F-R.

Housing Plan

The Housing Element utilizes the following four-pronged approach to meeting the housing needs of the community.

1. **Housing Preservation and Improvement:** Preservation and improvements to the existing affordable housing supply and preserve the nature of Lakewood's residential neighborhoods.
2. **Housing Development:** Development of new housing on sites suitable for residential use to expand the supply and choice of units for all household incomes.
3. **Housing Assistance:** Assistance to low- and moderate- income households and households with special needs.
4. **Equal Housing Opportunity:** All housing in the City will be available equally to all persons without restrictions based on race, color, ethnicity, national origin, religion, sex or marital status.

Section VI.B of the Housing Plan includes the goals, policies and quantified objectives for each approach. The goals, policies, and quantified objectives provide a practical and workable framework in which the Planning and Environment Commission and the City Council may take action affecting housing and neighborhoods within the community.

Housing Programs

Section VII of the 2021-2029 Housing Element update lists the Housing Programs. Housing Programs consist of five categories: Housing Production; Constraint Removal; Housing Preservation and Improvement; Housing Assistance; and Special Housing Needs. Each program includes a program title, an action summary, the city department responsible for that program, program funding source, and timeline for the program. Significant programs include adopting a mixed-use ordinance, increasing the maximum density in the M-F-R (Multi-Family Residential) zone, rezoning certain R-1 (Single-Family Residential) sites to M-F-R, modifying the M-F-R zone development standards, and establishing inclusionary housing requirements so that new developments reserve up to 15 percent of the total units for lower- and moderate-income households.

Evaluation of Housing Programs

The purpose of evaluating housing programs in the previous housing element is to determine whether to continue, amend or delete a given housing Program. Section VIII of the Housing Element update evaluates the Programs contained in the 2013-2021 Housing Element. In all, there are 33 programs as shown in Table 43 of the Housing Element Update. Table 43 list each program, the program objective, the target date or timeframe for achieving that program and the achievement made.

Affirmatively Furthering Fair Housing (AFFH)

Assembly Bill (AB) 686 added a new requirement for this housing element cycle. AB 686 requires the housing element to provide an analysis of barriers that block or impair access to fair housing opportunities. AB 686 also requires the housing element to commit to actively and meaningfully affirmatively further fair housing. This analysis includes an assessment of fair housing enforcement, outreach activities, trends in overcrowding, housing problems, and cost burden, segregation patterns, and any other impediments to fair housing. The assessment also analyzes the extent to which the identified RHNA sites affirmatively further fair housing. Lakewood's AFFH is contained in Appendix D of the Housing Element and consists of four sections: Introduction; Outreach; Assessment of Fair Housing; and Identification and Prioritization of Contributing Factors.

The Introduction explains that the AFFH includes an assessment of fair housing enforcement, outreach activities, trends in overcrowding, housing problems, cost burden, segregation patterns, and any other impediments to fair housing. The assessment also analyzes the extent to which the identified RHNA sites affirmatively further fair housing. The Outreach section describes the method by which community members participated in the AFFH analysis, organizations consulted, and the results and analysis of those outreach activities. The Assessment of Fair Housing summarizes the City's fair housing efforts, integrates the findings from the 2020 Analysis of Impediments to Fair Housing Choice, and includes an in-depth analysis of a several demographic issue areas. The Identification and Prioritization of Contributing Factors section of the AFFH displays the identified fair housing issues, contributing factors, and meaningful actions to address those issues. For each identified fair housing issue, the AFFH lists the Housing Programs (found in Section VII of the Housing Element) which address each issue area.

Citizen Participation

As required by State Law (Government Code Section 65588(c)), all economic segments of the community must be provided an opportunity to review and comment on the Housing Element. In compliance with this requirement, community meetings and public workshops on the Draft Housing Element were held on the following dates:

- q Tuesday, February 23, 2021 - City Council Study Session, 6 pm - 7 pm via Zoom Video Conferencing
- q Wednesday, May 5, 2021 - Community Meeting #1, via Zoom Webinar, 5 pm - 7 pm
- q Wednesday, May 26, 2021 - Community Meeting #2, via Zoom Webinar, 5 pm - 7 pm
- q Thursday, September 2, 2021 - PEC Study Session 7 pm – 8 pm
- q Tuesday, December 7, 2021 - Community Meeting #3, via Zoom Webinar, 5 pm - 7 pm
- q Thursday, December 9, 2021 - Lakewood Public Hearing with PEC 7 pm

q Tuesday, January 25, 2022 - Lakewood Public Hearing with City Council

Community meetings notices were e-mailed to stakeholders such as housing advocates, developers, fair housing organizations, and the public via the Lakewood E-Magazine, published in Lakewood Community News, and personally e-mailed where contact information was available. Public notices were also posted at City Hall and on the City's website (www.lakewoodcity.org). The Draft Housing Element is available for review at Lakewood City Hall and on the City's website. Due to the COVID-19 pandemic, online meetings and virtual opportunities for engagement replaced in-person workshops for Community Meetings #1, #2, and #3 to meet social distancing guidelines. Spanish language communication was offered as an option to participants of the workshops. Virtual meeting links were made available on the City's website and distributed through the City's mailing list. The recordings of each workshop were made available on social media websites like Vimeo and on the City's website after the event. Feedback was received via the poll and question-and-answer functions in the online meeting platform, in a facilitated question period after the presentation, and through a survey link available on the City's website.

CEQA

An Initial Study has been prepared for the Draft 2021-2029 Housing Element, pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, as amended. The Draft Housing Element was found to have no significant effect on the environment. Should the Commission recommend approval of the Draft Housing Element to the City Council, then the City Council will consider approval of a Negative Declaration for the 2021-2029 Housing Element, pursuant to Section 15070 et seq., of the CEQA Guidelines.


Public Notice

Notification of the public hearing on the Draft 2021-2029 Housing Element was published in the Press Telegram on January 10, 2022, and was posted on the City of Lakewood's website, the City Clerk's office, Bloomfield Park, and Mayfair Park on January 13, 2022, in compliance with Section 9422, et seq., of the Lakewood Municipal Code and State Law.

STAFF RECOMMENDATION

The Planning and Environment Commission recommends that the City Council hold a public hearing on the Draft 2021-2029 Housing Element and review the Initial Study and Negative Declaration prepared for this project. The Planning and Environment Commission recommends that following the public hearing, the City Council adopt the proposed Resolution approving General Plan Amendment No. 2022-1 and the Draft 2021-2029 Housing Element and forward the Housing Element to the Department of Housing and Community Development.


Abel Avalos
Director of Community Development


Thaddeus McCormack
City Manager

ATTACHMENTS

- 1) Notice of Intent and Initial Study for the Draft 2021-2029 Housing Element.
- 2) PEC Resolution No. 21-2021 recommending that the City Council adopt the Draft 2021-2029 Housing Element.
- 3) Draft 2021-2029 Housing Element.
- 4) Proposed Resolution Approving the Draft 2021-2029 Housing Element.

**NOTICE OF INTENT
AND
INITIAL STUDY**

California Environmental Quality Act
INITIAL STUDY/NEGATIVE DECLARATION (IS/ND)

2021 – 2029 Housing Element Update

Lead Agency:



*City of Lakewood
Community Development Department
5050 Clark Avenue
Lakewood, CA 90712
562.866.9771 ex. 2140
Contact: Paul Kuykendall, AICP,
Senior Planner
PKuykendall@lakewoodcity.org*

Prepared by:

Michael Baker

I N T E R N A T I O N A L

*3536 Concours St., Ste. 100
Ontario, CA 91764
Office: 909.974.4900
Contact: Emily Elliott
Emily.Elliott@mbakerintl.com
JN 182308*

DECEMBER 2021

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SECTION A. INTRODUCTION AND PURPOSE OF THE IS/ND

I. Format and Content of the IS/ND

The content and format of this Initial Study/Negative Declaration (IS/ND) is designed to meet the requirements of the California Environmental Quality Act (CEQA). This report is organized as follows:

- Section A, *Introduction and Purpose of the IS/ND*, identifies the purpose and scope of the IS/ND.
- Section B, *Project Description*, describes the location, general environmental setting, project background, project components, and the characteristics of the proposed project's construction and operational phases.
- Section C, *Environmental Checklist Form*, provides a checklist of environmental factors that would be potentially affected by this project and a description of the possible threshold responses.
- Section D, *Evaluation of Environmental Impacts*, presents the environmental setting and impact analysis for each resource topic.
- Section E, *References*, identifies all printed references and individuals cited in this IS/ND.
- Section F, *List of Preparers*, identifies all individuals involved in preparing this IS/ND.

II. Purpose of the IS/ND

The purpose of the Initial Study is to: (1) identify environmental impacts; (2) provide the lead agency with information to use as the basis for deciding whether to prepare an environmental impact report (EIR) or a negative declaration; (3) enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is required to be prepared; (4) facilitate environmental assessment early in the design of the project; (5) document the factual basis of the finding in a negative declaration that a project would not have a significant environmental effect; (6) eliminate needless EIRs; (7) determine whether a previously prepared EIR could be used for the project; and (8) assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

CEQA Objectives

CEQA seeks to accomplish the following five major objectives using the procedures indicated below:

- **Disclose Environmental Impacts:** The CEQA process is primarily designed to identify and disclose to decision makers and the public the significant environmental impacts of a

proposed project prior to its consideration and approval. This is accomplished by the preparation of the following types of CEQA documents:

- Initial Studies
- Negative Declarations
- Environmental Impact Reports
- Prevent or Reduce Environmental Damage: If potential adverse environmental impacts are identified, the CEQA process next attempts to identify ways to prevent or reduce these impacts by requiring consideration of feasible project alternatives or the adoption of mitigation measures for project impacts that cannot be avoided along with appropriate mitigation monitoring.
- Disclose Agency Decisions: The CEQA process provides for the full disclosure to the public of the reasons for agency (lead, responsible, trustee) approval of projects with significant environmental impacts using the following methods:
 - Findings
 - Statement of Overriding Consideration
- Promote Interagency Coordination: Lead, responsible, and trustee agencies assist each other in more thoroughly understanding the potential environmental impacts associated with a proposed project by incorporating one or more of the following into their CEQA processes:
 - Early consultation
 - Scoping meetings
 - Notice of Preparation (NOP)
 - State Clearinghouse review
- Encourage Public Participation: The CEQA process encourages and provides opportunities for public participation in the overall project planning process in one or more of the following CEQA processes:
 - Scoping meetings
 - Receipt of public notice
 - Response to comments
 - Legal enforcement procedures
 - Citizen access to the courts

CEQA Requirements for NDs

Section 15063(d) of the CEQA Guidelines (Sections 15000–15387 of the California Code of Regulations [CCR]) identifies the following specific disclosure requirements for inclusion in an Initial Study:

- A description of the project including the location of the project;
- An identification of the environmental setting;
- An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries . . . ;
- A discussion of ways to mitigate significant effects identified, if any;
- An examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls;
- The name of the person or persons who prepared or participated in the Initial Study.

III. Planning Context

Governing Body

The City of Lakewood (City) is the lead agency under CEQA for the proposed project. The City has reviewed the proposed project and, on the basis of the whole record before it, has determined that there is no substantial evidence that the project will have a significant effect on the environment. This IS/ND reflects the lead agency’s independent judgement and analysis.

General Plan

The *City of Lakewood General Plan* (General Plan) is the current general plan in place, adopted on November 12, 1996. The General Plan aligns with state planning priorities as stated in California Government Code section 65041 and with the General Plan Guidelines (GPG), though sometimes in slightly different language than used in the GPG. The City’s General Plan is comprised of seven state-mandated elements and three optional elements. These “elements” include a summary of existing conditions and current trends, the planning process, and goals, policies, and actions for many different topic areas that will affect the physical and economic development of the city over the next 20 years. Because the Housing Element is required by state law to be updated more frequently than the General Plan, it is published as a separate document (most recently published in 2013).

IV. Initial Study Findings

Section C of this document contains the Environmental Checklist/Initial Study that was prepared for the proposed project pursuant to CEQA requirements. The Environmental Checklist/Initial Study determined that implementation of the proposed project would result in no impacts or less than significant environmental effects under the issue areas of Aesthetics, Agriculture, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

The Environmental Checklist/Initial Study determined that the proposed project would result in less than significant effects with mitigation incorporated to the following issue areas: none.

The Environmental Checklist/Initial Study determined that there is no substantial evidence, in light of the whole record before the lead agency (City of Lakewood), that the project may have a significant effect on the environment.

V. Public Review and Processing of the IS/ND

The environmental documentation and supporting analysis are subject to a public review period. During this review, comments on the document relative to environmental issues should be addressed to the City. Following review of any comments received, the City will consider these comments as a part of the project’s environmental review and include them with the IS/ND documentation for consideration by the City.

SECTION B. PROJECT DESCRIPTION

I. Project Summary

State law (California Government Code Sections 65580–65589.8) requires that jurisdictions evaluate their housing elements every eight years. The current statutory update in the Southern California Association of Governments (SCAG) region covers the planning period 2021 through 2029 (6th cycle). The proposed 6th Cycle Housing Element represents a comprehensive update of the adopted 2013-2021 Housing Element (5th Cycle), in order to comply with state housing law and reflect the current 6th Cycle Regional Housing Needs Assessment (RHNA) Final Allocation Plan.

The 6th Cycle Housing Element (referred to as the “proposed project” and “HEU”) retains many of the goals, policies, and relevant implementation programs previously included as part of the 5th Cycle Housing Element, which was adopted by the City in 2013. In general, the 6th Cycle Housing Element identifies and establishes the City’s goals, objectives, policies, and programs with respect to meeting the housing needs of existing and future residents in Lakewood. The proposed project establishes housing policies that will guide City decision-making and proposes programs to achieve the City’s housing goals over the next eight years. An evaluation of the progress the City has made towards achieving the policies and programs of the previous Housing Element is provided. The proposed project also provides updated demographic information as well as a description of housing opportunities and constraints unique to the City.

The updates to the Housing Element are generally limited to the Housing Needs Assessment, which contains updated statistics and analyses based on data from the 2010 US Census and the American Community Survey and a revised sites inventory to meet the City’s RHNA. All other updates are limited to background information updates and policy updates in accordance with state law and provide for internal consistency. The proposed project will necessitate future amendments to other elements of the General Plan (i.e., the Land Use Element). However,

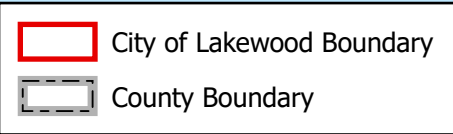
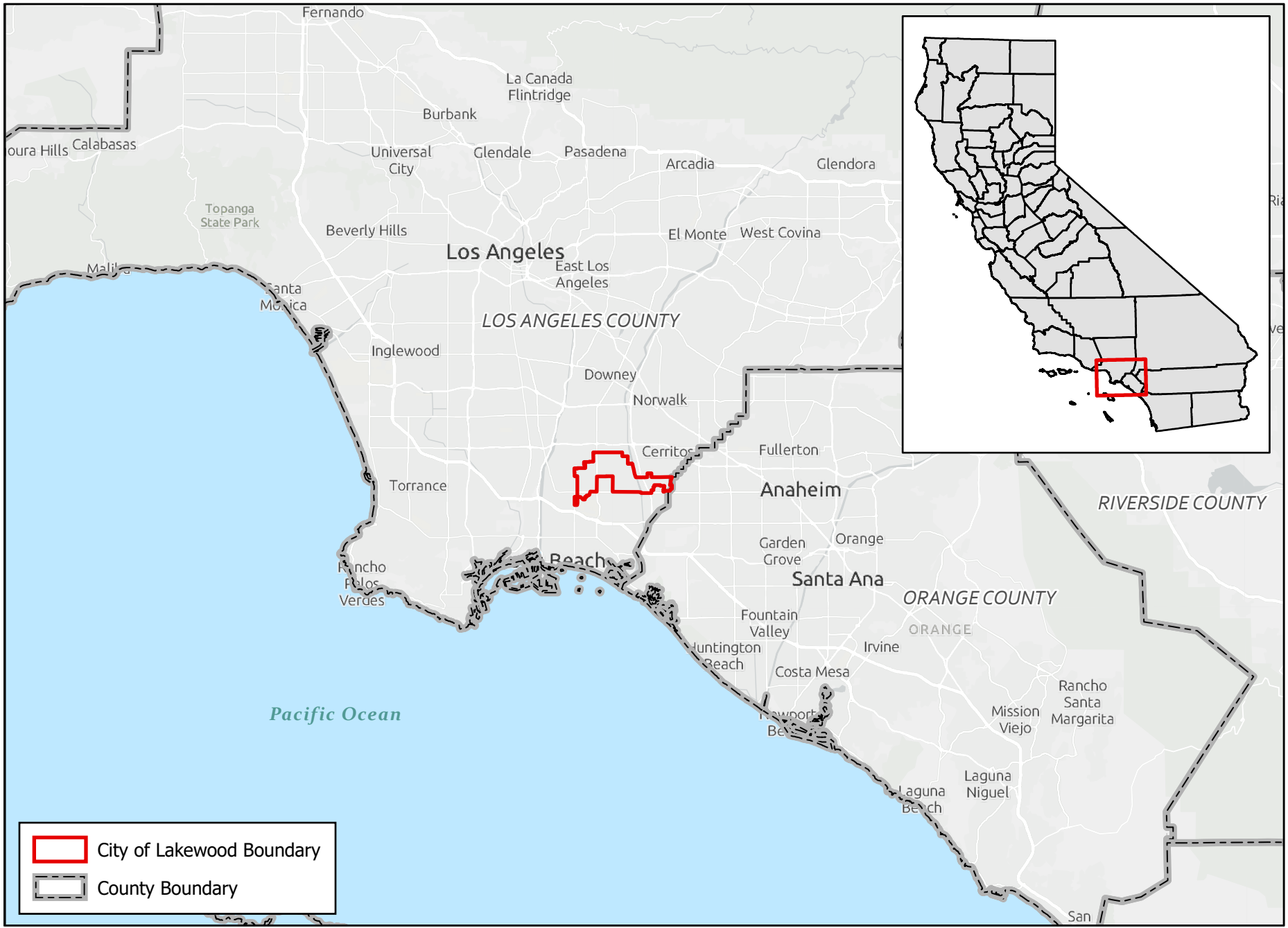
amendments to the Land Use Element and others are not included as part of the scope of this project and future amendments will be reviewed by City Staff to verify consistency with the Housing Element and determine further environmental review requirements.

During this planning period, the City is expected to accommodate the RHNA of 3,922 dwelling units, however included in the capacity is a 15 percent buffer to ensure no net loss of housing in the event housing inventory sites do not develop to their full capacity (up to 4,510 units). Approximately 33 percent of these units should accommodate very low-income households and 16 percent should accommodate low-income households. The policies and programs identified in the Housing Element are focused on meeting this future housing need allocation.

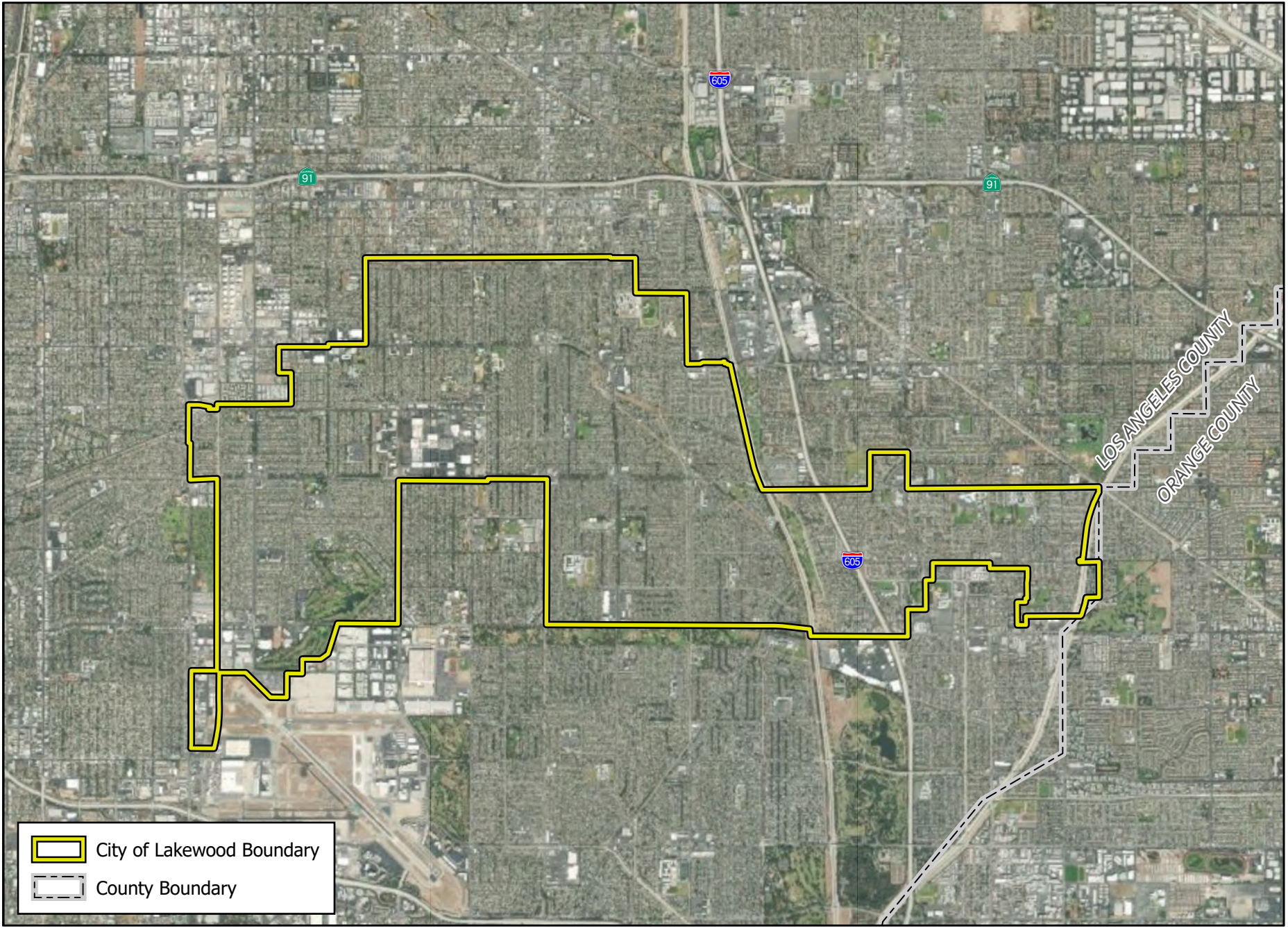
II. Project Location



The City of Lakewood is located in the southeastern portion of Los Angeles County. The City is bounded by the City of Bellflower on the north; the City of Cerritos on the northeast; the City of Cypress and the City of La Palma on the east; the City of Hawaiian Gardens on the southeast; and the City of Long Beach on the south and west. The HEU would be implemented City-wide. Refer to ***Exhibit 1, Regional Location***. The jurisdictional boundary of the project includes the entirety of the jurisdictional limits of the City of Lakewood as shown in ***Exhibit 2, Jurisdictional Boundary***.

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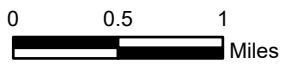


 City of Lakewood Boundary
 County Boundary

LAKWOOD HOUSING ELEMENT
PUBLIC REVIEW DRAFT CEQA

Jurisdictional Boundary

Exhibit 2



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SECTION C. ENVIRONMENTAL CHECKLIST FORM

1. Project Title: 2021 – 2029 Housing Element 6th Cycle Update
2. Lead Agency Name and Address: City of Lakewood
Community Development Department
5050 Clark Avenue
Lakewood, CA 90712
3. Contact Person and Phone Number: Paul Kuykendall,
AICP, Senior Planner
562.866.9771, ext. 2344
4. Project Location: The HEU would apply City-wide; refer to Exhibit 1, Regional Vicinity and Exhibit 2, Jurisdictional Boundary.
5. Project Sponsor's Name and Address: City of Lakewood
Community Development Department
5050 Clark Avenue
Lakewood, CA 90712
6. General Plan Designation: Varies
7. Zoning: Varies
8. Description of Project:

Refer to Section B, Project Description.
9. Surrounding Land Uses and Setting:

Varies
10. Other Public Agencies Whose Approval is Required:

None applicable.

11. Have California Native American tribes traditionally and culturally affiliated with the project requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?¹

Yes. The City of Lakewood notified tribes and conducted consultation with tribes that elected to participate. Summary of consultation and the resulting determination of potential impacts to tribal cultural resources are included in Section D, XVIII, *Tribal Cultural Resources*.

I. Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the project. To each question, there are four possible responses:

- **No Impact.** The project would not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The project would have the potential for impacting the environment, although this impact would be below established thresholds that are considered to be significant.

¹ NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

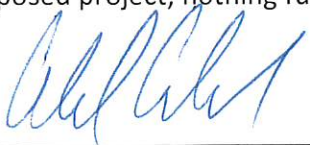
- **Less Than Significant Impact With Mitigation Incorporated.** The project would have the potential to generate impacts which may be considered a significant effect on the environment, although measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The project would have impacts which are considered significant, and additional analysis is required to identify measures that could reduce these impacts to less than significant levels.

II. Environmental Determination

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



12-1-2021

Signature

Abel Avalos

Director of Community Development

Date

SECTION D. EVALUATION OF ENVIRONMENTAL IMPACTS

I. Aesthetics

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS: <i>Except as provided in Public Resources Code Section 21099, would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) *Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?*
- b) *Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c) *Except as provided in Public Resources Code Section 21099, would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*
- d) *Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Determination: No Impact.

Implementation of the programs contained in the HEU document would accommodate future residential development required to meet the City’s RHNA allocation. However, the HEU is a policy document consisting of a housing program and its adoption would not, in itself, produce environmental impacts, including impacts relative to aesthetics. No actual development is proposed as part of the HEU.

Therefore, the proposed HEU would not result in any physical changes to the environment that might have the potential to impact scenic vistas, state scenic highways, the existing visual character or quality or public views within the city or its surroundings, nor would it create a new source of light or glare in the area. Future housing projects proposed under the HEU would be reviewed on a case-by-case basis to evaluate the potential aesthetic impacts of those projects under CEQA, and mitigation measures would be adopted, as required. Relative to state scenic highways, according to the California Department of Transportation (Caltrans) State Scenic Highway System Map, there are no designated state scenic highways within or adjacent to the City of Lakewood. State Route 1 (SR-1) is an eligible highway, located several miles south of the City (Caltrans 2021).

In addition, future housing projects implemented under the HEU would be required to undergo development review per the provisions of the Lakewood Municipal Code Article 9, Section 9480, *Development Review Board*, in order to determine compliance with development regulations, including but not limited to, as building setback lines, lot coverage, maximum height, bulk, number of stories, size and use of lots, yards, courts, and open space. No impact would occur.

II. Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>AGRICULTURE AND FORESTRY RESOURCES: <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) ***Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***
- b) ***Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?***
- c) ***Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?***
- d) ***Would the project result in the loss of forest land or conversion of forest land to non-forest use?***
- e) ***Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?***

Determination: No Impact.

According to the California Department of Conservation (DOC) Important Farmland Finder website, within the City of Lakewood, there is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance shown on the maps prepared pursuant to the Farmland Mapping and

Monitoring Program of the California Resources Agency (DOC 2021). Furthermore, there is no forest land and no timberland within, or adjacent to, the City.

Additionally, the proposed HEU is a policy document and would not result in any physical changes to the environment. Although implementation of the programs contained in the document would accommodate development required to meet the City’s RHNA allocation, such development would not impact agricultural resources. Therefore, the project would not result in the conversion or loss of any farmland, forest land, or timberland, nor would it conflict with a Williamson Act contract. No impact would occur.

III. Air Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY: <i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) ***Would the project conflict with or obstruct implementation of the applicable air quality plan?***
- b) ***Would the project result in an increase in the frequency or severity of existing air quality violations?***
- c) ***Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?***
- c) ***Would the project expose sensitive receptors to substantial pollutant concentrations?***

d) Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)

Determination: No Impact.

The City is located within the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) is the regional government agency that monitors and regulates air pollution within the SCAB and is responsible for measuring the air quality of the region. The SCAQMD is in non-attainment for the federal standards for ozone and PM_{2.5} (particulate matter up to 2.5 microns in size) and the state standards for ozone, PM₁₀ (particulate matter up to 10 microns in size), and PM_{2.5}. The Los Angeles County portion of the SCAB is also designated non-attainment for lead. The SCAB is designated unclassifiable or in attainment for all other federal and state standards.

The SCAQMD administers the Air Quality Management Plan (AQMP) for the SCAB, which is a comprehensive document outlining an air pollution control program for attaining all California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The most recently adopted AQMP is the 2016 AQMP, adopted by the SCAQMD Governing Board on March 3, 2017.

According to SCAQMD, a project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding the forecasts used in the development of the AQMP (SCAQMD 2003). The 2016 AQMP relies on local general plans and SCAG forecasts of regional population, housing, and employment growth in the development of the AQMP for the SCAB. As such, projects that are consistent with the growth anticipated by local plans would not conflict with the AQMP. If a project is less dense than anticipated by the local plans, the project would likewise be consistent with the AQMP.

The purpose of the HEU is to comply with state housing element law requiring the City to show it has adequate land designated to accommodate the existing and projected housing needs reflected in the City's RHNA, which is based on the regional population forecasts. The RHNA does not encourage or promote growth, but rather requires communities to address the projected growth and provide its fair share of the regional housing needs to accommodate the forecasted growth.

As discussed throughout this IS/ND, the proposed HEU would not result in any physical changes to the environment. Future housing projects proposed under the HEU would be reviewed on a case-by-case basis to evaluate the potential impacts of those projects under the CEQA, and mitigation measures would be adopted, as required. Therefore, the proposed HEU does not have the potential to result in air quality impacts including conflicting with the AQMP, increasing existing air quality violations, resulting in cumulatively considerable net increases of criteria pollutants, exposing sensitive receptors to substantial pollutant concentrations, or resulting in odors adversely affecting a substantial number of people. No impact would occur.

IV. Biological Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES:				
<i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species***

in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

- b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?***
- c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***
- d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***
- e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***
- f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

Determination: No Impact.

According to the HEU, the City is fully built-out with virtually no vacant land available for development. As such, the potential for impacts to existing biological resources as a result of the HEU is relatively low. In addition, the proposed HEU is a policy document and would not result in any physical changes to the environment including biological resources. Nonetheless, implementation of the programs contained in the HEU document would accommodate residential development required to meet the City's RHNA allocation. Future housing projects proposed under the HEU would be reviewed on a case-by-case basis to evaluate the potential impacts to biological resources of those projects in accordance with CEQA, and mitigation measures would be adopted, as required. Therefore, the project would not have a substantial adverse effect on special status species, riparian habitat or sensitive natural communities, wetlands, or migratory wildlife corridors, nor would the project conflict with local policies, ordinances, or adopted plans protecting biological resources. No impact would occur.

V. Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES:				
<i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) ***Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?***
- b) ***Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?***
- c) ***Would the project disturb any human remains, including those interred outside of dedicated cemeteries?***

Determination: No Impact.

Depending on the location, any future development in the City has the potential to cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5, cause a substantial adverse change in the significance of an archaeological resource pursuant to Guidelines Section 15064.5, or disturb human remains, including those interred outside of a formal cemetery. Future housing projects proposed under the HEU would be reviewed on a case-by-case basis including the preparation of site-specific cultural resource assessments, to evaluate the potential impacts to cultural resources of those projects in accordance with federal and state laws. In addition, future projects would be analyzed for compliance with local policies protecting historical, paleontological, and archaeological resources, including General Plan policies, and with the provisions of the Lakewood Municipal Code.

No residential development is currently proposed in conjunction with the HEU. In addition, the HEU would not change or alter policies to protect cultural resources within the City. Therefore, no impact would occur.

VI. Energy

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY:				
<i>Would the project:</i>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) ***Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?***
- b) ***Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?***

Determination: No Impact.

While energy resources would be consumed during construction of future residential development consistent with the HEU, potential impacts regarding energy resources relative to future residential projects that would be constructed under the programs associated with the HEU would be assessed at the time specific development projects are proposed. Project-specific energy usage would be quantified at the time of development and mitigation measures would then be adopted as required, in conformance with CEQA.

In addition, future housing projects implemented under the HEU would be subject to federal, state, and local regulatory requirements related to energy efficiency and compliance with goals, policies, and measures contained in the City’s General Plan intended to mitigate potential impacts to energy resources. Future projects would also be required to undergo development review per the provisions of the Lakewood Municipal Code Article 9, Section 9480, *Development Review Board*, in order to determine compliance with regulations relative to energy usage. No impact would occur.

VII. Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS:				
<i>Would the project:</i>				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a)i) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
- a)ii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?**
- a)iii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?**
- a)iv) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?**
- b) Would the project result in substantial soil erosion or the loss of topsoil?**
- c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**
- d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**
- e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**
- f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Determination: No Impact.

Seismic Hazards

The Southern California region has many active and potentially active faults. However, Lakewood is not located within an Alquist-Priolo Special Study zone, and there are no known active faults in the City. According to the City’s most recent *Hazard Mitigation Plan (HMP)* dated April 2018, the closest active fault is the Newport-Inglewood Fault Zone, located about three miles southwest of

the City. In addition, the Los Alamitos Fault extends into Lakewood in the vicinity of Bellflower Boulevard and Carson Street. The Los Alamitos Fault is potentially active, but geologic evidence suggests that it has not been active for at least 10,000 years. There have been several significant earthquakes near Lakewood, but none with an epicenter in the City (City of Lakewood 2018).

Paleontological Sensitivity

According to the City's HMP, the City is located in an area that is geologically recent. The surface consists of deposits of unconsolidated silt, gravel, and sand of fluvial and marine origin. Under this is a thick sequence of Quaternary and Tertiary sedimentary rocks deposited on a basement of metamorphic and crystalline rocks of pre-Tertiary age. These formations are of water-bearing character. The soils of the Lakewood area are mostly alluvial in nature and were deposited by the San Gabriel River and its tributaries during the most recent geologic past. Composition is generally clay and silt loams of various classifications (City of Lakewood 2018).

The proposed project is a policy document and would not directly enable construction or development activities. Any future development in the City would be subject to state, regional, and local requirements related to the prevention of erosion of on-site soils, as well as discharge of other construction related pollutants, through the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and Best Management Practices (BMPs). Additionally, future projects would be evaluated by the City for their compliance with goals, policies, and measures contained in the City's General Plan Safety Element intended to protect lives and property, and would be required to undergo development review per the provisions of the Lakewood Municipal Code Article 9, Section 9480, *Development Review Board*, in order to determine compliance with regulations relative to geology and soils. Any potential environmental impacts identified from future development would be addressed through project-specific geotechnical investigations and mitigation measures identified at the time a specific development project for is considered by the City.

In addition, future housing projects implemented under the approved project would be required to prepare a paleontological resources assessment as determined appropriate by the City. In the event that paleontological resources are discovered during future development projects, applicants would be required to comply with regulatory standards enumerated under in PRC Section 5097.574, which sets the protocol for proper handling.

Therefore, potential impacts related to seismic and geological hazards and the inadvertent discovery of unknown paleontological resources would be assessed at the time specific residential projects are proposed, and no impact would occur.

VIII. Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS:				
<i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***
- b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

Determination: No Impact.

The City of Lakewood has not yet adopted specific GHG emission thresholds. However, CEQA leaves the determination of the significance of GHG emissions up to the lead agency and authorizes the lead agency to consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence (CEQA Guidelines Sections 15064.4(a) and 15064.7(c)). Accordingly, for the purposes of GHG emissions analysis, the City follows guidance developed by the SCAQMD, which provides thresholds for both stationary sources as well as for land use development projects.

The potential impacts related to GHG emissions and climate change associated with future residential projects associated with the HEU would be assessed at the time that specific residential development projects are proposed. Future housing projects would be required to quantify construction and operational GHG emissions anticipated to occur with each development and to implement mitigation measures as necessary. As such, since no actual development is proposed as part of the proposed HEU and its adoption would not, in itself, produce environmental impacts, including impacts relative to GHG emissions, no impact would occur.

IX. Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS:				
<i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) ***Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***
- b) ***Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***
- c) ***Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***
- d) ***Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***
- e) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?***
- f) ***Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***
- g) ***Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?***

Determination: No Impact.

Hazardous Materials

Although construction of future residential development consistent with the HEU may result in potential impacts associated with hazards and hazardous materials, future housing projects proposed under the HEU would be reviewed on a case-by-case basis to evaluate the potential impacts of those projects under the CEQA, and mitigation measures would be adopted, as required. At the time of individual development proposals, the sites of proposed future residential projects would be evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites.

Future housing project sites would be assessed for proximity to existing and proposed schools. The City contains a number of school facilities; however, potential hazardous material-related impacts are location specific and cannot be assessed in a meaningful way until the location of a project site is known.

Airport Hazards

Future project sites would be assessed at the time of development for airport hazards including site location relative to the Clear Zone and Approach Safety Zone of the nearest public airport (Long Beach Airport located immediately adjacent to the City's southwestern border), as identified in the *Los Angeles County Airport Land Use Plan* (December 1991).

Wildfire Hazards

Future projects would be assessed for risks associated with wildland fires (refer to Section 3.19, *Wildfire*) and for potential conflicts with applicable emergency response plans, although as discussed in the City's HMP, the risk of wildland/urban interface fires in Lakewood is nonexistent due to its highly urbanized nature (City of Lakewood 2018). In addition, sites would be assessed for potential conflicts with applicable emergency response plans and the provisions of the City's HMP, and future projects would be required to conform to all City of Lakewood, Los Angeles County Fire Department (LACFD), and Los Angeles County Sheriff's Department (LACSD) access standards to allow adequate emergency access. No impact would occur.

The potential impacts related to hazards and hazardous materials associated with the HEU would be assessed at the time that specific residential development projects are proposed. Future housing projects would be required to identify and mitigate anticipated hazardous materials and airport hazards expected for each site-specific development proposal. Further, the City is not considered at-risk to wildland fires. As such, since no actual development is proposed as part of the proposed HEU and its adoption would not, in itself, produce environmental impacts, including impacts relative to hazards and hazardous materials, no impact would occur.

X. Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY:				
<i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**
- b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**
- c)i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?**
- c)ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**
- c)iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**
- c)iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?**
- d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**
- e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

Determination: No Impact.

Hydrology/Water Quality

The City lies within the jurisdiction of the Region 4 – Los Angeles Regional Water Quality Control Board (RWQCB) of the State Water Resources Control Board (SWRCB). Region 4 covers approximately 4,500 square miles in the southwestern portion of California and includes the coastal watersheds of Los Angeles and Ventura Counties, along with very small portions of Kern and Santa Barbara Counties. A complex drainage system has been constructed to alleviate flooding in Los Angeles County. The major components of the flood control system are the Los Angeles River, the San Gabriel River, Rio Hondo, Ballona Creek, and Dominguez Channel, plus the vast network of storm drains, channels, and debris basins have been constructed by the U.S. Army Corps of Engineers, local agencies, and private developers. The Los Angeles County Flood

Control District is responsible for maintaining the majority of this flood control system (City of Lakewood 2018).

The HEU is a policy document consisting of a housing program and its adoption would not, in itself, produce environmental impacts, including impacts relative to hydrology and water quality. No actual development is proposed as part of the HEU. The City has procedures and regulations in place to ensure that impacts associated with hydrology and water quality as a result of the development of future housing would be less than significant. Development that would be implemented under the HEU would be required to adhere to all applicable City regulations including the Lakewood Municipal Code (Article 5, Section 5800, *Stormwater and Runoff Pollution Control*, which mandates adoption of the Los Angeles County Stormwater and Runoff Pollution Control Ordinance contained in Chapter 12.80 of Title 12, *Environmental Protection*; and Article 8, Section 8000, *Building Regulations*), as well as the provisions of the City's *Sewer System Management Plan (SSMP)* (2014). These regulations require projects to incorporate construction and post-construction BMPs to ensure storm water runoff is controlled in a manner that would minimize water quality degradation, ensure that drainage patterns were not altered, and substantial erosion would not occur.

Conformance with City regulations would also ensure that future projects would not result in increased rates or amounts of surface runoff, exceed the capacity of existing or planned stormwater drainage systems, or impede or redirect flood flows. Project-specific effects would be assessed at the time future development projects are proposed with adoption of mitigation measures as required, as part of the CEQA compliance process. In addition, future housing projects implemented under the HEU would be required to undergo development review per the provisions of the Lakewood Municipal Code Article 9, Section 9480, *Development Review Board*, in order to determine compliance with water quality standards. No impact would occur.

Flood Hazards

According to the City's HMP, flood risk for the City is generally low because the entire city is included in FEMA Flood Zone X, which includes areas protected from the 100-year flood by levees and other flood control structures, and areas where the 100-year flood depth is less than one foot (City of Lakewood 2018). However, large portions of the city could be flooded in flood events much larger than the 100-year flood and/or by dam failures upstream. Future housing projects implemented under the HEU would be assessed for flood risks and for compliance with the Lakewood Municipal Code (Article 8, Section 8030, *Floodplain Management Regulations*), with adoption of mitigation measures as required. No impact would occur.

XI. Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE AND PLANNING: <i>Would the project:</i>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) *Would the project physically divide an established community?***
- b) *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?***

Determination: No Impact.

Implementation of the programs contained in the HEU would accommodate development required to meet the City’s RHNA allocation. The proposed HEU would not conflict with any applicable land use plans, policies, or regulations and seeks to bring the Lakewood Municipal Code into compliance with state law and to conform to the policies of the Department of Housing and Community Development.

In addition, the City is fully built-out with virtually no vacant land available for development. As such, future housing projects developed in the City would not be likely to physically divide an established community, as projects would be required to comply with provisions and regulations in the Lakewood Municipal Code Article 8, Section 8000, *Building Regulations* and Article 9, *Planning – Zoning*. In addition, future housing projects implemented under the HEU would be required to undergo development review per the provisions of the Lakewood Municipal Code Article 9, Section 9480, *Development Review Board*, in order to determine compliance with land use and zoning regulations. As such, potential land use impacts, including potential physical division of established communities and conflicts with land use plans, policies, or regulations, would be evaluated at the time specific development projects implemented under the HEU are proposed and no impact would occur.

XII. Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES:				
<i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) ***Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?***
- b) ***Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?***

Determination: No Impact.

The City of Lakewood Comprehensive General Plan Conservation Element does not designate any portion of the City as a locally important mineral resource recovery site, nor have any mineral resources of statewide or regional importance been identified in the City (City of Lakewood 1996). Most of Lakewood is classified as MRZ-1, an area where adequate information indicates that no significant mineral deposits are present, or where little likelihood exists for their presence. No impact would occur.

XIII. Noise

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE: <i>Would the project result in:</i>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) ***Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***
- b) ***Would the project result in generation of excessive groundborne vibration or groundborne noise levels?***
- c) ***For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?***

Determination: No Impact.

Projects developed under the HEU would be reviewed on a case-by-case basis to ensure that persons are not exposed to construction-related or operational noise levels in excess of City standards, or the generation of excessive groundborne vibrations or groundborne noise levels. The City of Lakewood Comprehensive General Plan Noise Element contains goals and implementation programs to help mitigate noise impacts on the community. Most of these goals pertain to efforts to reduce noise impacts from railroad rights-of-way as well as noise generated by the Long Beach Airport. Additionally, the Lakewood Municipal Code includes regulations

relative to noise impacts that would be applicable to future housing projects implemented under the HEU. Specifically, construction of future housing projects would be required to comply with Lakewood Municipal Code Section 8019, *Permitted Hours of Construction*, which establishes hours of construction: 7:00 a.m. to 7:00 p.m., Mondays through Saturdays, and 9:00 a.m. to 7:00 p.m. on Sundays.

Future housing projects implemented under the HEU would also be required to undergo development review per the provisions of the Lakewood Municipal Code Article 9, Section 9480, *Development Review Board*, in order to determine compliance with operational noise levels. In addition, future project sites would also be assessed at the time of development for airport hazards including site location relative to the Clear Zone and Approach Safety Zone of the nearest public airport (Long Beach Airport located immediately adjacent to the City’s southwestern border), as identified in the *Los Angeles County Airport Land Use Plan* (December 1991). No development is currently proposed as part of this HEU, and no impact would occur.

XIV. Population and Housing

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING:				
<i>Would the project:</i>				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?***
- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

Determination: No Impact.

According to the HEU, as of 2019, the American Community Survey estimates that the City of Lakewood has a population of 80,292, which is an increase of 244 persons, or 0.3 percent, from the 2010 U.S. Census figure of 80,048 (City of Lakewood 2021).

The SCAG Regional Transportation Plan (RTP) model projects the City's population increasing to 84,500 by the year 2045. Since the City had a similarly sized population in the past, which was adequately housed in fewer dwelling units, the existing housing stock is available to accommodate the expected population growth. According to the U.S. Census, there were an estimated 24,208 dwelling units in 1970, which grew to 26,697 in 2019. In addition to those 2,489 new dwelling units, the City continues to experience considerable investment by homeowners who are upgrading their homes with the addition of bedrooms and additional living spaces such as accessory dwelling units (ADUs). With recent updates to the state ADU laws, there is potential for the current housing stock to accommodate a higher population than the current population. It is anticipated that with the adoption of the City's Housing Element and implementation of its programs, including updates to the current land uses and density designations, the City will be able to accommodate the projected population through the construction of additional housing units as population growth generates a need for additional housing (City of Lakewood 2021).

The HEU utilizes the 2021-2029 RHNA to plan for and accommodate expected population growth. Implementation of the programs contained in the document would accommodate development required to meet the City's RHNA allocation. Under the HEU, the City is expected to accommodate the RHNA of 3,922 dwelling units plus a 15 percent buffer to ensure no net loss of housing in the event housing inventory sites do not develop to their full capacity (up to 4,510 units). As such, the proposed HEU would not induce significant population growth. Rather, the HEU would implement programs required by the state to provide additional affordable housing opportunities. Additionally, the forecast population growth associated with buildout of the HEU would occur incrementally through 2029, allowing for development of necessary services and infrastructure commensurate with the proposed growth.

Additionally, since Lakewood is fully built-out, significant increases to current population levels are not expected as a result of the proposed HEU, nor would the HEU require the displacement of any existing people or housing as a result. No impact would occur.

XV. Public Services

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a)i) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?**
- a)ii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?**
- a)iii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?**
- a)iv) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant**

environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?

a)v) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

Determination: No Impact.

Fire protection services for the City are provided by the Los Angeles County Fire Department (LACFD), and police protection services are provided by the Los Angeles County Sheriff's Department (LACSD). Future residential development that would be constructed under the HEU would be expected to increase the demand for these public services.

As a highly urbanized community, most of the land with a residential land use designation within the City is served by streets, storm drains, public sewer and water lines, and other infrastructure and utilities. New or improved infrastructure may be needed to serve the future housing sites when they are developed; however, potential impacts related to public services for future residential projects would be assessed at the time specific development projects are proposed.

In addition, the payment of developer impact fees (DIF) would be required based on the City's developer fee schedule in place at the time of development to offset potential impacts on public services including fire and police protection, schools, parks, and other public facilities. Relative to schools, the payment of developer impact fees (DIF) would be required in accordance with Senate Bill 50, which requires payment of mandatory impact fees to offset any impact to school services or facilities. The provisions of Senate Bill 50 are deemed to provide full and complete mitigation of school facilities impacts, notwithstanding any contrary provisions in CEQA or other state or local laws (Government Code Section 65996). With regard to the student generation that would occur with future residential development under the HEU, future residential developers would be required to submit DIF payments either the Long Beach Unified School District (LBUSD), the ABC Unified School District (ABCUSD), the Bellflower Unified School District (BUSD), or the Paramount United School District (PUSD), as the City falls within these four district boundaries.

Future housing projects would be assessed at the time specific development projects are proposed and project-specific mitigation measures would then be adopted as required, in conformance with CEQA. Since the proposed HEU itself would not result in any development or physical changes to the environment that might have the potential to impact fire and police protection services, schools, parks, or other public facilities, no impact would occur.

XVI. Recreation

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***
- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?***

Determination: No Impact.

New residential development that would be facilitated by the HEU may result in the increased use of existing recreational facilities or the need for construction or expansion of recreational facilities to meet the needs of new residents. There are several existing parks and recreational facilities within the City, and the availability, maintenance, and management of parks and recreation facilities are covered by the City’s Recreation and Community Services Department.

Similar to public facilities and services, future residential development that would occur under the HEU would be required to submit DIF payments to the City to offset impacts to parks and recreational facilities. The proposed HEU is a policy document and its adoption would not result in any development or physical changes to the environment that might have the potential to impact parks and recreational facilities. No impact would occur.

XVII. Transportation

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION: <i>Would the project:</i>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) *Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit roadway, bicycle and pedestrian facilities?***
- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?***
- c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***
- d) *Would the project result in inadequate emergency access?***

Determination: No Impact.

The revised project proposes updates to the City’s Housing Element that are primarily limited to background information updates and policy updates in accordance with state law. The project does not propose rezoning; rather, it identifies future candidate sites that would be rezoned within three years of Housing Element adoption. Future rezoning activities necessary to fulfill the City’s RHNA would be subject to City review and approval, and would be analyzed in accordance with CEQA requirements.

New residential development associated with the proposed HEU would typically be expected to result in additional vehicular trips and the increased use of streets for all modes of transportation. In order to avoid conflicts with circulation system programs, plans, ordinances, and policies including transit, roadway, bicycle and pedestrian facilities, the future residential development anticipated by the proposed HEU would be required to be consistent with the City’s General Plan Circulation Element and the most current development standards in place at the time of

development. In addition, project-specific traffic impact analyses that includes an assessment of Vehicle Miles Traveled (VMT), geometric roadway design features, and construction and operational emergency access, would be required for each residential development, in accordance with CEQA, as well as submittal of a street DIF payment to offset potential traffic and transportation impacts.

In addition, as mentioned previously, construction of future development projects would be required to conform to all City of Lakewood, LACFD, and LACSD access standards to allow adequate emergency access during construction.

Since no development is currently proposed as part of this HEU, no impact would occur.

XVIII. Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCE:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a)i) *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of*

the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

- a)ii) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.***

Determination: No Impact.

The City, as the Lead Agency pursuant to CEQA and as required by AB 52, has consulted with the local Native American Tribes in the project area. Tribes that are located regionally include the following: Gabrieleno Band of Mission Indians - Kizh Nation; Gabrieleno/Tongva San Gabriel Band of Mission Indians; Gabrielino /Tongva Nation; Gabrielino Tongva Indians of California Tribal Council; Juaneno Band of Mission Indians Acjachemen Nation – Belardes; Santa Rosa Band of Cahuilla Indians; and Soboba Band of Luiseno Indians. Consultation with these Tribes was initiated by the City on September 8, 2021. As of the date of this document, no responses were received from any of the Tribes.

As discussed under Section D.V, *Cultural Resources*, of this IS/ND, future development in the City has the potential to cause a substantial adverse change in the significance of a cultural resource. However, future residential development implemented under the HEU would be required to conduct government-to-government consultation under the requirements of Public Resources Code Section 21080.3.1(b), following the protocol pursuant to Assembly Bill 52 and Senate Bill 18 regarding notification and consultation with Native American Tribes. The potential impacts to tribal cultural resources of future residential projects would be assessed at the time specific development projects are proposed. Mitigation measures would then be adopted as required, in conformance with CEQA. However, the HEU is a policy document consisting of a housing program and its adoption would not, in itself, produce environmental impacts, including impacts relative to tribal cultural resources. No impact would occur.

XIX. Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS:				
<i>Would the project:</i>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) ***Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***
- b) ***Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?***
- c) ***Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

- d) *Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?***
- e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?***

Determination: No Impact.

Lakewood is served by two water service providers: the Golden State Water Company and the City (Lakewood Water Resources Department). The Consolidated Sewer Maintenance District (CSMD) of the Los Angeles County Sewer Maintenance Districts (SMD) provides operation and maintenance services for the City's sewer facilities. Electricity is provided by Southern California Edison, natural gas is provided by Southern California Gas, and telecommunications services are provided by Frontier Communications.

Solid waste services for the City are provided through a private solid waste hauling contractor. The City's solid waste is transported to the Savage Canyon Landfill (Solid Waste Information System [SWIS] Number 19-AH-0001) located at 13913 Penn Street in the City of Whittier, approximately 16 miles to the northeast. According to the CalRecycle website, the Savage Canyon Landfill has a maximum permitted capacity of 19,337,450 cubic yards (cy) with a remaining capacity of 9,510,833 cy. The estimated cease operation date for this landfill is December 2055 (CalRecycle 2021).

New residential development that would be facilitated by the HEU would be expected to increase the burden on existing utilities and service systems involving water, wastewater treatment storm water drainage, electricity, natural gas, telecommunications, and solid waste disposal. Future development anticipated by the HEU would occur primarily on sites already served by well-established utilities service systems, and there would not be a significant need for the expansion of existing systems or the construction of new systems. However, future development would be required to ensure that adequate water supplies and wastewater capacity would be available to serve the project's projected demand in addition to the provider's existing commitments. Future projects would also be required to demonstrate that proposed developments would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, and would comply with federal, state, and local management and reduction statutes and regulation related to solid waste.

Since the potential impacts related to utilities for future residential projects would be assessed at the time specific development projects are proposed, and no development is proposed as part of this HEU, no impact would occur.

XX. Wildfire

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE:				
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*
- b) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- c) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other*

utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

- d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Determination: No Impact.

According to the City’s HMP, the risk of wildland/urban interface fires in Lakewood is nonexistent due to its highly urbanized nature (City of Lakewood 2018). The City is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. No impact would occur.

XXI. Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) ***Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?***
- b) ***Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?***
- c) ***Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

Determination: No Impact.

As discussed in the above sections of this IS/ND, the HEU is a policy document consisting of a housing program and its adoption would not, in itself, produce environmental impacts, because no actual development is proposed as part of the HEU.

As discussed under Section D.IV, *Biological Resources*, of this IS/ND, future housing projects that would be implemented under the HEU would be reviewed on a case-by-case basis to evaluate the potential impacts to biological resources, including cumulatively considerable biological resource impacts, of those projects in accordance with CEQA, and mitigation measures would be adopted, as required.

As discussed under Section D.V, *Cultural Resources*, of this IS/ND, future development in the City has the potential to cause a substantial adverse change in the significance of a cultural resource. However, future residential development implemented under the HEU would be required to conduct project-specific cultural resource assessments at the time specific development projects are proposed, including an analysis of cumulatively considerable cultural resource impacts, and to implement mitigation measures, as required. In addition, as discussed under Section D.XVIII, *Tribal Cultural Resources*, future residential development implemented under the HEU would be required to conduct government-to-government consultation under the requirements of Public Resources Code Section 21080.3.1(b), following the protocol pursuant to AB 52 regarding notification and consultation with Native American Tribes.

In addition, future housing projects implemented under the HEU would be required to undergo development review per the provisions of the Lakewood Municipal Code Article 9, Section 9480, *Development Review Board*, in order to determine compliance with all City regulations.

Therefore, the proposed project would not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or

wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The proposed project would not have impacts that are individually limited, but cumulatively considerable, nor would the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. No impact would occur.

SECTION E. REFERENCES

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Southern California Association of Governments. 2021. *6th Cycle Regional Housing Needs Assessment*.

SECTION F. LIST OF PREPARERS

City of Lakewood (Lead Agency)

Community Development Department
5050 Clark Avenue
Lakewood, CA 90712

Paul Kuykendall, AICP, Senior Planner

Michael Baker International (Environmental Analysis)

3536 Concourse Street, Suite 100
Ontario, CA 91764

Emily Elliott, Project Manager

Alicia Gonzalez, Quality Assurance/Quality Control

Renee Gleason, Senior Environmental Analyst

Linda Broberg, Document Preparation

PEC RESOLUTION NO. 21-2021

RESOLUTION NO. 21-2021

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING WITH REPORT AND FINDINGS THAT THE CITY COUNCIL AMEND THE GENERAL PLAN BY ADOPTING THE 2021-2029 HOUSING ELEMENT UPDATE AND THE RELATED NEGATIVE DECLARATION.

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, having submitted to it General Plan Amendment No. 2022-1, along with exhibits thereof, hereby submits its report and recommendation to the City Council.

SECTION 2. The Planning and Environment Commission hereby reports that a public hearing on the adoption of General Plan Amendment No. 2022-1 was held before it in the City Council Chambers, 5000 Clark Avenue, Lakewood, California, on December 9, 2021, pursuant to notice given in the time and manner required by law. 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 said Minutes to the Resolution as said summary when prepared, whether or not first approved by the Planning and Environment Commission.

SECTION 3. The Planning and Environment Commission finds that the City Council has heretofore adopted a General Plan of Land Use, including a Housing Element, a Circulation Element, a Conservation Element, an Open Space Element, a Noise Element, a Safety Element, an Air Quality Element, a Recreation and Community Services Element, and an Economic Development Element by Resolution 20-96 and subsequent amendments.

SECTION 4. The Planning and Environment Commission further finds that the General Plan has not been amended during the 2021 calendar year and this amendment shall be known and designated as General Plan Amendment No. 2022-1.

SECTION 5. Pursuant to the terms and provisions of the California Environmental Quality Act Guidelines and Resolution No. 73-29, as amended, the Director of Community Development, following the completion of an Initial Study, has caused to be prepared a Negative Declaration, pursuant to Section 15070 of the California Environmental Quality Act Guidelines. Based on the checklist and Initial Study and required mitigation measures, this project is found to have no significant effect on the environment.

SECTION 6. The Planning and Environment Commission finds that the 2021-2029 Housing Element of the City of Lakewood should be adopted for the following reasons:

A. The proposed Housing Element Update will help implement the housing development goals of the General Plan, which includes goals to encourage development of housing for all economic groups.

B. The proposed amendment will facilitate significant progress in the City's effort to provide its fair share of new housing for the region, as specified by the SCAG Regional Housing Needs Assessment (RHNA).

SECTION 7. Based on the aforementioned findings, the Planning and Environment Commission recommends to the City Council that the City Council prepare and adopt, following the holding of a public hearing as required by law, General Plan Amendment No. 2022-1 adopting the 2021-2029 Housing Element.

ADOPTED AND APPROVED this 9th day of December 2021, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS: Baca, Manis, McKinnon, Samaniego
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS: Ung
ABSTAIN:	COMMISSIONERS:



 Jan McKinnon, Chairperson

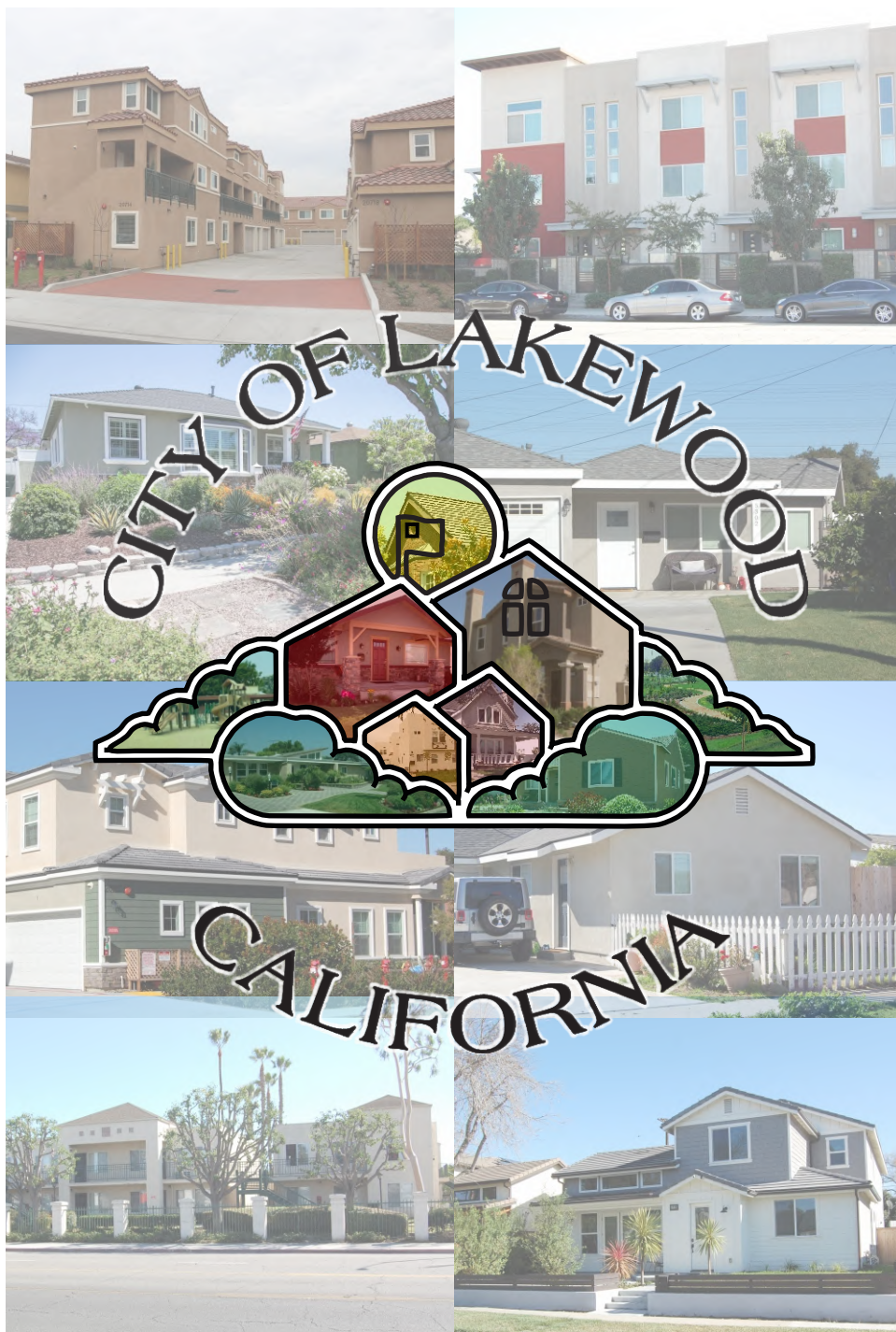
ATTEST:



 Abel Avalos, Secretary

**DRAFT 2021-2029
HOUSING ELEMENT**

Draft Housing Element



6th Cycle - 2021-2029

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ACKNOWLEDGEMENTS

City Council

Jeff Wood – Mayor

Steve Croft – Vice Mayor

Ariel Pe – Council Member

Todd Rogers – Council Member

Vicki Stuckey – Council Member

City Manager

Thaddeus McCormack

Planning and Environment Commission

Linda Manis – Chair

Jan McKinnon – Vice Chair

Pete Samaniego – Commissioner

Joe Ung – Commissioner

Bill Baca – Commissioner

Community Development Staff

Abel Avalos – Director of Community Development

Paul Kuykendall, AICP – Senior Planner



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I. INTRODUCTION

The City of Lakewood (City) 2021-2029 Housing Element (Housing Element) has been prepared in compliance with the State of California Government Code Section 65302 and in conformance with the Housing Element Guidelines as established by the California Department of Housing and Community Development (HCD).

A. PURPOSE AND CONTENT

The Housing Element is an official policy statement of the City with regards to the types and quantities of housing planned in Lakewood. It identifies actions to meet the housing needs of the full spectrum of City residents at all income levels. The policies contained in this Housing Element are a local expression of the statewide housing goal of “attaining decent housing and a suitable living environment for every California family.” The Housing Element analyzes existing housing conditions in light of the constraints that are faced by the housing market and resources available. The Housing Element also identifies opportunities for improving and expanding Lakewood’s housing supply for its residents and local businesses.

The Housing Element is a long-range policy document that is internally consistent with the other elements of the General Plan. It is also comprehensive, in that it considers all geographic areas of the City, and that consideration is given to the complete range of housing stock and to all economic segments of the community and its residents.

The Housing Element must address not only current housing issues, but also the City’s housing needs through the year 2029. The Housing Element will be reviewed and updated approximately every eight years thereafter, so that it may respond to the community's changing conditions and needs. Additionally, the City prepares an annual report each year during the planning period that documents its progress in implementing the Housing Element and General goals and policies, and the report is reviewed by the City Council and the Planning and Environment Commission prior to being submitted to HCD and OPR as required by State law.

State Housing Element law requires “an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs.” Specially, the law requires:

1. An analysis of population and employment trends
2. An analysis of household characteristics
3. An inventory of suitable land for residential development
4. An identification of a zone or zones where emergency shelters are permitted by right
5. An analysis of the governmental and non-governmental constraints on the improvement, maintenance, and development of housing
6. An analysis of special housing needs



7. An analysis of opportunities for energy conservation; and
8. An analysis of publicly assisted housing developments that may convert to non-assisted housing developments

Lakewood's housing production needs stem from both local and regional housing needs and from market conditions. These conditions include the following:

- New housing is needed as regional employment and population growth generate a demand for new housing throughout Southern California.
- New housing is needed as Lakewood's current population increases and ages.
- New housing construction is needed to replace some of Lakewood's older housing stock that is too severely deteriorated to rehabilitate or cannot be adapted to the needs of residents.
- New housing is needed when vacancy rates are low to ensure reasonable levels of choice and mobility in the marketplace.
- New housing is needed to address the special needs of residents; and
- New housing is needed to Affirmatively Further Fair Housing.

B. RELATIONSHIP TO OTHER ELEMENTS AND PLANS

Government Code Section 65300.5 requires that the General Plan and its elements be an integrated and internally consistent statement of policies. This update of the Housing Element has been prepared in a manner making it internally consistent with other elements and areas of the General Plan.

The Housing Element is implemented primarily by the Lakewood Municipal Code. The Municipal Code contains ordinances, including those that pertain to the subdivision regulations, zoning ordinance, and building code. Implementation of the Housing Element also benefits from special activities and programs authorized by the Lakewood City Council, the City's Community Development Block Grant (CDBG) Consolidated Plan, and through the development of affordable housing sites purchased by the former redevelopment agency (which are overseen by the Lakewood Successor Agency).

State law requires that jurisdictions update the Safety Element of the General Plan along with the Housing Element. The City is preparing the required update to the Safety Element, which will be adopted after the Housing Element. State also requires that many cities adopt new Environmental Justice Elements, when two or more elements are updated. Jurisdictions with census tract CalEnviroScreen (CES) scores in the top 25th percentile of the state are mandated to adopt Environmental Justice Elements. The City has a single tract, with a CES value of 83, necessitating the creation and adoption of an Environmental Justice Element. The City will begin drafting the Environmental Justice Element concurrently with the Safety Element.



Throughout the 6th Cycle, Community Development Department Staff will ensure that the Housing Element and the other elements of the General Plan remain internally consistent. The Housing Element will necessitate amendments to the Land Use Element and other elements as appropriate. Staff will carefully evaluate any changes to the General Plan to ensure that they directly implement and are consistent with the Housing Element.

C. USE OF RELEVANT AND CURRENT DATA

In the preparation of this Housing Element, data and information on Lakewood's socioeconomic, demographic, and housing statistics was compiled from a variety of sources, including: the U.S. Census, the California Department of Finance, the California Employment Development Department, the Southern California Association of Governments (SCAG), and City of Lakewood CDBG Consolidated Plan.

A key source of information is the 6th Cycle Regional Housing Needs Assessment (RHNA), formulated by SCAG, which identifies the existing and future housing needs for the region and each local jurisdiction, including the City of Lakewood. The RHNA forecasts the housing demand and determines the total housing need by four economic segments within each jurisdiction.

D. CITIZEN PARTICIPATION

As required by State Law (Government Code Section 65588(c)), all economic segments of the community must be provided an opportunity to review and comment on the Housing Element. In compliance with this requirement, community meetings and public workshops on the Draft Housing Element were held on the following dates:

- Tuesday, February 23, 2021 City Council Study Session, 6 pm - 7 pm
via Zoom Video Conferencing
- Tuesday, April 5, 2021 Lakewood Public Hearing with City Council
- Wednesday, May 5, 2021 Community Meeting #1,
via Zoom Webinar, 5 pm - 7 pm
- Wednesday, May 26, 2021 Community Meeting #2,
via Zoom Webinar, 5 pm - 7 pm
- Thursday, September 2, 2021 Planning and Environment Commission
Study Session 7 pm – 8pm
- Thursday, October 7, 2021 Lakewood Public Hearing with PEC 7 pm
- Tuesday December 7, 2021 AFFH Community Meeting
via Zoom Webinar, 5:30 – 7pm
- Thursday December 9, 2021 Planning and Environment Commission



Public Hearing 7pm – 8:30pm

Notification of the community meetings were emailed to housing advocates, developers, community, regional, and fair housing organizations, and the public via the Lakewood E-Magazine, published in Lakewood Community News, and personally emailed where contact information was available. For the AFFH Community Meeting on December 7, 2021, the City contacted all known faith-based and housing services stakeholders via phone, postal mail, and e-mail in addition to standard noticing procedures. Notices were also posted at City Hall and on the City's website (www.lakewoodcity.org). Copies of the Draft Housing Element were made available for review at Lakewood City Hall and on the City's website. Due to the COVID-19 pandemic, online meetings and virtual opportunities for engagement replaced in-person workshops for Community Meetings #1 and #2 to meet social distancing guidelines. Spanish language communication was offered as an option to participants of the workshops. Virtual meeting links were made available on the City's website and distributed through the City's mailing list. The recordings of each workshop were made available on social media websites like Vimeo and on the City's website after the event. Feedback was received via the poll and question-and-answer functions in the online meeting platform, in a facilitated question period after the presentation, and through a survey link available on the City's website.

Survey Feedback:

The City conducted an online survey available in both English and Spanish to receive community input on housing needs and strategies in Lakewood. The survey received 309 responses. The survey asked a series of demographic questions pertaining to gender, age, race, education, household income, housing tenure status, and relationship to Lakewood. The survey then asked respondents a series of questions pertaining to housing need in Lakewood, followed by a series of questions regarding housing discrimination in Lakewood, reasonable accommodation, and the development of affordable housing.

Most of the survey respondents were homeowners living in single-family units, which generally reflects the tenure and typology of Lakewood as a whole. Generally, respondents were white and had incomes above \$100,000 a year. Survey results indicated that the ability to afford rents and mortgages, as well as high down payment requirements were primary factors limiting housing choices in Lakewood. Survey results indicated a preference for housing to take the form of detached single-family homes, while duplexes and townhomes ranked second and third.

Webinar Feedback:

At the two public outreach webinars, held May 5 and May 26, 2021, major feedback from the public included requests that the City minimize rezoning to meet the RHNA, general opposition to significant new housing construction, and requests for the City to count additional ADUs toward the RHNA. Participants expressed a desire to retain Lakewood's existing character by preserving single-family uses. One community member expressed concern over additional housing in the eastern part of Lakewood.



Residents expressed a desire to avoid large-scale rezoning of stable, single-family neighborhoods. Additionally, residents indicated a preference for avoiding extremely high residential or mixed-use zones (specifically densities over 100 du/ac and/or heights exceeding 6 or more stories) in favor of more moderate density options. Some residents expressed concern over the potential displacement of religious and commercial facilities. Other residents indicated support for new mixed-use zoning and increased multi-family densities. Finally, some respondents advocated for increasing the number of ADUs credited towards the RHNA, as the City has thousands of single-family homes with additional zoned capacity, and strong recent trends supporting increased ADU development. Where feasible and appropriate, this feedback was incorporated into the City's RHNA strategy.

Stakeholder Interviews

The City consulted with different housing developers and non-profit agencies that are interested in developing housing in Lakewood. One of the primary concerns expressed by most of these groups is the possibility for community resistance to new development. The stakeholders indicated support for allowing mixed-use zoning and adding new multi-family zoning as options to increase housing development.

The stakeholders generally expressed support for more relaxed development standards, such as open-space and setbacks, which may require variances in the present form. Multiple stakeholders indicated that mixed-use standards should be crafted carefully to ensure the financial viability of residential development.

Finally, multiple stakeholders indicated a desire for streamlined and expedited review, which adds substantial time and cost to housing development in Lakewood.

Response to Community Input

Where feasible and appropriate, the City incorporated community input into the Housing Element. Key actions taken to address community and developer concerns included:

- **Disproportionate housing needs.** Some community members cited how difficult it is to find large family homes that are affordable for young families. Potential solutions discussed were increased accessory dwelling units (ADUs) and affordable units, especially on church property. Responses also noted that east Lakewood has disproportionate housing needs as compared to the rest of the City. To address these responses, program sections E and F were included to address disproportionate housing needs and AFFH issues, including those issues affecting east Lakewood. Additionally, programs A-7, B-9 and B-10 were added to assist the development of ADUs. Programs have also been included to increase housing typologies to increase the number of affordable units, such as programs B-13.
- **Housing Information/Resources/Counseling.** Some community participants reported having experienced or know someone who has experienced discrimination related to housing, and that this discrimination was based on race/ethnicity. Two-thirds of



respondents were unaware of what resources to call on or where to go regarding discrimination in housing choice.

Addressing this feedback, the City has included programs E-1 (Fair Housing Education and Counseling), F-6 (Fair Housing Outreach and Enforcement), G-1 (Housing Information) and G-3 (Source of Income Protection/ Housing Mobility).

- **Allow mixed-use development.** As a key strategy to meet the RHNA, the City will be adopting a mixed-use ordinance to allow housing in commercial zones and light manufacturing zones.
- **Preserve existing single-family neighborhoods.** The City is limiting the scope of rezoning in single-family neighborhoods and concentrating new development in areas already designated for medium/high density residential development, commercial access, and transportation options.
- **Revise development standards.** Per Program B-5 in the Housing Element, the City is committing to a comprehensive review of its development standards to ensure that they facilitate development at the maximum density allowed under the General Plan.
- **Streamlined review.** As a part of the revised zoning code, the City will promote “by-right” and ministerial review of multi-family and mixed-use housing projects that meet objective code requirements and contain affordable housing.

The City will continue to provide information on the Draft Housing Element and solicit input from all economic segments of the community and other key stakeholders until the Housing Element is certified by HCD. A public hearing will be held for the adoption of the Draft Housing Element by the City Council. In addition, as required by Government Code Section 65589.7, upon the adoption of this Draft Housing Element, the City shall distribute a copy of the Housing Element to the area water and sewer providers. They include the City of Lakewood Water Resources Department, the Golden State Water Company, the Metropolitan Water District, and the County Sanitation Districts of Los Angeles County.



II. CITY PROFILE

The City of Lakewood is located in southern Los Angeles County, about 23 miles southeast of Los Angeles and 15 miles northeast of the Port of Long Beach. As one of the “Gateway” cities, it lies in the heart of an extensive freeway network connecting it to Orange County to the east and greater Los Angeles County to the west and north.

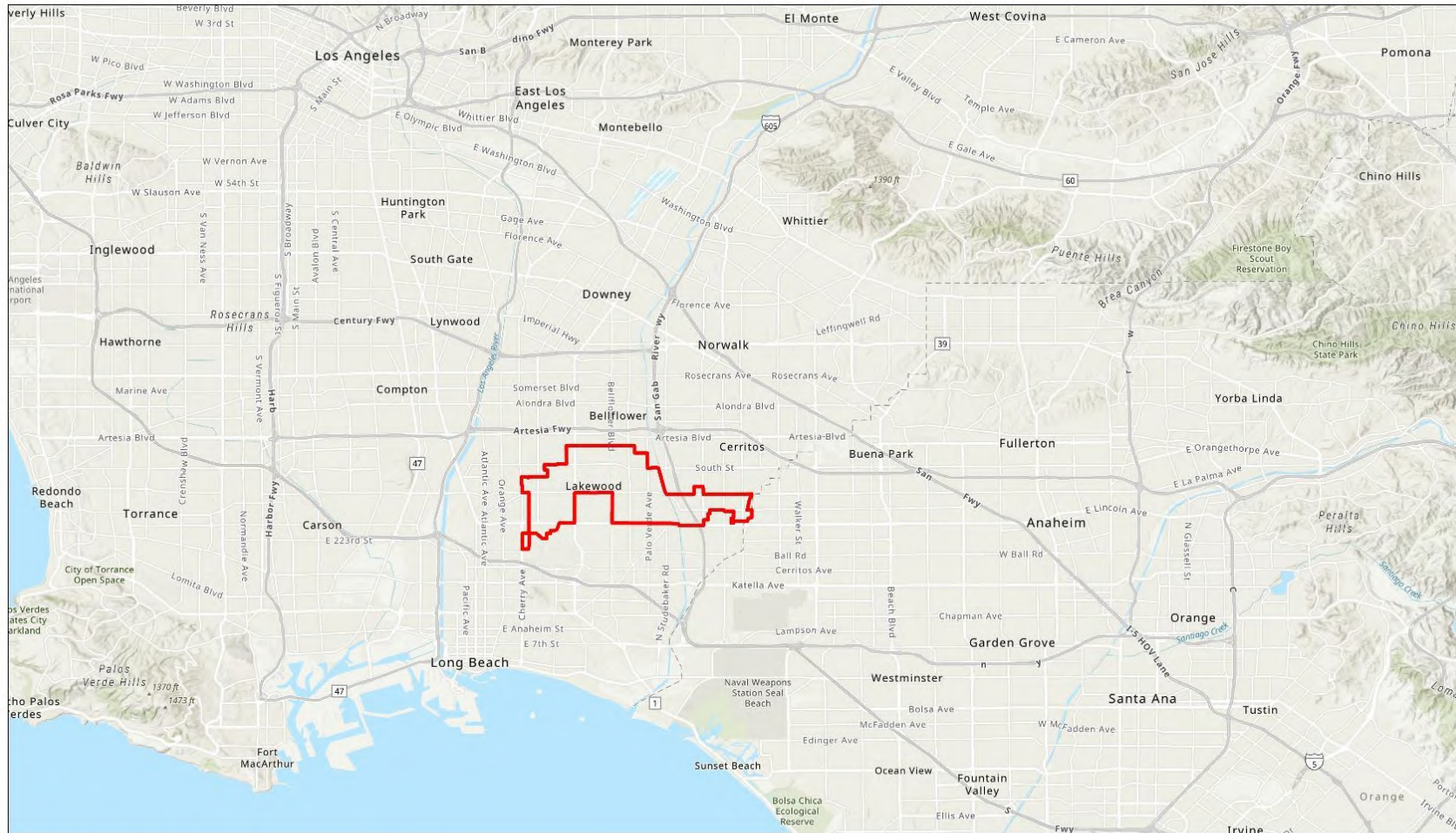
Lakewood is 9.5 square miles and has about 150 miles of streets and 300 miles of sidewalks. More than 36,000 trees line city streets and shady city parks. About 150 acres of the city are devoted to parks and other landscaped open space.

Incorporated on April 16, 1954, Lakewood is recognized as the original contract city, having established the blueprint for contracting for essential city services. Today it is recognized as a diverse community and a great place to raise a family.

Figure 1 depicts the City of Lakewood's location in a regional context.



Figure 1: Regional Location



0 1.5 3 6 Miles

City Boundary

CITY OF LAKEWOOD HOUSING ELEMENT

Regional Location

LOCAL CONTEXT



A. POPULATION CHARACTERISTICS

As of 2019 the American Community Survey estimates the City of Lakewood has a population of 80,292, which is an increase of 244 persons, or 0.3 percent from the 2010 U.S. Census figure of 80,048. The City's population grew rapidly from the time of incorporation in 1954 to approximately 83,000 people in 1970. After 1970, population growth patterns started to shift. As illustrated in Figure 2, between 1970 and 1990 the City's population declined by 9,416 residents. However, housing units in the City continued to increase from 24,208 in 1970 to 26,795 in 1990 and to 27,470 in 2010.

The SCAG Regional Transportation Plan (RTP) model projects the City's population increasing to 84,500 by the year 2045. Since the City had a similarly sized population in the past, which was adequately housed in fewer dwelling units, the existing housing stock is available to accommodate the expected population growth. According to the U.S. Census, there were an estimated 24,208 dwelling units in 1970, which grew to 26,697 in 2019. In addition to those 2,489 new dwelling units, the City continues to experience considerable investment by homeowners who are upgrading their homes with the addition of bedrooms and additional living spaces such as accessory dwelling units (ADUs). With recent updates to the State ADU laws, there is potential for the current housing stock to accommodate a higher population than the current population. It is anticipated that with the adoption of the City's Housing Element and implementation of its programs, including updates to the current land uses and density designations, the City will be able to accommodate the projected population through the construction of additional housing units as population growth generates a need for additional housing.



Figure 2: Lakewood Population and Housing Units Trends and Projections



Source: U.S. Census (1960-2010); 2019 American Community Survey 5-Year Estimates; SCAG 2016-45 RTP/SCS.

Note: 2045 housing unit projections are derived from household projections assuming similar vacancy rate (0.7 for homeowners, 5.7 for renters) during the RTP/SCS projection period

The decrease in population during the late twentieth century was not accompanied by a decrease in housing units (single-family homes, apartments, condominiums, and mobile homes). The number of housing units has been slowly and consistently increasing over several decades due to new construction. The reduction in population was associated with a decrease in household size. Many of the young couples who moved to Lakewood in the 1940s through 1960s to raise their families became one- or two-person households again as their children moved out of the home. This demographic transition is reflected in the changes in the City’s average household size, which declined from 3.77 in 1960 to 3.03 in 2000, and subsequently rose to 3.10 in 2010. The average household size then decreased and was approximately 3.06 in 2019.

SCAG notes that the most commonly occurring household size in Lakewood is of two people (27.7%) and the second-most commonly occurring household is of three people (19.9%). Lakewood has a lower share of single-person households than the SCAG region overall (19.4% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (1.7% vs. 3.1%).

As shown in Table 1, Lakewood’s recent population trends have generally been in line with those of Los Angeles County. All of the cities in the area are highly urbanized, and vacant residential land accounts for a relatively small percentage of their total area. This is especially true of Lakewood, whose rate of growth has trailed its surrounding jurisdictions and the County as a whole since 2000.



Table 1: Population of Lakewood and Los Angeles County, 1990 to 2019

Jurisdiction	1990	2000	2010	2019	Change 2010-2019	Pct.
Lakewood	73,557	79,345	80,048	80,292	244	0.3%
L.A. County	8,863,164	9,519,338	9,818,605	10,081,570	299,267	2.7%

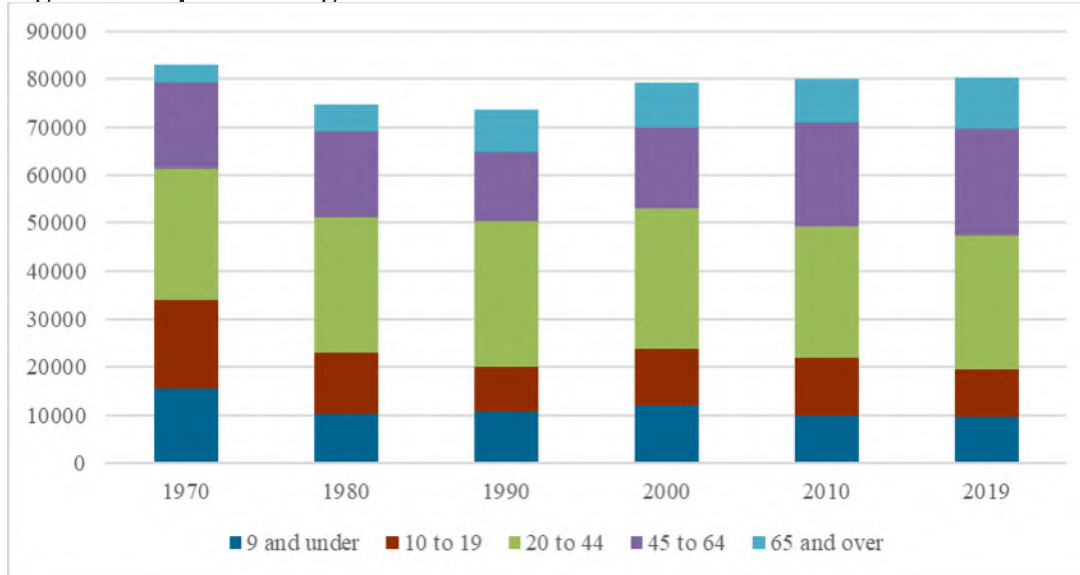
Source: U.S. Census (1990, 2000, 2010); 2019 American Community Survey 5-Year Estimates.

Local population increases anticipated over the upcoming eight years will likely be in the form of an increase in the number of persons per household as younger families move into the City. An increase in the residential population may also be attributed to the conversion of single-family homes in the M-F-R zone being redeveloped into multifamily homes, the construction of ADUs, intensification of existing multifamily-designated parcels, and redevelopment of underutilized non-vacant commercial or industrial sites to residential or mixed-use development.

Age

Figure 3 below shows the evolution of the City’s age pyramid from 1970 to 2010. The City’s demographic trends during this period indicate a decline in the under-20 population (due to families having fewer children), an increase in the 20-to-64 age group (home-buying and family-raising years), and an increase in persons over the age of 65 (primarily original homeowners who moved to Lakewood in the 1950s).

Figure 3: Population Age Distribution



Source: American Communities Survey, 2019

The aging of the City’s population will continue to heavily influence the size of the labor force. The population born during the “baby boom” years (generally defined as 1946 to 1964) is now 57 to 75 years old. The number of people in the employment age range of 20 to 64 has increased since 1970, both in terms of raw numbers and as a percentage of the City’s overall population.



However, with the aging of the population, the percentage of people of working age is expected to decrease for some time to come.

Race and Ethnicity

Lakewood has become a very diverse and multicultural community. In 2010 Lakewood was named one of California’s most diversifying cities by the Public Policy Institute of California, and more recent census data shows that Lakewood’s racial and ethnic diversity closely mirror the diversity of Los Angeles County as a whole.

The data presented in Table 2: Race and Ethnicity, 2019 indicates that 34.3 percent of the City’s total population consider themselves as Non-Hispanic White. The other ethnic compositions of the City include 33.8 percent Hispanic or Latino of any race, 18.7 percent Asian, and 8.6 percent Black. About 3.2 percent of City residents identify themselves as being of two or more races. This compares to the ethnic composition countywide of 48.5 percent Hispanic or Latino of any race, 26.2 percent Non-Hispanic White, 14.4 percent Asian, and 7.8 percent Black. The percentage of the Non-Hispanic White population in the City continues to decline as the percentage of other racial and ethnic groups increase, as shown in Figure 4: Racial and Ethnic Trends in Lakewood, 2000 - 2019.

Table 2: Race and Ethnicity, 2019

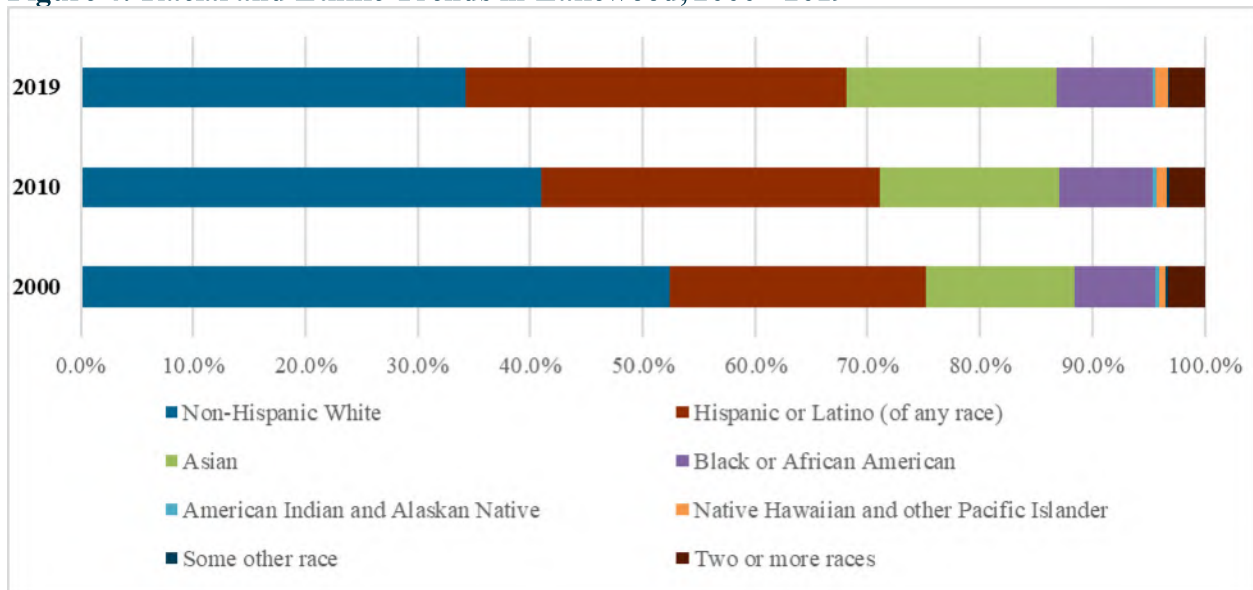
Race/Ethnicity	Lakewood		Los Angeles County	
	Count	Percentage	Count	Percentage
Non-Hispanic White	27,569	34.3%	2,641,770	26.2%
Hispanic or Latino (of any race)	27,123	33.8%	4,888,434	48.5%
Asian	14,984	18.7%	1,454,769	14.4%
Black or African American	6,898	8.6%	790,252	7.8%
American Indian and Alaskan Native	173	0.2%	20,831	0.2%
Native Hawaiian and other Pacific Islander	851	1.1%	24,597	0.2%
Some other race	93	0.1%	3,2413	0.3%
Two or more races	2,601	3.2%	228,504	2.3%
Total Population	80,292	100.0%	10,081,570	100.0%

Source: U.S. Census (2010); 2019 American Community Survey 5-Year Estimates.

Note: Hispanic/Latino is an ethnicity and can include members of any race. The data presented here reflect the non-Hispanic population of each race.



Figure 4: Racial and Ethnic Trends in Lakewood, 2000 - 2019



Source: U.S. Census (2000, 2010) and 2019 American Community Survey 5 year estimates.

B. EMPLOYMENT CHARACTERISTICS

Total Employment

The economic recession of the early 1990s contributed to the employment decline in Southern California; but by the mid-1990s, the regional economy began to recover. As shown in Table 3, SCAG estimated the City’s 2003 employment total at 16,700, which increased to 17,000 jobs in 2005. The decline to 15,700 jobs in 2008 was due in part to the economic downturn following the “housing bubble,” but the City’s employment total recovered, with an estimated total of 20,900 in 2016, and 22,500 in 2045 (projected). This is a projected increase of 7.6 percent. During this same period, employment countywide is estimated to increase by 13.5 percent.

Table 3: Total Employment

Year	Lakewood	Los Angeles County
2003	16,700	4,355,000
2005	17,000	4,397,000
2008	15,700	4,340,370
2016	20,900	4,743,000
2045*	22,500	5,382,000
% Growth 2016-2045*	7.6%	13.5%

Source: SCAG 2016-2045 RTP/Sustainable Communities Strategy growth forecast.

Note (*): These rows are based on the growth forecast.

The state of the economy and its effect on employment and job growth plays a significant role in housing demand, housing costs, and vacancy rates. During the post-housing bubble recession, the median home price of homes dropped in Lakewood, and the vacancy rate increased. In 2016, the



SCAG RTP noted that the jobs/housing ratio was 0.81, which was less than one job per housing unit. This ratio indicates a housing-rich city.

Labor Force

The labor force, by definition, includes the working population and those wishing to work. As presented in Table 4, the U.S. Census estimated the City’s 2019 labor force at 42,632, with 2,219 persons unemployed. The resulting unemployment rate was 5.2 percent. This rate was higher than the 5.0 percent witnessed during 1980, 1990, and 2000. The increase in unemployment is due to a prolonged recession. Employment and the labor force have increased dramatically since 1960. The City labor force grew from 39,375 in 2000 to an estimated 42,632 in 2019 despite a stable population size. This increase is due primarily to the entrance of more women into the labor force, and the demographic shift in age distribution from young to working age residents. These two factors will continue to cause increases in the labor force, although at lower rates than in the last few decades.

Table 4: Lakewood Labor Force, 1960-2019

Year	Labor Force	Percent of Total Population	Employed	Unemployed	Unemployment Rate
1960	25,059	37.3%	24,148	921	3.7%
1970	35,774	43.1%	33,761	2,013	5.6%
1980	39,189	52.5%	37,277	1,912	4.9%
1990	39,216	53.3%	37,519	1,697	4.3%
2000	39,375	49.6%	37,420	1,955	5.0%
2010	41,699	52.1%	39,373	2,326	5.6%
2019	42,632	53.1%	40,296	2,219	5.2%

Source: U.S. Census (1960-2000); 2010 data are from SCAG Existing Housing Needs Data Report (2012)/2005-2009 American Community Survey; 2019 American Community Survey 5-Year Estimates.

Note: Labor force and employment figures are for the population age 16 and over, except for the 1960 figures, which are for the population 14 and over.

Unemployment in Lakewood has historically been lower than the region and the nation. According to the U.S. Census 2019 American Community Survey 5-Year Estimates, Lakewood’s 2019 unemployment rate was 5.2 percent compared to 6.1 percent for the County. The stability of the population and labor force is an important factor in keeping the local unemployment rate low. The COVID-19 pandemic that began in 2020 caused large fluctuations to the national and state unemployment rates. However, unemployment rates for the region and for Lakewood are anticipated to decline as the effects of the pandemic wane.

Table 5 shows the occupations of Lakewood residents in 2019. The largest segment of the residents is in management and professional occupations (39.2%), followed by sales and office occupations (25.9%), and service occupations (15.9%).

The adaptation of the national economy from an industrial economy to a service economy has been influential in creating employment in the City. The trend of women increasingly entering the labor force will continue. According to the American Community Survey, an estimated 61.2% of Lakewood women were in the labor force in 2019.



Table 5: Occupations of Lakewood Residents, 2019

Occupation	Number	Percent
Management, business, science, and arts occupations	15,782	39.2
Service occupations	6,420	15.9
Sales and office occupations	10,426	25.9
Natural resources, construction, and maintenance occupations	3,011	7.5
Production, transportation, and material moving occupations	4,657	11.6
Total	40,296	100.0%

Source: 2015-2019 American Community Survey 5-Year Estimates, employed persons age 16 and older.

Industries

Table 6: Industries Employing Lakewood Residents, 2019 below shows the types of industries in which Lakewood residents are employed, and it describes a local employment profile that is roughly similar to that shown in Table 5. Educational, health and social services form the largest share of the industries employing City residents (25.4%), with retail trade second (11.5%) and manufacturing third (10.6%).

Manufacturing employment decreased from 5,226 jobs in 1990 to 4,271 jobs in 2019. The decline is due to a number of factors, including closure of the Boeing plant in Long Beach and a general shift in the United States away from manufacturing activity, as more companies decide to locate their production operations outside of the region. Additionally, the rapid increase in working from home, as well as the decline in in-store shopping and the rise of online shopping, may affect the occupations of Lakewood residents in the future. These changes may cause a decrease in retail trade occupations while increasing the share of transportation/warehousing industries.



Table 6: Industries Employing Lakewood Residents, 2019

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	234	0.6%
Construction	2,148	5.3%
Manufacturing	4,271	10.6%
Wholesale trade	1,345	3.3%
Retail trade	4,653	11.5%
Transportation and warehousing, and utilities	2,949	7.3%
Information	703	1.7%
Finance and insurance, and real estate and rental and leasing	2,170	5.4%
Professional, scientific, and management, and administrative and waste management services	3,727	9.2%
Educational services, and health care and social assistance	10,252	25.4%
Arts, entertainment, and recreation, and accommodation and food services	4,222	10.5%
Other services, except public administration	1,698	4.2%
Public administration	1,924	4.8%
Armed forces	117	0.1%
Total	40,296	100.0%

Source: 2015-2019 American Community Survey 5-Year Estimates, employed persons age 16 and older.

C. HOUSING AND HOUSEHOLD CHARACTERISTICS

Housing Growth Trends

During the 1990s, housing construction in the Southern California region did not keep pace with population growth. Between 1990 and 2000, Los Angeles County experienced a population increase of 11.5 percent while housing units increased by only 3.5 percent. This explains the increases in household size countywide during this time-period. It may also explain the increase in overcrowding in certain parts of the County.

Table 7: Lakewood Housing Units, 1960-2018 shows that in Lakewood, the pace of housing construction was even slower than in the County as a whole. During the 1990s, Lakewood’s housing stock increased by 515 units or 1.9 percent, while population increased by 5,788 people or 7.9 percent. Housing growth has been even slower so far in the twenty-first century. Since 2000, housing in Lakewood has essentially plateaued. In 2000, there were an estimated 27,310 housing units in the City. In 2018, there were an estimated 27,552 housing units in the City, an increase of 242 units over 18 years.

The slowdown in housing growth in Lakewood, as well as many other cities in highly urbanized southeastern Los Angeles County, is primarily a result of the lack of available land for residential development.



Table 7: Lakewood Housing Units, 1960-2018

Year	Housing Units	Percent Growth
1960	18,301	--
1970	24,208	32.3%
1980	26,250	8.4%
1990	26,795	2.1%
2000	27,310	1.9%
2010	27,470	0.6%
2018	27,552	0.3%

Source: U.S. Census (1960-2010); California Department of Finance, E-5, 2018, SCAG Local Profile Data – Lakewood, 2019.

Table 8 presents housing units permitted growth in Lakewood between FY 2015 and 2020. During this period, there were 194 new dwelling units permitted in the City. The increase in very low- and low-income housing during the years 2019 and 2020 is largely due to an increase in ADU construction.

Table 8: Housing Units Permitted

Year	Very Low Housing	Low Income Housing	Moderate Income Housing	Above Moderate Income Housing	Total Permitted
2015	-	-	-	52	52
2016	-	-	-	20	20
2017	2	-	-	48	50
2018	9	-	1	-	10
2019	13	4	-	-	17
2020	14	3	-	28	45
Total	38	7	1	148	194

Source: City of Lakewood Community Development Department General Plan Annual Reports

Housing Conditions

The majority of the City’s housing stock is in good condition. However, homes built more than 30 years ago are likely to require structural renovation and maintenance. According to information available from the U.S. Census and the County Assessor, more than two-thirds of the existing housing stock in Lakewood was built prior to 1960. Table 9: Age Distribution of Housing Stock shows that the majority (53.7%) of the homes in Lakewood were built in the 1950s. As Title 24 energy, lighting, and water conservation standards are updated generally every three years, it is likely that only the newest homes meet the most current standards. This situation strongly suggests there will be an increased need for sustainable improvements to Lakewood’s residential structures during the next decade.

In general, older homes require greater maintenance, which results in higher costs. This leads to deferred maintenance that further deteriorates the physical conditions of the homes in the City. In addition, older deteriorated structures often violate building code standards and lack safety features such as fire suppression, home security devices, and seismic safety retrofits. In fact, stringent seismic safety codes were not developed until after the 1971 Sylmar earthquake. After that event,



many building codes, including Lakewood’s, were revised to ensure that structures could withstand seismic activity I of similar magnitude.

Table 9: Age Distribution of Housing Stock

Year of Construction	Percent of Total
Built 2010 or later	0.9%
Built 2000 to 2009	1.3%
Built 1990 to 1999	2.7%
Built 1980 to 1989	4.0%
Built 1970 to 1979	8.0%
Built 1960 to 1969	17.3%
Built 1950 to 1959	53.7%
Built 1940 to 1949	10.7%
Built 1939 or earlier	1.4%

Source: 2015-2019 American Community Survey 5-Year Estimates

The City’s Community Conservation Representatives (CCRs) operate on a reactive basis and investigate approximately 1,050 code cases annually. Staff estimates that one to two (1.5) cases each year are investigated where a property demonstrates extensive dilapidation requiring significant repairs to be safe and habitable. Based on code enforcement trends, the City estimates that approximately 12 homes will need significant repair or replacement over the next eight years.

Housing Costs

In 2019, the median rental price for the City of Lakewood was \$1,839 and the median home price was approximately \$568,600. It should be noted that these median rental and home prices were estimated prior to the global COVID-19 pandemic. One of the economic impacts seen in California during the COVID-19 pandemic was a rapid increase in home prices, potentially caused by increased demand for housing in suburban settings such as Lakewood, a rapid increase in remote work, and doubling up of family units living together as part of social distancing efforts. As a result, home and rental values in the year 2021 are estimated to be significantly higher and continue to rise. According to the real-estate tracking website Redfin, the median home sale price in 2021 was approximately \$760,000, a substantial increase over historic housing prices.¹

¹ Redfin, 2021. <https://www.redfin.com/city/10167/CA/Lakewood/housing-market>



Table 10: Average Rent and Median Home Prices, 2012 and 2019

Median Rental Prices	2012	2019
Lakewood	\$1,501	\$1,839
Los Angeles County	\$1,187	\$1,460
Median Home Prices	2012	2019
Lakewood	\$430,100	\$568,600
Los Angeles	\$443,300	\$583,200

Source: 2019 American Community Survey 5-Year Estimates.

Household Trends

An examination of household tenure in Lakewood since 1960 shows the City has a fairly high rate of homeownership. Table 11 presents Lakewood’s household tenure. The proportion of owner-occupied households has remained close to the same level since the 1990s, remaining at approximately 72 percent over the past 29 years. It is clear that renters remain a significant minority of the City’s households, accounting for approximately one-quarter of the total, and that a need persists for quality rental housing that is affordable to all economic segments of the community.

The generally static total number of households from 2000 to 2019 (from 27,310 to 27,552) is a byproduct of stagnant population growth due to the lack of housing produced in Lakewood during this timeframe.

Table 11: Households by Tenure, 1960-2019

		Owner	Renter	Total
1960	Number	15,609	2,197	17,806
	Percent	87.7%	12.3%	100%
1970	Number	19,133	4,688	23,821
	Percent	80.3%	19.7%	100%
1980	Number	19,183	6,670	25,853
	Percent	74.2%	25.8%	100%
1990	Number	18,808	7,294	26,102
	Percent	72.1%	27.9%	100%
2000	Number	19,318	7,499	26,817
	Percent	72.0%	28.0%	100%
2010	Number	19,131	7,412	26,543
	Percent	72.1%	27.9%	100%
2019	Number	18,618	7,138	25,756
	Percent	72.3%	27.7%	100%

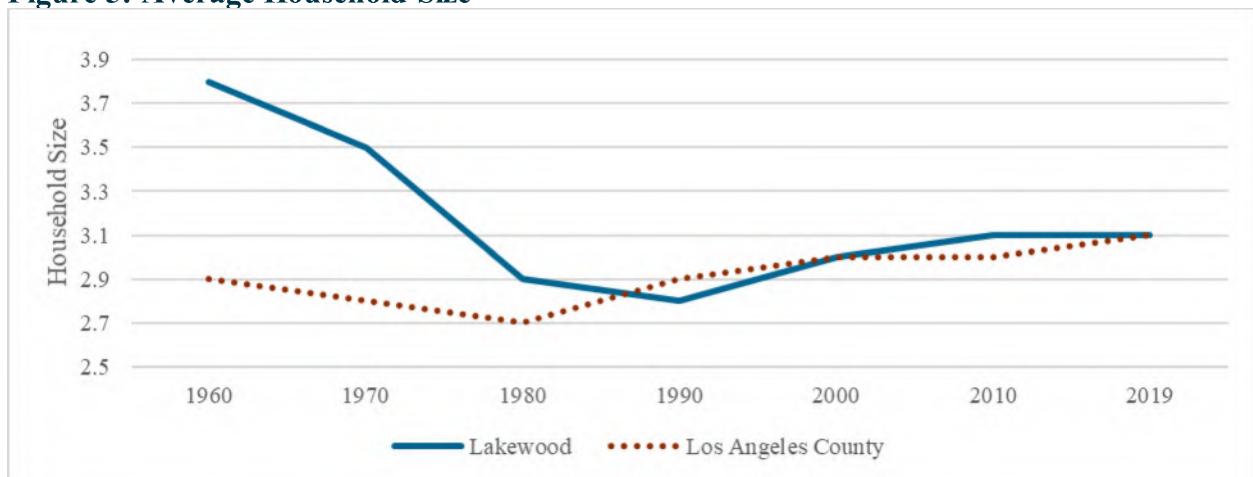
Source: U.S. Census (1960-2010); 2019 American Community Survey 5-Year Estimates.



Household Size

Household size is the average number of persons occupying a dwelling unit. As a result of the changing demographics and the shift in the ethnic composition of the City and the County as a whole, household size has been increasing. As shown in Figure 5 below, the countywide household size increased from 2.7 persons per household in 1980 to 3.11 persons per household in 2019. In the City, the household size has increased since 1990 from 2.8 to 3.06 in 2019. However, since 1960, the average household size for Lakewood has actually declined from a high of 3.8.

Figure 5: Average Household Size



Source: U.S. Census (1970-2010); 2019 American Community Survey 5-Year Estimates.
Note: These numbers pertain to occupied housing units and are rounded to the nearest tenth.

Household Income

The City's income data show that Lakewood's median income has been consistently above the County median income. As shown in Table 12, the City's median income in 2019 was approximately 37 percent higher than the County median income. However, Table 13 shows that a significant number of households in the City—9,705, or 37.4 percent of all households in Lakewood—remain in the low-, very low-, or extremely low-income category, indicating a continued need for housing that is affordable and accessible to people of limited economic means.

Table 12: Median Household Income

	1970	1980	1990	2000	2010	2019
City of Lakewood	\$12,809	\$24,752	\$48,519	\$58,447	\$76,348	\$93,432
Los Angeles County	\$11,091	\$17,563	\$39,035	\$43,097	\$54,828	\$68,044
Percent Difference between Lakewood and L.A. County	15.5%	40.9%	24.3%	35.6%	39.3%	37.3%

Source: U.S. Census (1970-2010); 2019 American Community Survey 5-Year Estimates.
Note: These figures are expressed in dollars for the year indicated without inflation adjustment.



Table 13: Household Income Distribution by Percent County Median

	Extremely Low	Very Low	Low	Moderate and Above		All Income Levels
	<30% of Median	30-50% of Median	50-80% of Median	80-95% of Median	>95% of Median	
2017 Households (% of households)	2,525 (9.7%)	2,890 (11.1%)	4,290 (16.5%)	16,250 (62.6%)		25,955 (100.0%)
2010 Households (% of households)	1,453 (5.9%)	1,807 (7.5%)	2,799 (11.6%)	18,149 (75%)		24,208 (100.0%)
2006 Households (% of households)	1,660 (6.2%)	1,945 (7.2%)	3,000 (11.2%)	20,230 (75.4%)		26,835 (100.0%)

Source: 2008-14 Lakewood Housing Element; 2017 HUDCHAS data.

Most Lakewood households lived in owner-occupied housing in 2021, with a large majority of the owners concentrated in the above moderate-income category. The lowest-income residents were more likely to rent than their upper-income neighbors. There were almost as many renters as owners among very low-income households, and a slim majority of extremely low-income households lived in rented units. (For a more detailed analysis of the needs of Lakewood’s extremely low-income households, see Section III.B Special Housing Needs).



III. HOUSING NEEDS ASSESSMENT

A. REGIONAL HOUSING NEEDS ASSESSMENT

HCD makes a periodic evaluation of statewide housing needs based on a variety of data such as: population trends, demographic changes, and migration patterns. However, the single most important factor in projecting housing need is the Regional Housing Needs Assessment (RHNA). As mandated by State law, RHNA quantifies the housing needs for each jurisdiction in its governing area for the planning period between 2021 and 2029. The RHNA does not encourage or promote growth, but rather assigns a regional “fair share” amount of overall housing demand that each community must accommodate and plan for based on the housing need forecast by SCAG’s methodology. The 6th Cycle RHNA adopted by SCAG for the City of Lakewood for the period of 2021 to 2029 is a total of 3,922 housing units, which reflects an increase of 3,519 units (873 percent) above its 5th Cycle RHNA of 403 units.

Existing Housing Needs

The RHNA prepared by SCAG provides 2020 estimates of households with any type of housing problem, which range from overpayment (housing cost burden in excess of 30 percent of household income), to overcrowding, to substandard housing conditions such as lack of adequate plumbing or heating facilities. According to the U.S. Department of Housing and Urban Development (HUD), it is estimated that 10,250 households in Lakewood have at least one housing problem, including overpayment. HUD estimates that 76 percent of extremely low, 73 percent of very low, and 65 percent of low-income households in Lakewood experience at least one housing problem. Table 14 represents the number of households in Lakewood with housing problems by tenure.

Table 14: Lakewood Households with Housing Problems, 2019

	All Households	Overpaying	Overcrowded	Lacking Kitchen	Lacking Telephone Service	Lacking Plumbing
Renters	7,138	3,576	-	94	93	0
Owners	18,618	5,590	-	44	113	13
All Households	25,756 (100.0%)	9,166 (35.6%)	1,227 (4.7%)	138 (0.5%)	206 (0.8%)	13 (0.1%)

Source: 2019 American Community Survey 5-Year Estimates.

Note: Data is only for occupied housing units (i.e., households). Vacant units are not reflected in this table. Overpayment is payment of at least 30% of gross household income on rent or mortgage; overcrowding is occupancy of more than 1.01 persons per room excluding kitchens, bathrooms, garages, closets, and hallways.

Housing Overpayment

To determine existing housing needs, it is necessary to examine the relationship between the cost of homeownership or renting to a household’s ability to pay for housing, which is based on the median household income. According to HUD, housing affordability is the expenditure of no more



than 30 percent of gross household income on mortgage payments or monthly rents. This includes payment on principal and interest, property tax, and insurance. Table 15 shows that as of 2019, 9,166 households (35.6%) of Lakewood’s 25,756 total households overpaid for housing. Approximately 39 percent of households who overpay are renter-occupied households. Mitigating this need involves making affordable units available for both owner and renter-occupied households.

Households that overpay for housing are not unevenly distributed by income group. Approximately three quarters (74.9%) of extremely low-income households are overpaying for housing, compared to 72.1% of very low-income households, and 60.7% of low-income households that are overpaying. Approximately 65.9% of extremely low-income households, 48.3% of very low-income, and 18.8% of low-income households are considered to be severely overpaying, in which a household spends more than 50 percent of its mostly costs on housing.

The distinction between renter and owner overpayment is important because, while homeowners may overextend themselves financially to purchase a home, they retain the option of selling. Renters, however, are limited to the rental market and are generally required to pay the rent established in that market. In Lakewood, 50 percent of renters are considered to be overpaying for housing.

Table 15: Households Overpaying for Housing, 2019

Gross Household Income Spent on Housing*	Owner	Renter	All
Less than 20%	8,520	1,583	10,103
20–30%	4,342	1,768	6,110
More than 30%	5,590	3,576	9,166
Not computed*	166	211	377

Source: 2019 American Community Survey 5-Year Estimates.

Note: Overpayment is payment of at least 30% of gross household income on housing.

Note*: The “not computed” category is for households whose information is incomplete or unavailable.

Housing Overcrowding

The U.S. Census defines overcrowded housing units as “those in excess of one person per bedroom.” Overcrowding can take a variety of forms. Many overcrowded households may include three generations or extended families. More than two families may share the same units, or a family may be renting living space to non-family members. Overcrowding results directly from lack of affordability, as large households find that they are unable to afford units of sufficient size to meet their needs and are forced to economize beyond modern acceptable standards.

Table 16 shows that 1,227 of all households in Lakewood were living in overcrowded conditions, which represents about 4.8 percent of the total 25,576 households in the City. Renters, at about 9 percent, disproportionately live in overcrowded households compared to homeowners, at approximately 3 percent.



Table 16: Overcrowded Households, 2019

	All Occupied Housing Units Households	Overcrowded	Persons Per Room		
			1.00 or less	1.01 to 1.50	1.51 or more
Renters	7,138	649 (9.1%)	6,489	389	260
Owners	18,618	578 (3.1%)	18,040	520	58
All Households	25,756	1,227 (4.8%)	24,529	909	318

Source: 2019 American Community Survey 5-Year Estimates.

Note: Overcrowding is occupancy of more than 1.01 persons per room excluding kitchens, bathrooms, garages, closets and hallways.

Future Housing Needs

The regional growth allocation process begins with the California Department of Finance projection of population by age group. The projections are used by HCD to compute housing demand, both statewide and for each of the official regions. In the Southern California region, SCAG’s RHNA allocates to each jurisdiction its “fair share” of the future regional housing need.

The 2021 housing need allocation for the City of Lakewood is shown in Table 17.

During this planning period, the City is expected to accommodate 3,922 dwelling units. Approximately 33 percent of these units should accommodate very low-income households and 16 percent should accommodate low-income households. One strategy the City will implement to accommodate these income levels is through ADU production, and re-zoning/upzoning. The Housing Resources section describes the City’s strategy for accommodating the 3,922 RHNA units, and the City is including many policies and programs to increase production and affordability to meet the housing need.

Table 17: RHNA Future Housing Needs

	Very-Low Income	Low Income	Moderate Income	Above- Moderate Income	Total RHNA
6th Cycle RHNA (2021–2029)	1,296	637	653	1,336	3,922
Percent	33.0%	16.2%	16.6%	34.1%	100%

Source: SCAG

Regional Housing Needs Assessment for 6th Cycle Housing Element Update.

The RHNA allocation does not distinguish between very low- and extremely low-income households (less than 30% of County median income), but instead gives a projection for households with incomes for very low income (at or less than 50 percent of the County median), low income (at or less than 80 percent of the County median), moderate (at or less than 120 percent of the County median), and above-moderate income (at or above 120 percent of the County median). To determine the number of units for extremely low-income households, the City utilizes a proxy of 50 percent of very low-income units to be reserved for extremely low-income households. This equates to 604 units for extremely low incomes. Extremely low-income



households are those with incomes representing less than 30 percent of the median income and very low-income households are those representing 30-50 percent of median income.

B. SPECIAL HOUSING NEEDS

Certain segments of Lakewood’s population have special housing needs. Those segments, as listed below, are in need of various forms of specialized housing assistance that is not needed by the typical Lakewood household. These groups may include households with physically, mentally and/or developmentally disabled persons, elderly individuals, homeless persons, large families, and female-headed households.

Disabled Persons

People living with disabilities represent a wide range of housing needs, depending on the type and severity of their disability.

Based on the 2015-2019 American Community Survey and shown in Table 18, the City’s disabled residents live with at least one of the following disabilities: sensory, physical, mental, self-care, and go-outside-home (independent living difficulty). Overall, seniors faced a higher proportion of disabilities compared with other population cohorts across all disability categories.

Disabled persons need housing assistance, including features such as wider doorways, ramps in place of stairs, and elevators for units with multiple stories. These modifications have the potential to be expensive and are not usually found in older dwelling units. Ongoing enforcement of the City's Building Code, which is in conformity with State law, ensures that new construction will be accessible to disabled persons, though all units may not have all the features needed by specific individuals.

Table 18: Disabled Persons, 2019

	Total		Population under 18 years		Population 18 to 64 years		Population 65 years and over	
		Percent		Percent		Percent		Percent
With a hearing difficulty	2,303	2.9	61	0.3	732	1.4	1,510	14
With a vision difficulty	1,226	1.5	67	0.4	495	1	664	6.2
With a cognitive difficulty	2,544	3.4	187	1.5	1,308	2.5	1,049	9.7
With an ambulatory difficulty	4,001	5.3	16	0.1	1,576	3	2,409	22.3
With a self-care difficulty	1,966	2.6	97	0.8	692	1.3	1,177	10.9
With an independent living difficulty	2,854	4.6	-	-	1,065	2.1	1,789	16.6

Source: 2019 American Community Survey 5-Year Estimates.

Persons with Developmental Disabilities

Developmental disabilities need to be considered, along with the more commonly understood mental and physical disabilities. Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State housing element law to require the analysis of the disabled to include an



evaluation of the special housing needs of persons with developmental disabilities. According to Section 4512 of the California Welfare and Institutions Code, a developmental disability “originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy and autism.” This term shall also include disabling conditions found to be closely related to mental retardation but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently in conventional housing. However, individuals who are more severely disabled may require an institutional environment where medical attention and physical therapy are provided. Since developmental disabilities are present before adulthood, supportive housing for disabled individuals during childhood can be beneficial as the individual grows and becomes a more independent adult.

The state Department of Developmental Services (DDS) currently provides community-based services through 21 community-based nonprofit corporations known as regional centers. The regional centers serve as a local resource to help find and access services and support available to individuals and families once eligibility is determined. Harbor Regional Center in the City of Torrance is the facility that services Lakewood residents. Currently, the center assists approximately 586 Lakewood residents and their families. Of that figure, 294 are less than 18 years of age, and the remaining 292 are 18 years or older. In addition to the services provided by Harbor Regional Center, City housing programs respond to the needs of the population via incentives for affordable housing, housing choice vouchers, rental assistance, and state-licensed transitional/supportive housing. Table 19 depicts the number of Lakewood clients by age and zip code.

Table 19: Harbor Regional Center Lakewood Clients

Zip Code	Clients Less than 18 years Old	Clients Over Age 18
90712	110	118
90713	95	92
90715	87	84

Source: Harbor Regional Center, January 2013²

A number of housing types are appropriate for people living with a developmental disability, including rent-subsidized homes, licensed single-family homes, and homes available through the Housing Choice Voucher program, Program D-1. The design of housing accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving this group. Incorporating barrier-free designs in all new multifamily housing, as required by California and federal Fair Housing laws, along with affordability, is especially important in housing for disabled residents.

² The City of Lakewood has requested updated figures from the Harbor Regional Center. Current figures were not available at the time this Element was published.



Elderly

The U.S. Census and other programs and regulations define persons 65 years of age and older as elderly. Lakewood's elderly population has special housing needs associated with affordability, maintenance, and upkeep of their homes, as well as physical access. As shown in Table 20, in 2019, an estimated 13.4 percent of the City's population was 65 or older, or 10,785 persons. This proportion was higher than the proportion in 2010 (11.4%). Lakewood's population of people in poverty (people whose income was below the poverty line) remained the same. According to 2010 U.S. Census information, approximately 6.5 percent of Lakewood's seniors fell below the poverty line, compared to about 7 percent in 2000.

Table 21 shows that of the 5,955 households 65 years and older, 4,865 households (82%) resided in owner-occupied units and 1,090 households (18%) resided in renter-occupied units.

The Whispering Fountains Senior Apartments (formerly known as Seasons I), located at 3200 E. South Street, Lakewood, CA, consists of 201-unit Housing Revenue Bond financed one- and two-bedroom units available to seniors age 55 and over and disabled persons. At least 20 percent of the units must be available to eligible households at very low- and low-income income rents. Whispering Fountains accepts Housing Choice Vouchers for seniors and/or disabled persons. As of July 2021, the Los Angeles County Development Authority (LACDA) reported there are 46 senior households residing in the Whispering Fountains Senior Apartments who receive housing assistance through the Housing Choice Voucher Program D-1.

Candlewood Park Senior Apartments located at 4051 Candlewood Street, consists of 80 one-bedroom senior units and one manager's unit. Eligible seniors pay no more than 30 percent of their income for rent with the remainder being paid by HUD through a housing assistance payment. Currently, there are no vacancies at Candlewood Apartments, and there is a long waiting list. As of July 2021, LACDA reported there are zero housing assistances payment participants at Candlewood Park Senior Apartments.

The Seasons II Senior Apartments located at 21309 Bloomfield Avenue, was constructed in 1996 and consists of 84 one- and two-bedroom senior units and a manager unit. Forty-two (42) units must be affordable to low-income seniors. Eligible seniors pay no more than 30 percent of their income for rent with the remainder of the rent price paid by HUD through a housing assistance payment. LACDA reported that as of July 2021, 33 units receive housing assistance payments.

As shown in Table 20 and Table 21, trends indicate the continual need for senior housing in the City. Many senior residents are longtime residents of the City and the original owners of the homes. As the population ages, these residents will no longer require the single-family units, but rather smaller multiple family units, and in many cases assisted care living. Another option for seniors looking to downsize could be ADUs, which could house seniors or the caregivers of seniors. Based on the demographic trends, the need for senior housing is considered a high priority.



Table 20: Elderly Population

	1970	1980	1990	2000	2010	2019
65 years and over	3,622	5,639	8,879	9,414	9,086	10,785
Total Population	82,973	74,654	73,557	79,345	80,048	80,292
Percent of Total	4.4%	7.6%	12.1%	11.9%	11.4%	13.4%

Source: U.S. Census (1970-2010); 2019 American Community Survey 5-Year Estimates.

Table 21: Elderly Households by Income and Tenure

		Owner	Renter	Total	Percent of Total Elderly Households
Income category, relative to surrounding area:	< 30% HAMFI	640	455	1,095	18.4%
	30-50% HAMFI	905	195	1,100	18.5%
	50-80% HAMFI	1,190	230	1,420	23.8%
	80-100% HAMFI	460	75	535	9.0%
	> 100% HAMFI	1,670	135	1,805	30.3%
TOTAL		4,865	1,090	5,955	

Source: SCAG Existing Housing Needs Data Report; 2015-2019 American Community Survey 5-year Estimates.

Homeless

In 2020, the Los Angeles Homeless Services Authority (LAHSA) completed one of the largest homeless count operations in the County. Its findings revealed that the homeless population for Los Angeles County was estimated at approximately 66,436 persons. LAHSA’s homeless estimates were divided into eight service planning areas (SPAs). The City of Lakewood is located within the East Los Angeles SPA, or SPA 7, which includes the area from the City of Huntington Park to the Orange County line on the east and from East Los Angeles on the north to the City of Lakewood on the south. SPA 7 had an estimated homeless count of 4,586 persons. Of these persons, 955 are sheltered, and 3,631 are unsheltered. The count and survey showed the following results for the SPA 7 area:

- 63 percent were Hispanic/Latino
- 16 percent were Black/African American
- 18 percent were White
- 8 percent were veterans
- 23 percent were mentally ill
- 25 percent were physically disabled
- 35 percent experienced domestic violence
- 36 percent had a substance abuse disorder
- 6 percent were under age 18



The LAHSA study counted 77 homeless persons in Lakewood during its 2020 count, all of whom were unsheltered. The City’s homeless outreach programs are administered through the Burns Community Center, which is also home to Lakewood’s Meals on Wheels program and the Mothers at Work childcare center.

At the Burns Community Center, homeless individuals are assisted in contacting the appropriate agency to meet their immediate needs. A community assistance directory enables center staff to assist homeless individuals in finding shelter, health services, and employment. Table 22 lists the homeless resources in the area as well as a list of health, employment, and other services available to homeless persons. Center staff will also provide emergency food when necessary and bus fare for transportation to any of the homeless services in the subregion. Project Shepherd provides funds to the Burns Community Center for the specific purpose of assisting homeless people and people in need. When the County activates the cold weather program, the Burns Community Center is notified and the City is prepared to provide transportation services to nearby shelter sites outside of the City should homeless persons arrive at the center.

The County also operates a special bus service, Low-Income Fare is Easy, to pick up homeless persons and provide transportation assistance to low-income individuals in Los Angeles County.

The City of Lakewood worked with Su Casa, a nonprofit agency, to provide two homeless housing developments: one was to operate an emergency shelter for women and children, and the other was for a transitional housing complex for extended care to assist women in transitioning from codependent, abusive relationships to independent and self-sufficient living.

Table 22: Homeless Resources

Facility	Address	Services Provided
Long Beach Multi-Service Center	1301 W. 12 th Street Long Beach, CA 90813 562-733-1147 www.mhla.org	Housing referrals; health care; job placement; showers; laundry; toilet facilities.
Catholic Charities	123 E. 14 th Street Long Beach, CA 90813 562-591-5269 www.catholiccharitiesla.org	Screening and placement in emergency shelter; information and referral; food and clothing.
MHALA- The Village	200 Pine Avenue, Suite 400 Long Beach, CA 90802 562-285-1330 www.mhala.org	Drop-in center offering food; showers; clothing; benefits; assistance; psychiatry and residential placement.
Disabled Resource Center	2750 E. Spring St. # 100 Long Beach, CA 90806 562-427-1000 www.drcinc.org	Referral for food and transportation; housing search assistance; benefits; counseling and advocacy; counseling. For physically and mentally disabled.
Lutheran Social Services of Southern California	1611 Pine Avenue Long Beach, CA 90908 562-599-1321 www.lsssc.org	Emergency food and clothing; referral for emergency shelter; employment assistance; clinic services, counseling, referrals to addiction programs.
Community Action Partnership- Long Beach	117 W. Victoria Street Long Beach, CA 90805 562-216-4600 www.lbcap.org	Utility payment assistance; training opportunities; community advocacy; youth classes; CalFresh (food stamp) social worker twice per month.
Christian Outreach in Action	515 E. Third Street Long Beach, CA 90802 562-432-1440 www.coalongbeach.org	Warm meal service, groceries, and housing referrals.



Table 22, continued

Facility	Address	Services Provided
The Salvation Army - Long Beach	300 Long Beach Boulevard Long Beach, CA 90807 562-247-3535 https://longbeach.salvationarmy.org/	Emergency food; residential housing at rehabilitation center; work assistance; and group or individual therapy.
211 Los Angeles County	Dial 2-1-1 www.211la.org	Countywide assistance; housing and health care referrals; military and veteran services; transportation services.
Villages at Cabrillo	2001 River Avenue Long Beach, CA 90806 562-388-8000 http://centuryvillages.org	Transitional housing; residential treatment; medical support; job training; employment assistance; and childcare.
PATH Los Angeles	340 North Madison Ave. Los Angeles, CA 90004 323-644-2200 www.epath.org	Outreach teams provide sack lunches; toiletries and hygiene supplies; housing and services referrals; housing assistance.
Los Angeles Homeless Services Authority (LAHSA)	707 Wilshire Blvd, Los Angeles, CA 90017 www.lahsa.org	Winter shelter program; outreach services; health care referrals, job training, supportive short- and long-term housing.

Source: City of Lakewood

Table 23: Health, Employment and Other Services

Service	Address	Telephone
Health Services		
Redgate Memorial Recovery Center	1775 Chestnut Avenue Long Beach, CA 90813	562-599-8444
Bellflower Health Center, LA County Health Services	10005 E. Flower Street Bellflower, CA 90706	562-804-8112
Long Beach Comprehensive Health Center, LA County Health Services	1333 Chestnut Avenue Long Beach, CA 90813 www.lacounty.info	562-599-2153
National Council of Alcoholism, Long Beach	3750 Long Beach Boulevard Long Beach, CA 90807 www.ncadd.com	562-426-8262
Harbor-UCLA Medical Center (24 hours)	1000 W. Carson Street Torrance, CA 90502 www.ladhs.org	310-222-2345
Southern California Alcohol and Drug Program	11500 Paramount Boulevard Downey, CA 90241 www.scadpic.org	562-923-4545
Rio Hondo Community Mental Health	17707 Studebaker Road Cerritos, CA 90703	562-402-0688
El Dorado Community Service Center- Hawaiian Gardens	21505 Norwalk Boulevard Hawaiian Gardens, CA 90716	562-916-7581
Family Health Care Centers of Greater Los Angeles	22310 Wardham Avenue Hawaiian Gardens, CA 90713 www.jfhccgla.org	562-420-2433
JWCH Institute, Wesley Health Centers- Bellflower	14371 Clark Avenue Bellflower, CA 90706 www.jwchinstitute.org	562-867-6006
Rancho Los Amigos National Rehabilitation Center- Downey	7601 E. Imperial Highway Downey, CA 90242 www.rancho.org	562-401-7041



Table 23, continued

Service	Address	Telephone
Employment		
Cerritos Career Center, SELACO Workforce Investment Board	10900 E. 183 rd Street, Ste. 350 Cerritos, CA 90650	800-481-6555
Affiliated facilities of the State Employment Development Department	12715 S. Pioneer Boulevard Norwalk, CA 90650 www.edd.ca.gov	562-929-9112 562-570-3700
Veterans' Employment and Training Services – U.S. Dept. of Labor	2450 E. Lincoln Avenue Anaheim, CA 92806 www.dol.gov	714-687-4845
Other Services		
WomenShelter of Long Beach	Address Confidential	562-437-7233
Long Beach Rescue Mission	1430 Pacific Avenue Long Beach, CA 90813 www.lbrm.org	562-591-1292
Food Bank of Southern California- Long Beach	1444 San Francisco Avenue Long Beach, CA 90813 www.foodbankofsocal.org	562-435-3577
Welfare-DPSS, South Special District	17600 Santa Fe Avenue, Ste. B Rancho Dominguez, CA 90221 http://dpss.lacounty.org	866-613-3777
Burns Community Center	55 10 Clark Avenue Lakewood, CA 90712	562-925-7512
Los Angeles County Department of Children and Family Services	4060 Watson Plaza Lakewood, CA 90712 http://dcf.co.la.ca.us	562-497-3500
Social Security Office	4957 Paramount Boulevard Lakewood, CA 90712 www.ssa.org	1-800-772-1213
Su Casa- Ending Domestic Violence	3750 E Anaheim Street Suite #100, Long Beach, CA 90804 www.sucasa.org	562-402-4888
Los Angeles County Dept. of Military & Veterans Affairs	2615 S. Grand Avenue, Suite 100 Los Angeles, CA 90007 http://mva.lacounty.gov	1-877-4-LAVETS
Housing Authority of the County of Los Angeles (Section 8)	700 West Main Street Alhambra, CA 91801 www.hacola.org	626-262-4510
Boys & Girls Club of America- Long Beach	700 East Del Amo Boulevard Long Beach, CA 90807 www.bgclublb.org	562-428-9188

Source: City of Lakewood

Lakewood also has 17 community care facilities. These facilities are all located in the R-1 (Single family residential) zone in single-family detached homes. Five of these facilities are adult residential care facilities; ten are residential-elderly care facilities; the remaining two are a small family home and a group home facility. These group homes, adult residential, and residential-elderly care facilities provide supervised, nonmedical care to not more than six youths, adults 18 years of age and older, and adults 60 years of age and older, respectively. The small family home provides 24-hour care for children 18 years old or younger, who are mentally or developmentally disabled or physically handicapped and need assistance due to their disability. The community



care facilities were also established in existing single-family homes and, pursuant to State law, no zoning exceptions or special permits are required for such use.

Pursuant to Section 9331.D.6 of the Lakewood Municipal Code, the M-F-R zone currently permits homes/facilities for the aged, retirement hotels, adult care facilities and children's boarding homes by conditional use permit. Municipal Code Section 9332.1 makes special exceptions from normal apartment/condominium development standards allowing for reduced parking, smaller unit sizes, and reduced open space requirements for multifamily housing for the elderly and the disabled.

Lakewood Municipal Code Section 9302.2.b defines an "adult care facility" as any home, facility, or building in which board and supervisory care, including meals, recreation, transportation, counseling, laundry and bath assistance, administration of oral medication, and supervision of general well-being is provided to persons 18 to 62 years of age, but in which are kept no persons who are suffering from mental illness or disease who would normally be admitted to a mental hospital or a convalescent hospital and in which no type of medical or dental service is provided, except the administration of oral drugs. Section 9302.14e of the Municipal Code defines a "children's boarding home" as any institution or establishment providing room and board for the reception and care of children under the age of eighteen years regardless of sex, and when such children are unrelated to the caretaker, in the absence of parent or guardian, and with or without compensation. Section 9302.25a of the Municipal Code defines "home/facility for the aged" as any home, facility, or building in which board and supervisory care, including meals, recreation, transportation, counseling, laundry and bath assistance, administration of oral medication, and supervision of general well-being is provided to persons 62 years of age and older but in which are kept no persons who are suffering from mental illness or disease who would normally be admitted to a mental hospital or a convalescent hospital and in which no type of medical or dental service is provided, except the administration of oral drugs.

In May 2004, City Council adopted Ordinance No. 2004-2, which established regulations and development standards for emergency shelters. It permitted emergency shelters in the Heavy Manufacturing (M-2) zone subject to a conditional use permit (Municipal Code Section 9368.C). This action was taken in response to the 2002 Lakewood Housing Element program which required the City to identify a zone to specifically allow emergency shelters subject to a conditional use permit.

In January 2008, SB 2 became effective, which required cities to meet the needs of the homeless population by identifying a zone or zones that permit emergency shelters by right, i.e., without being subject to conditional or other discretionary approval. The zone must have sufficient capacity to accommodate the shelter need and provide land for at least one year-round facility. On January 24, 2012, Ordinance No. 2012-1 was adopted, which removed the requirement that a conditional use permit be obtained for emergency shelters.

In January 2020, AB 139 went into effect, which updated the requirements of local governments' housing plans to address the needs of the homeless crisis, specifically by changing the criterion for assessing the need for emergency shelters and housing to a regional level and requiring that to be



accounted for as part of the Housing Element. Section 9368.B.6.(d) of the City's Municipal Code states that there shall be three on-site spaces for every 10 beds, out of conformance with AB 139.

Program E-3 of this Housing Element is to bring Lakewood's Emergency Shelter ordinance into compliance with state law. The City's ability to accommodate emergency shelters is further described in the Constraints section of the Housing Element.

Large Families

Large families are defined as five or more persons in a household. Large households are usually included as a special needs group because they require larger dwelling units than the market normally provides, and larger homes typically are higher-cost units. In addition, trends in new housing construction indicate a movement toward smaller units; thus, large families have difficulty finding larger units at affordable prices, which results in families living in overcrowded conditions.

Difficulties in securing housing large enough to accommodate all members of a household are heightened for renters because rental units are typically smaller than single-family units. According to the 2019 American Community Survey, the average household size in Lakewood is 3.06 persons.

As shown on Table 11, renters represented approximately 27.7 percent and owners represented approximately 72.3 percent of the total households in the City. Neither the 2010 U.S. Census nor the 2015-2019 American Community Survey 5-Year Estimates provides figures representing large families and their corresponding housing units. However, one can deduce that with the increase of households spending more than 30 percent of their gross income toward rents the ability for large families to find affordable housing can be difficult. To address the issue of providing affordable housing for larger families and households living in overcrowded conditions, the City's programs include:

- Promotion and streamlining of ADU construction, which can provide additional living space on existing lots. These units provide separate kitchen and bathroom facilities to occupants of these units, allowing for a degree of privacy and autonomy.
- Program E-7 for Planned developments and Specific Plan, which provide diversity in the location of structures, open space and yard requirements, and other site qualities while ensuring adequate development standards.

The City may need to consider additional programs that encourage larger dwelling units. These may include:

- relaxing open space requirements and setback standards;
- density bonuses like in Program B-3
- concessions for larger units; and
- streamlining home renovations/expansions



Female Headed Households

According to SCAG Pre-Certified Housing Data, there were 3,805 female-headed households living in the City of Lakewood, representing 14.7 percent of Lakewood’s total households. Approximately 6.2 percent of the households (about 236) headed by a female had children under 18 years of age, and approximately 9.4 percent of these female-headed families (about 358) were living below the poverty line. All family households, but especially those headed by females, typically need affordable units located near schools, day care centers, and recreation facilities and services.

Affordability needs of female-headed households can be addressed through rent subsidies, affordable childcare, and family housing in proximity to commercial uses, recreational facilities, and public transit. The City encourages the use of these programs and services, particularly among female-headed households with children. Local and regional programs provide housing and social services to female-headed households include:

- **Mothers at Work Children’s Center** – This program is located at the Burns Community Center and provides childcare for children ages 2–5 years old. Services include instruction and experience in language development, math, art, music and more. An after-school childcare program is also available for children ages 6–12.
- **Family Services of Long Beach** – This agency has several offices located in the area. The agency provides individual and family counseling, drug and alcohol diversion, and anger management classes. The agency also provides educational program and support groups.
- **Housing Authority of the County of Los Angeles (Housing Choice Vouchers)** – This agency is located in the City of Alhambra but provides assistance to all residents living in Los Angeles County. This program D-1 provides housing vouchers to families and individuals in need of affordable housing. The Housing Choice Voucher program also provides the Family Self-Sufficiency Program (FSS). This is a voluntary five-year program that assists participants with education, job training, and other services that teach participants how to become independent and not need public assistance.

Farmworkers

The City of Lakewood is located in a highly urbanized area of Los Angeles County. The 2018 American Community Survey indicated that 22,589 County residents were employed in agriculture, farming, forestry, or fishing occupations, with 15,121 total farming, forestry, and fishing jobs in the city, of which 9,687 were considered full-time jobs.

By contrast, the 2018 American Community Survey indicated that 246 Lakewood residents were employed in agriculture, farming, forestry, or fishing occupations, with 92 total farming, forestry, and fishing jobs in the city, of which 78 were considered full-time jobs. Given the lack of substantial agricultural facilities both within and around Lakewood, these jobs likely do not involve traditional farm “labor” and are more likely related to agricultural product processing or management. The majority of the agricultural activities in Lakewood are limited to wholesale



nurseries. There is no evidence of a significant number of migrant farmworkers residing in the City.

Currently, Lakewood’s zoning code does not provide an explicit definition for farmworker housing. Pursuant to the Health and Safety Code 17021.5 and 17021.6, farmworker housing for fewer than six individuals should be treated as a single-family home and not require a discretionary approval. Agricultural employee housing with no more than 36 beds in a group quarters or 12 units designed for the use of a single household is permitted by right in agricultural land-use designations. While the City has an agricultural zone, the agriculturally zoned land is controlled by the City or public utility providers, which may implement portions of the Open-Space General Plan designation, the City does not have a specific agricultural designation, which means that the Employee Housing Act would not apply for farmworkers in the City. The City is including E-10 to define and permit employee housing in compliance with the Employee Housing Act, specifically, Health and Safety Code section 17021.5.

Extremely Low-Income Households

According to the 2018 SCAG Existing Housing Needs Data Report, there were 900 households in poverty in Lakewood, or about 3.5 percent of all households, as defined by the poverty thresholds of the American Community Survey of the U.S. Census Bureau. The U.S. Census Bureau utilizes 48 thresholds to determine the federal poverty level.

By contrast, HUD measures income levels through the area’s median income. HUD does provide detailed data on this income group, which also tends to experience housing problems at a high rate. As shown in Table 24, the HUD data shows that there are 2,525 extremely low-income households in the City, which represents about 10 percent of all households in the City, significantly different from the 3.5 percent that the SCAG data suggests. Table 24 also shows that about half (1,245 of the 2,525 extremely low-income households) rented their dwelling units. Of those 1,245 households, 1,050 experience housing problems.

Table 24: Extremely Low-Income Housing Problems and Overpayment, 2017

	Owner-Occupied	Renter-Occupied	Total Households
Households with Income <30% of Median	1,280	1,245	2,525
with any problems (%)	860	1,050	1,910
paying >30% of income (%)	860	1,025	1,885
paying >50% of income (%)	675	990	1,665

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2013-2017.

Note: Housing problems include overpayment (payment of more than 30% of gross household income on housing), overcrowding (occupancy of more than 1.01 persons per room excluding kitchens, bathrooms, garages, closets and hallways), lack of kitchen, lack of telephone service, and lack of plumbing. Extremely low-income figures are calculated from the HUD Area Median Family Income (HAMFI).

As Table 24 shows, HUD data reveal that 75.6 percent of Lakewood’s extremely low-income households experienced housing problems of any kind, with renters higher at 84.3 percent than owners at 67.1 percent. A large majority of these households were overpaying, or paying more than 30 percent of their total income, for their dwelling units. About 82.3 percent of renters are considered to be overpaying. There was also a high rate of households suffering from a severe cost



burden or paying more than 50 percent of their incomes on housing. This was the case for about 66 percent of all extremely low-income households and 79.5 percent of extremely low-income renters. All these characteristics occurred at a much higher rate among extremely low-income households than in the City as a whole. Approximately 39 percent of all households in Lakewood experienced at least one housing problem and at least 35 percent were overpaying.

Lakewood's extremely low-income households also have a significant level of overcrowding, although this problem is not as widespread as overpayment. Overcrowding is defined as more than 1.0 occupant per room (excluding kitchens, bathrooms and garages). As Table 16 shows, 1,227 of all households in Lakewood were living in overcrowded conditions, which represents about 4.8 percent of the total 25,576 households in the City. Renters disproportionately live in overcrowded households, at approximately 9 percent, compared to homeowners, at approximately 3 percent.

Thus, Lakewood households with income less than 30 percent of the area median are significantly more affected by housing problems than other income groups. The City will act to alleviate these problems in a variety of ways, including preserving Housing Choice Voucher units, and making density bonuses an option for multifamily developers in accordance with State law.

C. INVENTORY OF UNITS AT RISK OF LOSING USE RESTRICTIONS

In accordance with Government Code section 65583 et seq., local governments are required to identify and analyze those units which are at risk of losing their low-income status during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expirations of use restrictions.

The City is also required to present quantified objectives in its housing element regarding the number of assisted units that can be conserved. Preserving the affordability of units at risk of losing their low-income status counts toward conserving affordable rental residential units. Types of Projects

Section 65583 (a) (8) of the California Government Code contains the legislative definition of "Assisted housing developments:"

"Assisted housing developments" for the purpose of this section, shall mean multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multi-family rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916."

An inventory of assisted housing developments which are potentially at risk in the City of Lakewood is provided in the following section. They include projects eligible to change to non-low-income housing uses due to termination of a subsidy contract, mortgage prepayment, or expiring use restriction during the 10-year period following the statutory adoption of the Housing Element.



Rental Units Expected to Be Lost from the Assisted Housing Inventory

Some ways in which assisted housing units could be lost from the assisted housing inventory include conversion of assisted rental units to home ownership and prepayment or voluntary termination of a federally assisted mortgage. This section analyzes these possibilities.

Conversion to Home Ownership

Rental housing that is assisted through Federal Section 8 assistance could be lost as a consequence of an owner's decision to convert such units to for-sale units (or condominiums/townhomes). Municipal Code Section 9332.2 et. seq. prohibits such conversions unless the vacancy rate is at least five percent. According to the 2019 American Community Survey 5-year estimates, the rental vacancy rate in Lakewood is 4.6%.

Thus, it can be safely said that Section 8 assisted rental units will not be lost as a result of such units being converted to sales units.

Prepayment or Voluntary Termination of a Federally Assisted Mortgage

Centralia Apartments. According to the Los Angeles County Development Authority (LACDA), there are 29 units in the Centralia Apartments that are currently being rented at below-market rates. The on-site manager reports that they will continue to accept Section 8 vouchers as space becomes available. Currently there are no units available and there is a waiting list. This project is not at risk of converting to market rate over the next ten years.

Candlewood Park. Candlewood Park, a senior citizen apartment project, it was originally financed with a market rate mortgage (Section 221(d)(4)) which was issued by the federal government on September 1, 1978. The loan amount was \$2,682,700 for a term of 40 years at an 8% interest rate. The loan was issued to the "for profit" organization, Levine Construction, for the construction of a senior housing project. The project is required to have at least one tenant 65 years and older per unit. The loan payoff did not affect the Section 8 Program, or the City of Lakewood's use restrictions attached to the project. According to the property manager, the project continues to operate under the Tenant Based Rental Assistance program. This project is not at risk of converting to market rate units during the next ten years.

Seasons Apartments. Seasons Apartments, built in 1996, is under a 60-year lease with the Successor Agency of the former Lakewood Redevelopment Agency, and must maintain 52 affordable units out of the total of 85 units as affordable for low-income seniors. In July 2021, LACDA reported there are a total of 4 Housing Choice Voucher participants that reside in the Season's Apartments. The onsite property manager confirmed a total of 33 residents receive section 8 housing assistance. This project is not at risk of converting to market rate units during the next ten years as the lease term goes through 2056.



Cost of Housing Preservation

The cost of rebuilding a new affordable unit has drastically increased in the past five years from \$425,000 to over \$480,000 per unit, or \$700 per square foot.³ Alternatively, the current rates of multifamily units in the area are typically \$420,000-\$480,000 per unit, with units in multifamily buildings in the Hawaiian Gardens area of the city typically selling for \$225,000-\$375,000.

These costs indicate that in most areas of Lakewood, the cost of rebuilding and the cost of preservation of affordable housing are comparable, with the cost of preservation having the potential to be more cost effective. In Hawaiian Gardens, preservation would require half the funding that rebuilding would.

³ University of California Berkeley Temer Center for Housing Innovation



IV. CONSTRAINTS ON HOUSING

There are constraints from both the governmental and market sectors of the community that are capable of limiting or paralyzing efforts to maintain and provide affordable housing. Such constraints must be overcome in order to implement the General Plan, including the Housing Element. Some constraints may be minor enough that market conditions are able to easily overcome problem situations. Other types of constraints can be significant enough to discourage development altogether. Constraints fall into two general categories: Governmental constraints and Non-Governmental constraints.

A. GOVERNMENTAL CONSTRAINTS

This section discusses governmental policies, standards, requirements, and processes that may unintentionally constrain the development of housing for all populations and income levels. Examples of governmental constraints include zoning ordinances and other land use controls, fees imposed on development, regulatory processes for the review and approval of new housing, and the availability of infrastructure. An analysis of these constraints can help the City to establish effective strategies to remove barriers to residential development and to promote the delivery of a variety of housing types to serve the needs of the community.

Land Use Controls

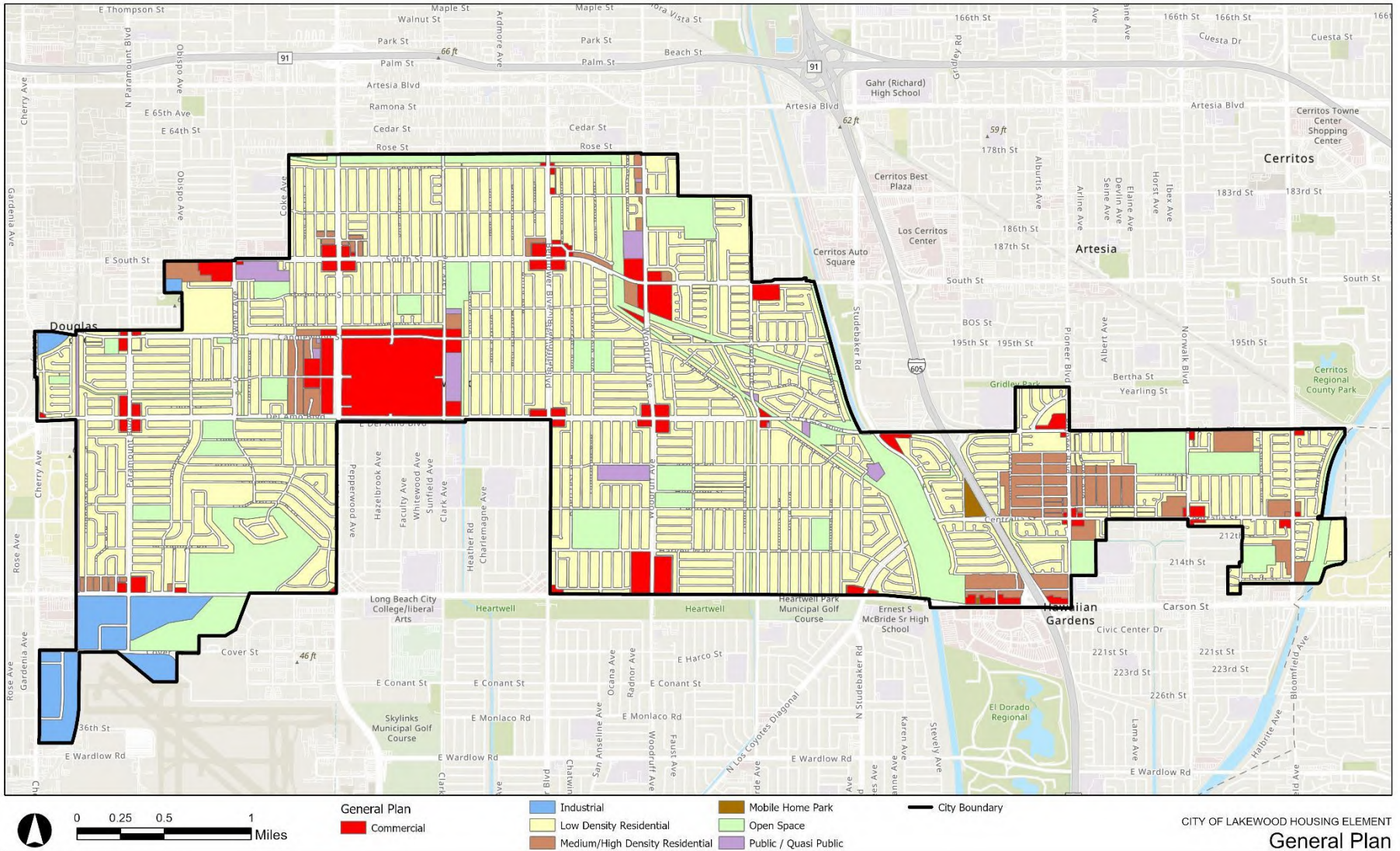
General Plan

Lakewood's current General Plan was adopted in November 1996. The Land Use Element of the General Plan establishes land use designations that govern the allowable uses and development density for all parcels. Figure 6 illustrates the City's General Plan land use designations. There are three separate designations for residential uses:

- Low Density Residential: Single family land use designation, with density ranging from 0.1 to 8.7 units per acre (note: per state law the Low-Density Residential designation allows an ADU and JADU, in addition to a single-family home, per lot).
- Medium /High Density Residential: Two or more primary residential units per lot, with density ranging from 8.8 to 27 units per acre.
- Mobile Home Park: Land use designation allowing mobile homes. The average density of these areas is 12 units per acre.



Figure 6: General Plan Land Use Designations





The Land Use Element generally focuses on maintaining existing land uses in the city and preserving existing residential neighborhoods. The introductory section notes that the city is almost entirely built out (99.5 percent as of 1994). The current General Plan does not envision or propose significant changes to the city’s existing development patterns or densities.

In the analysis of future build-out scenarios, the Land Use Element presents the potential for 1,149 new residential units citywide, most of which would be multifamily units to be constructed in the eastern portion of the city on land currently zoned as M-F-R (Multiple Family Residential). The Land Use Element notes that there are underutilized and vacant commercially zoned properties in Lakewood that have potential for redevelopment and expansion, and points to opportunities for infill projects and replacement of obsolete land uses. In general, however, the Land Use Element does not contemplate or encourage significant land use policy changes or rezoning to facilitate redevelopment on a large scale. Discussion in the General Plan of redevelopment, reuse and expansion is mainly limited to larger commercial areas such as the Lakewood Center Mall, Lakewood Square and the Civic Center.

Policy 3.2 in the Land Use Element calls for “appropriate mixed uses at the Lakewood Center Mall,” and Implementation Program A-1 refer to exploring potential zoning changes to allow and encouraged mixed-use development. However, the General Plan does not include a land use designation allowing mixed use.

In summary, the Land Use Element’s emphasis on maintaining existing neighborhoods and development patterns (especially single-family housing) is a constraint to new housing development because there are very limited opportunities to build multifamily housing to deliver the number of new housing units needed to meet the City’s RHNA. In particular the policies focused on maintaining existing single-family land use patterns impede the market’s ability to produce housing at the densities required for developers to feasibly include below-market rate units in new housing projects. Thus, the City’s General Plan land use policies constrain the production of housing for very-low, low- and moderate-income households.

While the existing General Plan constraints residential development by limiting the allowance of multi-family land, this constraint will be addressed to meet the City’s RHNA. As discussed in the Resources section, the City will provide revised land-use designations and zoning that will facilitate the production of at least 3,922 units over the 6th Cycle (4,510 units including a 15% buffer). The City is proactively removing the land-use constraints as a part of the Housing Element Update.

Zoning Ordinance

The City’s zoning ordinance contains specific development standards and more detailed requirements pertaining to allowable density of parcels, including residentially zoned property. Development standards in the zoning ordinance are intended to promote and ensure a healthy, compatible, and high-quality living environment.



Lakewood is a predominantly residential community, with the majority of its land area zoned for residential uses (approximately 74%). Furthermore, most of this land is zoned for, and developed with, single-family residences (about 93% of City's total residentially zoned land). The R-1 (Single-Family Residential) and R-A (Single-Family Residential – Limited Agriculture) zoning districts allow a single-family dwelling plus a Junior Accessory Dwelling Unit (JADU) plus an Accessory Dwelling Unit (ADU) per lot and are the predominant land-uses in the City, occupying 68.5 percent of the City's gross area. Parcels in the R-1 and R-A zones are nearly built out, and therefore opportunities to add new housing in these areas are primarily limited to construction of ADUs.

The M-F-R (Multiple-Family Residential) zoning district allows the development of medium- to high-density multifamily projects. The maximum density allowed in the M-F-R zone is based on a formula that allows for greater density per acre as the size of the property increases. For properties less than 12,500 square feet, the minimum lot area per dwelling unit is 1,920 square feet (22.7 dwelling units per acre). For properties ranging in size from 12,500 square feet to 25,000 square feet, the minimum lot area per dwelling unit is 1,750 square feet (24.9 dwelling units per acre). For properties greater than 25,000 square feet, the minimum lot area is 1,452 square feet per dwelling unit, or 30.0 dwelling units per acre. For new subdivisions, the minimum lot size in the M-F-R zone is 15,000 square feet. Developers are encouraged to combine parcels to create land for projects of greater density; however, a legally created lot with less than the 15,000 square foot minimum area may be developed under the same density regulations as a conforming lot.

There is a relatively small amount of land that is zoned M-F-R (approximately 312 acres or 5 percent of the city's land area). A small percentage of M-F-R zoned land is vacant (1.55 acres), while existing developed M-F-R sites could potentially a net increase in residential units of about 16.6 percent under existing zoning. This will expand significantly with the increase of multi-family densities as discussed in the programs and resources section. The lack of larger developable parcels zoned M-F-R, combined with limitations on opportunities to consolidate smaller lots and assemble into larger development sites for multifamily and affordable housing, may form a constraint on housing within the M-F-R zone.

In addition, the zoning ordinance includes a Planned Unit Development zone that can be applied to both single-family (PD-SF) and multifamily (PD-MF) developments on large sites of 15,000 square feet or more. The purpose of the PD zone is to allow greater flexibility in site planning, design and development standards to achieve high-quality development, consistent with the intent of the zoning ordinance, for large-scale projects. Planned Development projects have defined boundaries and are built based on the density approved through the discretionary PD review process. Existing Planned Developments in Lakewood have been built on land that was previously developed.

Lakewood has a MHP (Mobile Home Park) residential zone that is applied to two properties. Both these mobile home park areas are built out and do not have space to accommodate additional dwelling units.



A comparatively small percentage of Lakewood’s land is zoned for and devoted to commercial and industrial uses (10.9%). Lakewood has multiple commercial centers that would be excellent candidates for mixed-use or conversion to housing.

Lakewood’s current zoning ordinance does not have any zoning districts that allow mixed-use development (e.g., mixed commercial and residential). In addition, there is no zoning district that is exclusively designed to allow “missing middle” housing types such as triplexes/fourplexes, small cottages or attached townhomes on small lots (~7,500 to 10,000 square feet). These small housing types tend to be affordable to moderate income households even when built without subsidies or deed restrictions. The revised M-F-R standards will provide additional potential for small-scale and naturally affordable multi-family development.

Availability of Land Zoned for Multifamily Residential Development

In summary, Lakewood has a limited amount of existing land available that is vacant or underutilized and that is zoned for new residential development, especially at the higher densities that are required to build new housing that is affordable to lower-income individuals and households. However, the City is proactively addressing this constraint as a part of the Housing Element. The City does have substantial areas of multi-family land that are suitable for residential redevelopment under revised standards and densities.

With the limited land available for new multifamily residential development, the minimum unit size development standards outlined in Lakewood Municipal Code 9332.1 act as an additional constraint on residential development. The minimum size for elderly or disabled people for a one-bedroom unit is 460 square feet and an intended occupancy of two or fewer people. For a two-bedroom unit, the minimum size is 650 square feet with an intended occupancy of three or fewer people. The minimum unit size development standards for retirement and adult care facilities is 200 square feet, not including a bathroom or kitchen.

The City will further remove constraints on multi-family housing production by updating its development standards for projects in the M-F-R zones, allowing mixed-use development in its commercial and light manufacturing zones, and expanding M-F-R zones to certain R-1 sites. The RHNA established a need for 3,922 additional dwelling units in Lakewood. As discussed in the housing resources section and presented in in Table 8, the City will rezone to provide capacity for at least 4,510 dwelling units under realistic build-out scenarios.

Development Standards

Table 25 presents the current development standards that apply in each of the residential zoning districts.



Table 25: Current Residential Development Standards

Standards	R-1	R-A	M-F-R	MHP (1)
Min. Lot Size	6,000 SF	6,000 SF	15,000 SF	4 acres
Min. Width	60 feet	60 feet	100 feet for interior lots 125 feet for corner lots	N/A
Min. Depth	100 feet	100 feet	At least 100 feet	N/A
Max. Density	1 primary dwelling unit plus 1 ADU or JADU per lot	1 primary dwelling unit plus 1 ADU or JADU per lot	22 units/acre on lots <12,500 SF 24 units/acre on lots 12,500-25,000 SF 30 units/acre on lots >25,000 SF	10 units/acre
Max. Building Height	2.5 stories or 35 feet	2.5 stories or 35 feet	2 stories or 25 feet, taller allowed with CUP	N/A
Max. Lot Coverage	45%	45%	N/A 60% for Homes	N/A
Max. Floor Area Ratio (FAR)	0.6	0.6	N/A	N/A
Min. Lot Area per Unit	N/A	N/A	1,920 SF/unit on lots <12,500 SF 1,750 SF/unit on lots 12,500-25,000 SF 1,452 SF/unit on lots >25,000 SF	N/A
Min. Front Yard	20 feet; 10 feet on cul-de-sac or knuckle intersections	20 feet 10 feet on cul-de-sac or knuckle intersections	20-25 feet	10 feet each space
Min. Side Yard	5 feet	5 feet	5 feet for interior lots 10 feet for corner lots	5 feet each space
Min. Rear Yard	10 feet	10 feet	10 feet plus an additional 2-½ feet for every story in excess of one story in height	5 feet each space
Min. Usable Open	750 SF	750 SF	650 SF/unit	25% of each space
Min. Landscaping	N/A	N/A	5% of total lot area	5% of total lot area for common landscaped space 750 SF for each mobile home space, plus one 15- gallon tree
Parking within a Garage	2 enclosed spaces	2 enclosed spaces	0-2 bedrooms: 2 total spaces, 1 enclosed space	2 spaces per each trailer, plus 1 guest space for every 2 trailers.
			3 bedrooms: 2.5 total spaces, 1 enclosed space	
			4+ bedrooms: 3 total spaces, 1 enclosed space	
			Guest Parking (All): Additional 10% of total required spaces	

Source: Lakewood Municipal Code.

(1) CUP required for establishing or reconstructing a mobile home park.



Most of Lakewood’s residential development standards, especially for single-family properties, are typical of and comparable to those of other similar jurisdictions and serve as effective tools for promoting healthy, compatible, and high-quality neighborhoods. However, some of the City’s standards for multifamily residential development may unintentionally hinder the production of greater density housing projects that would deliver large numbers of new residential units and allow financially for the inclusion of affordable units in new development projects.

The by-right building height limit in the M-F-R zone of two stories or 25 feet, whichever is greater, limits the potential for higher-density residential projects; the requirement for a Conditional Use Permit for a three-story building is an added layer of time and expense that unnecessarily burdens developers. The front setback requirement of 20-25 feet is relatively high for multifamily housing (compared to typical setbacks of 10 to 15 feet for medium-density residential development and 5 to 10 feet for higher-density residential development in many jurisdictions. Lakewood’s open space requirement for multifamily residential is 650 square feet per unit, which is also high compared to that of many jurisdictions (200-300 sf per unit is typical in many cities or medium density housing, and 150 to 175 sf per unit is typical for higher-density housing).

Parking requirements in the City’s zoning code may also act as an unintended constraint to housing production. Parking for vehicles takes up a significant amount of lot area and, especially when local codes require that it be enclosed or covered parking, is very expensive to build. Lakewood’s zoning currently requires two enclosed parking spaces for single-family dwellings. In the M-F-R zone, parking requirements for new projects are based on the number of bedrooms in each dwelling unit. Units with one or two bedrooms require two parking spaces, units with three bedrooms require 2.5 parking spaces, and units with four or more bedrooms require three parking spaces. An additional 10 percent on top of the total off-street parking spaces is required for guest parking. Parking standards may be coupled with local policies and programs to promote and improve public transit usage, neighborhood walkability, and other measures that reduce the need for driving. As part of program B-5 in the Housing Element, the City will explore reductions in its parking requirements for multi-family developments, removing the constraint and encouraging additional residential redevelopment.

Permitted Residential Uses by Zone

Table 26 presents a summary of the residential uses permitted in various zoning districts under the zoning ordinance.



Table 26: Permitted Residential Uses by Zone

Housing Type	R-1	R-A	MHP	M-F-R	A	C-1	C-3	C-4	M-1	M-2	OS	PD-SF	PD-MF
Single-family residences	P	P			P							P	
Multifamily residences				P									P
Mobile homes			P										
Manufactured homes	P	P	P	P	P							P	P
Accessory dwelling units	P	P		P	P							P	P
Junior accessory dwelling units	P	P			P							P	
Convalescent homes			C	C		C	C	C					
Boarding schools/homes	C	C	C	C	C	C	C	C				C	C
Adult care facilities/assisted living: More than 6 persons				C									C
Emergency shelters										P			
Agricultural Employee housing					P								
Single room occupancy										C			



The permitted uses in the zoning code are generally effective in supporting the provision of housing for all segments of Lakewood’s population. However, the lack of any mixed-use zones that would allow, for example, residential mixed with retail and service businesses may be seen as a constraint to the creation of medium- and higher-density, more affordable housing options. In response, the City is proposing mixed-use standards for its commercial zones, allowing any interested property owner to redevelop or infill existing commercial properties across the City.

Density Bonus Regulations

The City’s zoning ordinance includes a provision for granting density bonuses as an incentive for the production of affordable housing (in Section 9332.5, part of the chapter on Multiple-Family Residential (M-F-R) Zone Regulations. This section simply incorporates the Density Bonus Law (California Government Code Sections 65915-65918) by reference, such that the provisions of state law for granting an affordable housing density bonus may be applied to M-F-R zoned properties. To date, the City has not received any applications for proposed residential projects requesting a density bonus.

Short-Term Rentals

Lakewood’s zoning ordinance allows short-term rentals (less than 30 days) as “home-share rentals,” or renting of individual rooms within a dwelling unit that is occupied by the property owner. Short-term rentals of entire dwelling units or accessory dwelling units is not permitted. These regulations help to preserve the availability of housing stock for local residents and to prevent rising rents due to a shortage of available rental housing.

Multi-Family Rentals

Lakewood’s zoning ordinance allows multi-family rentals in its M-F-R zone. Multi-family rentals are allowed by right in the M-F-R zones. Development of condominium projects requires a conditional use permit.

All multi-family dwellings are required to be reviewed by the Development Review Board (DRB). Prior to plan check, the DRB reviews the plan based on compliance with applicable codes and laws, project design, and relationship with the surrounding area. This review is performed for all new construction of multi-family units, additions or remodeling of multi-family units, as well as general site modifications.

In general, Lakewood’s development standards for multi-family dwellings may form a constraint to the development of multi-family rental housing. Specifically, the minimum lot width for multi-family lots may prevent the construction of small-scale multi-family building typologies. However, Lakewood Municipal Code 9332.A.4 provides that minimum lot and other lot dimension standards do not apply to already established lots, ensuring that the minimum lot size standards will not create constraints on the development of multi-family housing. The usable open space requirement, at 100 square feet less than the usable open space requirement for single family dwellings, may also form a constraint. The minimum square footage for each unit type is 650 square feet, which creates a constraint on development by necessitating a significant amount of



area be dedicated to non-habitable spaces. Finally, the DRB, which reviews based on aesthetics and the potential for the multi-family development to increase the individual property values of other properties, may not lend itself to quantifiable/objective standards.

In conclusion, Lakewood's zoning regulations allow for a range of housing types and densities, from single-family dwellings to multifamily housing up to 30 units per acre. The zoning ordinance includes provisions to preserve existing housing and encourage new multifamily and affordable housing. However, some of the residential development standards and rules may constrain the production of higher-density housing. There are opportunities to better facilitate new housing at higher densities by refining and relaxing some development standards for multifamily housing, as well as by creating new or updated zoning designations allowing mixed-use development. The City will conduct a rezoning effort to accommodate the 6th Cycle RHNA within three years of Housing Element adoption.

Variety of Housing Types

In addition to the conventional single-family and multifamily dwelling unit types discussed above, Lakewood allows several other types of residential units to accommodate the housing needs of specific segments of the city's population. Examples of other housing types include accessory dwelling units, manufactured homes, and single-room occupancy units.

Accessory Dwelling Units

Under state law, an accessory dwelling unit (ADU) is defined as an attached or detached dwelling unit that provides complete, independent living facilities and is located on a lot with a primary residence. A junior accessory dwelling unit (JADU) is defined as a residential unit of no more than 500 square feet that is contained entirely within a single-family residence and may have separate sanitation (restroom) facilities or may share such facilities with the primary residence. Following the passage in 2019 of several state laws intended to address barriers to the development of ADUs and JADUs and to facilitate local government approvals for these unit types, the City adopted Ordinance No. 2020-1 in February 2020 amending the standards and regulations for ADUs in the Lakewood Municipal Code. The ordinance followed the requirements set forth in the new state legislation and enacted new local controls relating to ADUs and JADUs that are consistent with state law.

Per the 2020 ordinance amendments and state law, the City allows ADUs and JADUs in all residential zones. One attached or detached ADU is allowed on a property with a single-family residence. On a property with a multifamily residence up to two detached ADUs, plus additional attached ADUs created through the conversion of existing non-habitable spaces, are allowed. ADUs are subject to development standards (maximum height, minimum setbacks, maximum floor area) and are reviewed and approved ministerially. ADU design is encouraged to include elements that will assist the elderly and others with mobility challenges, as they are often the anticipated residents of this housing type.

The City provides general information and answers to frequently asked questions about ADUs on the Planning Division website. The full text of the 2020 ADU Ordinance and the ADU Staff Design



Review Application Form are also posted on the website for easy reference. Such efforts to provide clear and accessible information about ADUs for homeowners, contractors, and the public at large are a means to simplify the application and approval process and to encourage construction of ADUs in Lakewood. Overall, the City's regulations and procedures for ADUs are effective in facilitating the development of this important housing type in existing neighborhoods. The City will continue to encourage ADU production, and is adopting several programs as a part of the Housing Element to further incentivize ADUs as a housing opportunity including programs G-2, B-10, B-9, and A-7.

Manufactured Homes

Manufactured homes are often significantly less expensive to build than homes constructed on-site, making them more affordable to moderate and lower-income households. Lakewood allows the placement of manufactured homes, including mobile homes, in all residential areas. The design of proposed new manufactured homes is reviewed by the Development Review Board (DRB). Reviews by the DRB are consistent with Government Code Section 65852.3 which regulates the application of local zoning regulations on manufactured homes (for more information on DRB procedures, see on page 51). The DRB ensures that the manufactured homes meet all of the applicable code requirements that would also apply to single-family homes.

Emergency Shelters

Under state law, every local jurisdiction is required to permit emergency shelters by right in at least one zoning district. These facilities can serve an important role in providing temporary shelter for people experiencing homelessness and other vulnerable populations. Lakewood allows emergency shelters by right in the M-2 (Heavy Manufacturing) zone. The regulations for the M-2 zone outline objective standards for emergency shelters, including a requirement for a shelter to be located at least 500 feet from any property in a residential zone, and for shelters to be located at least 300 feet from each other. The City requires a minimum of one bed per 200 square feet of floor area.

Lakewood has 129 acres of land zoned M-2, all of which is located in the southwestern corner of the city directly to the north and west of the Long Beach Airport. Emergency shelters in land zoned M-2 allows for proximity to employment centers and other commercial amenities and resources needed by people experiencing homelessness and other vulnerable populations. The M-2 zone is adjacent to multiple bus lines, grocery stores, and recreational centers. These resources are not in as close proximity in most residential areas. The majority of this land is located within further than 500 feet of residentially zoned properties in the City of Long Beach. Lakewood complies with state housing law in terms of allowing emergency shelters as a by-right use. The M-2 zone is also partially covered by a portion of the Long Beach Airport's Runway Protection Zone (RPZ). An RPZ is considered unfit for human habitation. Thus, the portions of the M-2 zone within the RPZ could not be utilized for emergency shelters. However, the majority of the M-2 zone lies outside of the RPZ, which would not pose a constraint on the establishment of emergency shelters. The M-2 zone has several areas of underutilized surface parking not within the RPZ that are still suitable for development as emergency shelters.



The overall M-2 standards will not preclude or constrain the development of emergency shelters. Buildings in the M-2 zone may have heights up to four stories/55 feet and require no side yard setbacks. Required setbacks include 20-foot rear yard setbacks, and front yard setbacks equivalent to any adjacent residential zones. Any use in the M-2 zone located adjacent to a residential zone must be screened to the residential uses with a concrete wall. Overall, these standards would not act as constraints on the construction of emergency shelters in the M-2 zone.

The latest homeless point-in-time count indicated that there are 73 unsheltered homeless individuals living in Lakewood; the City needs to ensure that at least 14,600 sf of floor area could be available for emergency shelter development or conversion. Based on a review of the City's standards and shelter need, there are multiple underutilized parking lots in the M-2 zone that meet the requirements and would be easily able to accommodate the City's shelter need.

Assembly Bill 139 (2019) modified the allowed parking standards for emergency shelters. The City may now only require parking to meet the needs of staff working at the shelter and may not impose any standards based on the number of beds or persons served. The City's existing ordinance requires three parking spaces for every shelter bed, which is not compliant with recent changes to state law. The City is including program E-3 to amend the Emergency Shelter ordinance to comply with AB 139. The City will also review the other standards for emergency shelters to verify that they are required for all other uses in the zone and are not unique to emergency shelters beyond those allowed by state law. For example, the City will remove the 500-foot buffer requirement, as none of the other uses in the M-2 industrial zone are subject to this standard.

Transitional and Supportive Housing

Currently, Lakewood's zoning ordinance does not explicitly address transitional or supportive housing. State law requires that such uses be permitted by right in all zoning districts where residential uses are permitted. The City has a policy to treat transitional and supportive housing developments as required by state law. However, since the City does not explicitly permit the development of transitional and supportive housing, the requirements may create a potential constraint on development. The City is including program E-5 to define and permit Transitional and Supportive Housing as required by state law.

Single-Room Occupancy Housing

Lakewood's zoning ordinance defines a Single Room Occupancy Facility (SRO) as a group of habitable single room units, operated by a non-profit organization, that provide below-market rate affordable housing for no more than two persons per unit and that have a minimum tenancy term of 90 days. SRO housing may have bathrooms, showers and cooking facilities within individual units, or these facilities may be shared among multiple units. SROs are often considered to be the lowest-cost form of shelter available, and they tend to be occupied by individuals and households at the lowest income levels in a community. If well designed and operated, SROs can blend successfully into existing residential and commercial areas and need not be seen as a nuisance or a less desirable form of housing.



In Lakewood SRO facilities are conditionally permitted in the M-2 (Heavy Manufacturing) zone only and are not permitted by right in any zoning district. The City is including program A-8 in its Housing Element to explore the expansion of SROs in other zones.

Lakewood has made progress in recent years in diversifying its housing stock and facilitating the development of more affordable housing types, especially in terms of encouraging ADUs. However, the City could do more to enable and promote housing types for low-income individuals and households and other vulnerable populations.

Development Review and Permitting Procedures

The efficiency and timing of a jurisdiction's processes for review and approval of new residential units has a significant impact on the amount and pace of housing construction. Lakewood's procedures for development review and permitting are described and analyzed below.

Development Review Process

The Development Review Board (DRB) performs architectural review of all development within the city. The DRB consists of the Director of Community Development or designee, a registered A.I.A. architect or equivalent, and a qualified landscape architect or equivalent. Prior to plan check by the Community Development Department, the DRB reviews the plan based on compliance with applicable codes and laws, project design, and relationship with the surrounding area. Consistent with state law, DRB performs its reviews utilizing objective design standards.

DRB approval is required prior to constructing and/or modifying any single-family or multiple-family residential structure. Specifically, approval is required for:

- New construction of single and multifamily units, including mobile/modular and manufactured homes;
- Additions to or exterior remodeling of existing multifamily units;
- Patio covers, screened or open, that are visible from the street; and
- General site modifications (i.e., changes in the off-street parking or landscaping design, addition of trash enclosures, addition or modification of signs).

Residents are advised to discuss preliminary plans with the Planning staff of the Community Development Department to determine whether DRB approval is required.

DRB meetings are held periodically and may be conducted by electronic conferencing.

The following items must be submitted digitally in order for a proposal to be reviewed:

For all applications:

- Development Review Board Application Form



- The proposed building plans in one PDF file prepared by an architect or building designer, including
 - Site Plan
 - Floor Plans
 - Elevations
 - Roof Plan

Color photographs of existing conditions on and adjacent to the project site.

Additional submittal requirements for multifamily residential projects:

- Landscape plans
- Trash enclosure details
- Sign details
- Rendering
- Sample exterior materials board
- Environmental Assessment

The DRB determines whether projects comply with the zoning ordinance. In making its decision on a project, the DRB must consider the site plan, landscaping, general design and development, setbacks, height, vehicular and pedestrian circulation, and the project's relationship to development in the immediate area of the project, as well as proposed future development in those areas. The criteria that the DRB uses to review projects may be found in the DRB Single Family Residential and Multi-Family Residential Handbooks. Each handbook contains specific, objective criteria that the DRB utilizes to review projects. The zoning and design standards are purely objective, quantifiable, and verifiable from an external reference, and meet the requirements on SB 330. The DRB cannot impose conditions that would result in a project being incongruous with the surrounding area.

The DRB may approve, conditionally approve, or disapprove a project pursuant to the following findings:

- The proposed use and development project are consistent with the Lakewood General Plan and any applicable Specific Plan.
- The proposed use and development project are consistent with the Lakewood Municipal Code including zoning regulations, development standards and building codes.



- The site of the proposed use and development project is adequate in size and shape to accommodate the proposed yards, walls, fences, buildings, parking and loading facilities, landscaping, and other development features as required by the Lakewood Municipal Code.
- The site for the proposed use and development project is served by highways or streets adequate in width and which are improved as necessary to carry the kind and quantity of traffic generated by both the proposed use and surrounding existing uses.
- Granting the proposed use and development project does not constitute a special privilege that is not available to others within the same zone.
- The proposed commercial or industrial project will not adversely affect or be materially detrimental to adjacent uses, buildings or structures, environmental considerations or otherwise endanger the general public health, safety or welfare.

Most of the above findings are objective and allowed by state law. City staff also provide applicants guidance on meeting the criteria, ensuring that development approval is predictable and timely. As a part of its Objective Standards Program B-4, the City will review and revise the findings for housing projects to ensure that they are objective and facilitate the development of housing in Lakewood.

Once an applicant obtains DRB approval, the applicant may then submit building plans for plan check, after which building permits are issued and work can begin. The DRB also reviews projects that require a Conditional Use Permit (CUP). In these instances, the DRB does not make a final action, but rather recommends actions and conditions of approval to the Planning and Environment Commission (PEC), who then conducts a public hearing and makes the final determination.

Time Frames for Development Review

There is a direct correlation between the processing time required to obtain development permits and approvals and the cost of constructing new housing. Lakewood offers a streamlined review process that eliminates duplication efforts and reduces the processing time for project approvals. To assist applicants in obtaining the required permits and approvals for housing projects, the City's Community Development staff provides service at the counter from 7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 am to 5:00 pm on alternating Fridays (the City is closed every other Friday). The lead staff person assigned to each is responsible for monitoring the project through to completion. The staff person and the applicant have easy access to the City's geographic information system, which is linked to the counter computer in order to provide information on the project site.

The City's time frame for project approval depends on the type and scale of the development project. Under normal conditions, the average residential development project that is subject to design review but does not require other related entitlements (variance, conditional use permit, or zone change), may be reviewed and approved by staff or the DRB within one day to two weeks. The full approval process consists of reviews by Community Development Department staff, the Development Review Board (if required) followed by a construction drawing plan check and



building permit issuance and inspection approval by the County of Los Angeles under contract with the City. Accessory dwelling units and junior accessory dwelling units are reviewed through the Staff Design Review (SDR) process which is similar to DRB, and when approved proceed to the County for plan check review and building permit issuance/inspection.

Residential development projects that require entitlements may require three or more months for project approval. Large-scale residential projects (i.e., projects that involve a new subdivision and require a new parcel or tract map under the Subdivision Map Act) require review by the Community Development Department and the Development Review Board, as well as approval by the Planning Commission and the City Council. The City has prepared a Master Environmental Impact Report (EIR) and Master Environmental Assessment (MEA) for the General Plan which simplifies the environmental documentation and reduces the environmental clearance process for major residential developments.

Table 27 presents the average processing time required for various permits and procedures prior to project approval.



Table 27: Average Processing Time for Project Approval

Process	Required Time Period			Review and Approval
	Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU)	Single-Family in R-1, R-A, PD-SF	Multiple-Family in M-F-R & PD-MF	
Staff Design Review	2-4 Weeks	N/A	N/A	Staff Design Review (SDR)
Design Review	N/A	2-4 Weeks	2-4 Weeks	Community Development Dept. (CDD) and Development Review Board (DRB)
Plan Check and Building Permit ¹	3-5 Weeks	3-5 Weeks	3-5 Weeks	CDD and DRB
Conditional Use Permit ²	None required	None required	None required except for condominium projects	CDD, DRB, Planning and Environment Commission (PEC)
Variance ²	N/A	4-6 Weeks	4-6 Weeks	CDD, DRB, PEC
Subdivision	N/A	5-9 Months	5-9 Months	CDD, DRB, PEC and City Council
Zone Change w/ EIR and Public Hearing	N/A	6-9 Months	6-9 Months	CDD, DRB, PEC and City Council
General Plan Amendment w/ EIR and Public Hearing	N/A	6-9 Months	6-9 Months	CDD, DRB, PEC and City Council
Average Plan Check Processing Time:	79 days⁴	79 days⁵	220 days (2-4 units) 238 days (5-19 units) 287 days (20+ units)	

Source: City of Lakewood Community Development Department.

1. The County of Los Angeles under contract with the City reviews plan checks and building permits.

2. Design review is done concurrently with these processes.

3. Decisions on CUPs and variances may be appealed to the City Council.

4. Average duration based on permit records from 2017 - 2020

5. SFRs are few in number, but a typical ground up SFR permitted on an individual basis takes approximately the same time as an ADU.

These review and approval time for development projects are relatively short compared to that of many jurisdictions. As shown in Table 27 above, new single-family and multifamily residential projects requiring only design review can proceed from initial planning application to building permit issuance in less than six weeks. The City's processes are designed and carried out to prevent unnecessary delays. For example, the City has handbooks for single-family residential and multifamily residential development, which include clear and detailed information about project review procedures, submittal requirements, and development standards. These handbooks are available on the Community Development Department website.



Time Between Entitlement Approval and Building Permit Application

Time between entitlement approval and building permit applications vary from project to project and any delays are often project specific. Applicants will typically apply for building permits as soon as they have obtained plan check approval, and in cases where plan checks are approved, applicants typically obtain the permit as soon as possible. On occasion, permits do not get pulled immediately for a variety of reasons. These reasons may include waiting for completion of land grubbing or demolition work, need to obtaining project financing, need to pay school fees or obtain other agency approvals, the applicant has not selected a contractor, waiting for equipment to become available, order materials, etc.

Timing for Lot Consolidation

In general, projects that required lot consolidation (11730-11748 216th Street, 20712 Seine Avenue, and 20727-20739 Elaine Avenue, yielding 16, 16, and 24 units, respectively) took 110 days to complete the permitting/plan check process.

Other multifamily projects that did not require lot consolidation, such as 3014 South Street, with 72 units took 453 days to move through the permitting/plan check process, while other multifamily projects, such as 11714 Walcroft Street, with 2 units, and 11611-11615 216th Street, with 3 units, took 174 days and 222 days, respectively. A project at 20802-20804 Pioneer Blvd, which added 1 additional unit to an existing site, took 265 days. In general, there is no clear trend relation between permitting time for ground-up multifamily developments and new multifamily developments created by converting existing uses to higher densities. There is also no clear trend for permitting times of single-unit additions and larger (20+ unit) developments.

Expedited Approval Program

In 2020 the City of Lakewood was awarded a \$310,000 grant through HCD's SB 2 Planning Grants Program. One of the projects to be implemented with the SB 2 funds is an Expedited Approval Program through which the existing Community Development Department/Public Works Department public counter will be replaced with a new and improved public counter area. These upgrades will further increase the efficiency of the development review process and reduce the time for project approval. Currently, the process for review of plans for new dwellings (and other projects) can be delayed due to limited capacity and ineffective layout and design of the public counter. The existing facility has enough space to accommodate only two applicants at a time, even when the staffing level is sufficient to serve four applicants at a time. The lack of space is exacerbated when counter space is used by applicants to complete building permit applications and fill out related documents. Time is also wasted when staff must leave the counter area and go to another area of the office to make photocopies of forms and documents. The lack of space, inefficient design and limited equipment at the public counter makes it difficult for City staff to process housing plans in a timely manner.



The new, modernized public counter area will double the capacity of the existing counter, with space for four staff to assist applicants. This will greatly increase efficiency and thereby expedite the approval of new housing units. It will also feature several improvements in design and technology, including a self-serve kiosk to allow applicants to submit for plan check electronically, review development standards, and complete certain forms online; an area for applicants to access hard-copy forms and information; and a separate dedicated counter space where applicants can fill out permit applications or prepare plans and documents prior to submittal. New equipment that will increase efficiency and save time includes a photocopier at the counter and a second computer screen at each station, in addition to staff computers, so that applicants and staff can view the same information simultaneously.

In addition, the City of Lakewood has converted the majority of project submittals and reviews to digital resources. This conversion was instituted in response to pandemic constraints but will continue as a means to expedite development reviews, allowing remote submittal, review and payment for these reviews.

Developers consider time delays to be significant governmental induced constraints. When approving agencies take an unnecessarily long time to review development proposals, costs rise as additional interest must be paid on loans, and equipment, and employees are idle. Furthermore, the development community views approving agencies as not being accountable for delays caused by inaction. This in turn may cast a negative light on local government.

The City is also adding a program to comply with the provisions of the Permit Streamlining Act (SB 35) to ensure that any applications submitted pursuant to the act is processed in accordance with state law.

Lakewood's permit process and staff expedites projects to the extent feasible to prevent unnecessary delays. Residential construction in Lakewood typically consists of room additions, not new dwelling units. Room additions often receive "over the counter" approval.

Building Code and Code Enforcement

Lakewood has adopted the Los Angeles County Building Code as its municipal building code. The City has also enacted a series of local amendments to the County building code. These local amendments address a variety of topics, including:

- The creation of a Building Rehabilitation Board to serve as the board of appeals for the building code, to determine the suitability of alternate materials and types of construction, and to provide interpretations of the building code
- Exempted work – fences/walls
- Unsafe buildings – definitions, requirement to abate public nuisances, costs
- Re-inspections
- Building code fees and charges



- Permits for buildings in areas subject to flood hazard
- Foundation construction on soils containing sulfates
- Requirement for construction of sidewalks, curbs and gutters for new construction or major building expansions
- Standards for construction and maintenance of parking areas

The City's code enforcement program C-9, also known as the Neighborhood Preservation Program, focuses on deteriorating or dilapidated areas throughout the City and is dedicated to preserving and improving the City's environmental quality. The Neighborhood Preservation Program is funded with both CDBG and General Fund monies. It serves CDBG-eligible areas and approximately 500 low and moderate-income households.

The City is divided into three code enforcement areas, each with a representative who responds to citizen service requests regarding planning and zoning issues. On average, more than 1,300 service requests are reported throughout the City annually. Within Community Development Block Grant (CDBG) funded areas specifically, an average of 333 service requests was reported annually.

Neighborhood Preservation representatives notify property owners and/or tenants of violations related to public safety, property maintenance standards and zoning nonconformance. A significant concern of the program is unpermitted construction. Such construction poses health and safety risks to the occupants because it may not meet minimum building code standards. Other common violations include:

- Trash carts in the street;
- Litter or debris in public view
- Illegal businesses in residential areas (for example, auto repair and cabinet shops)
- Inadequate ground cover
- Inoperative vehicles parked anywhere other than the garage or driveway; and
- Overgrown vegetation that poses a danger to public safety.

The Neighborhood Preservation Program continues to work closely with the Single-Family Residential Rehabilitation Loan Program C-1 and the Fix-Up Paint-Up Grant Program C-2. Both the loan and grant programs make funds available to low- and moderate-income households for maintenance and rehabilitation. The Neighborhood Preservation Program provides loan and grant program information at the time of notification of code violation.

The City also operates a Public Nuisance and Property Abatement Team, which consists of a specially assigned Los Angeles County Sheriff's deputy, a Community Conservation Program representative and a City prosecutor. Since 1999, this team has worked to identify and "clean up" residential and commercial properties that create nuisances, provide a haven for crime, or



otherwise disturb the peace and safety of Lakewood residents. The Community Conservation representative handles citations for code violations, which are generally simple for property owners to correct. If there is criminal activity on the property, the Sheriff’s deputy will apprehend the person(s) responsible and move to criminally prosecute the offense through the District Attorney’s Office.

Overall, the implementation and enforcement of the building code optimizes predictability for developers. At present, code enforcement procedures help support the City's housing goals. Existing codes do not form a constraint on housing production.

Development Fees and Exactions

The City of Lakewood charges fees for new development based on the cost of reviewing and issuing the required approvals and permits. Lakewood does not charge city impact fees for new development. Quimby Act fees, which are fees to support parks and recreation that may be imposed on new subdivisions per the state Subdivision Map Act, do apply in Lakewood. The local school districts also assess fees on new development to help meet the cost of capital improvements for and/or expansion of school facilities that are necessary to accommodate increased student enrollment due to new residential development.

Permit Fees

As shown in Table 28, Lakewood’s total residential development fees are on average \$2,242 for a single-family project, \$6,507 per apartment unit, \$8,703 per condominium unit, \$3,715 for an ADU created from a garage conversion, and \$4,543 for a newly constructed 520 square foot ADU. For new residential development requiring a parcel map for a subdivision, lot merger, or condominiums, the Quimby Act fee for Parks or Recreational Purposes is the largest single fee for a residential development.

Table 28: Residential Development Fees

Fees	Single-Family Units (1)	Multiple-Family Units (2)	Accessory Dwelling Units (ADU) #1 (4)	Accessory Dwelling Units (ADU) #2 (5)
Building Plan Permits	\$9,435.30	\$5,012.80	\$2,633.60	\$3,363.50
Electrical Permits	\$439.60	\$335.90	\$160.30	\$190.50
Mechanical Permits	\$451.50	\$346.20	\$245.60	\$267.90
Plumbing Permits	\$356.20	\$378.90	\$265.40	\$267.90
Sewer Connection Fee	\$103.40	\$103.40	\$80.40	\$80.40
Fee for Parks and Recreational Purposes (3)	\$10,125.66	\$2,196.41	n/a	n/a
Construction of Dwelling Unit Tax	\$330.00/unit	\$330.00/unit	\$330.00/unit	\$330.00/unit
Total Fees per Unit (3)	\$21,241.66	\$8,703.61	\$3,715.30	\$4,543.10

Source: Lakewood Community Development Department

1. Fees based on a single-family detached dwelling of 2,500 sq. ft. of living area, 400 sq. ft. garage, 3-bedrooms and 2-baths, with a project valuation of valuation \$354,408 on a 6,000 square-foot lot.



2. Fees based on one unit within a 15-unit M-F-R project with 1,200 sq. ft. of living area, 400 sq. ft. garage, 2-bedrooms and 1.5-baths, with a project valuation of \$145,644.
3. Fee for parks and recreation purposes does not apply to apartment projects.
4. ADU #1 is conversion of an existing, detached 360 square-foot two-car garage with a project valuation of \$53,362.
5. ADU #2 is a 160 square-foot addition to, and conversion of, an existing, detached 360 square-foot two-car garage with a project valuation of \$77,079.

School Fees

The costs shown in Table 28 do not include school fees, as the fees vary depending on which school district a residential development will be constructed. Lakewood is served by four school districts, which are shown below accompanied by the per square foot fee assessed by each district:

- ABC Unified School District: \$2.97 per square foot
- Bellflower Unified School District: \$4.08 per square foot
- Long Beach Unified School District: \$4.08 per square foot
- Paramount Unified School District: \$2.97 per square foot

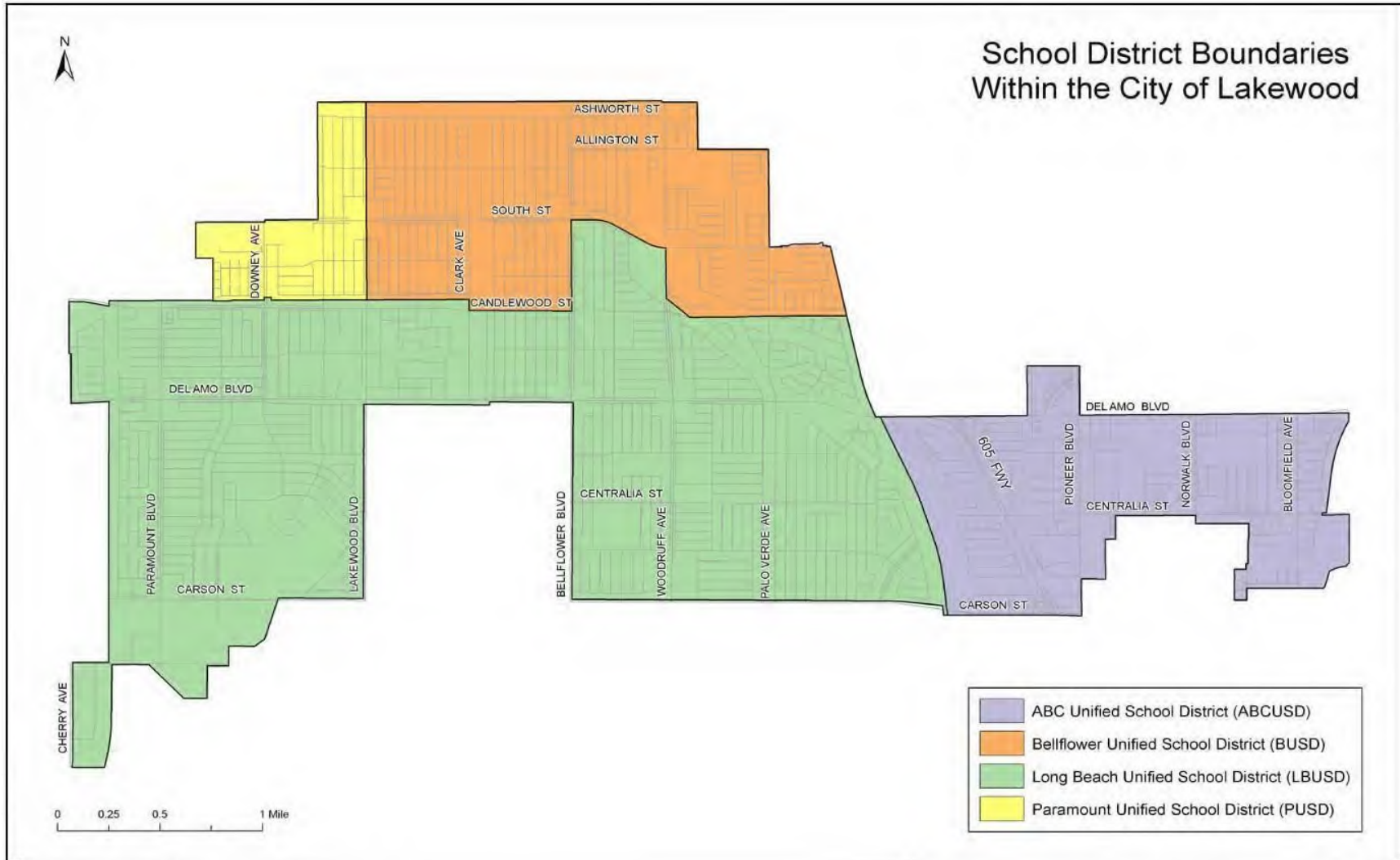
Compared to most of Lakewood, those portions of the City served by the Long Beach Unified School District and Bellflower Unified School District have higher school impact fees for new residential development than units developed in areas served by the ABC Unified School District or Paramount Unified School District. Figure 7 illustrates the school district boundaries.

Although the permit and impact fees increase the cost of housing development and may affect the feasibility of building more affordable units, these fees are necessary to recover the cost of staff time to review and process permits and to provide adequate community facilities.

Per Assembly Bill 1483 (2019), each local jurisdiction in California is required to make available on its website a current schedule of fees and exactions, imposed by the jurisdiction and by any other special districts, that apply to proposed housing development projects. This information must be presented in a way that makes it clear which fees apply to a particular parcel. The City of Lakewood does not currently have a schedule of fees and exactions available online. Since a lack of clear and readily available information about permit fees and costs can increase the uncertainty and level of effort involved in obtaining approvals for new housing development, posting this information on the City's website would help to simplify and facilitate housing production. The City is including a program (program B-10) in its housing element to comply with AB 1483.



Figure 7: School District Boundaries





Exactions

Local governments may also impose non-monetary exactions on new residential development – for example, requiring developers to dedicate or donate land for streets, public utilities, easements, or parks/open space; or requiring developers to construct on-site or off-site physical improvements such as parks, trails, sidewalks, curbs and gutters, turn lanes, traffic signals, or public transit facilities. The City of Lakewood requires road dedications at the time properties are developed in accordance with the General Plan. Since Lakewood is built out, road dedications typically take the form of widening a street or alley by a few feet, which is not enough to render a project economically infeasible. The City’s policy is to only require physical improvements at corners. Once the City has obtained the necessary dedications for interior lots between the corner lots, then block-long street widening occurs.

There are several neighborhoods in eastern Lakewood where the street rights-of-way are of substandard width and require improvements. If the City determines that a street dedication or improvement is required in conjunction with a new residential development project, the developer must implement these improvements in accordance with the width, standards and right-of-way lines of the Circulation Element of the General Plan. The Circulation Element’s street classification and right-of-way standards are presented below in Table 29.

Table 29: General Plan Street Classifications

Street Classification	Right-of-Way Width	Roadway Width	Minimum Roadway Width for Streets Providing M-F-R Access
Arterials:			
Major	100 ft.	84 ft.	84 ft.
Minor	80 ft.	64 ft.	64 ft.
Collector Streets	60 ft.	36 ft.	40 ft.
Local Streets	60 ft.	36 ft.	40 ft.

Source: Lakewood General Plan.

In some situations, off-site improvement requirements may pose a constraint to residential development. Dedications and widenings that require the vacation of utility easements, relocation of utilities (fire hydrants, storm culverts, etc.) are difficult and costly to complete based on the associated infrastructure improvements. So far, these requirements have not prevented a project, or required a reduction in density, but they pose potential constraints for the development of multi-family housing. As a response, the City is including program B- to establish procedures for administrative relief from right-of-way improvements for streets where the relocation of existing infrastructure would make it financially infeasible to pursue housing projects.

Onsite/Offsite Improvements

According to the service providers and utility companies, the City’s present infrastructure is generally adequate to accommodate planned growth levels, and since the City is fully developed, streets, sidewalks and curbs are already in place. Residential parcels in the City have existing



access to wet and dry utilities. Existing capacities and any necessary infrastructure upgrades will be assessed concurrently with the zoning ordinance updates required to implement program A-1.

Improvements such as curbs, gutters, driveway aprons, parkways and utility connections associated with new residential development occur either

- 1) when street widening occurs, as described above;
- 2) if the developer's plan calls for such work; or
- 3) if such off-site facilities are damaged during construction or to ensure compliance with current standards.

Off-site improvements required for new development are reviewed by the City's Public Works Department and/or the Los Angeles County Department of Public Works to ensure compliance with current standards.

Limitations of Public Facilities, Services, and/or Infrastructure

Areas in Lakewood identified by the General Plan and the approved Master Environmental Assessment (MEA) have been reviewed by all service providers, including, but not limited to school districts, water departments, utility providers, law enforcement, the fire department, all City of Lakewood departments, other city and county agencies, and the waste disposal company. Although the implementation of the current General Plan would increase usage of the existing public infrastructure, the MEA did not identify any significant impacts.

Fire and Police Protection

Fire protection services for the City are provided by the Los Angeles County Fire Department (LACFD), and police protection services are provided by the Los Angeles County Sheriff's Department (LACSD).

Water and Sewer Service

The City of Lakewood is served by two water service providers: The City of Lakewood Water Resources Department ("Water Department") and Golden State Water Company ("Golden State"). The Water Department provides service to approximately 70% of the City's commercial and residential users, while Golden State provides service to approximately 30% of commercial and residential users. Both providers have adopted written policies and procedures with specific objective standards for provision of services in conformance with Government Code Section 65589.7, which prioritizes services for affordable housing developments.

The Water Department adopted its current Water Shortage Contingency Plan ("Contingency Plan") on July 1, 2021. The primary purpose of the Contingency Plan is to plan for the conservation and efficient use of water supplies in the event of a water shortage. The City of Lakewood expects the availability of groundwater supplies to remain constant over the next 20 years. The supply estimates are based on the annual allowable pumping rights within the Central Basin Municipal Water District and carryover from the previous year. A severe single dry year or several consecutive dry years would not impact the City's ability to meet water demand. The City



estimates that a 50% loss in groundwater supply would have to occur to affect the City's projected water production and service.

Golden State adopted its current Urban Water Management Plan ("Management Plan") on July 15, 2021. As with the City's Contingency Plan, the Management Plan plans for the conservation and efficient use of water supplies in the event of a water shortage. Golden State's Management Plan projects to have sufficient long-term service reliability (25 years), even during several consecutive dry years. When pairing overall water supply and the increased demand conditions, Golden State has sufficient supplies to meet five consecutive dry year conditions through 2045.

The City of Lakewood owns the local sewer system consisting of approximately 166 miles of gravity flow sewer pipelines that is maintained by the Los Angeles County Department of Public Works Sewer Maintenance Division. The City's sewer system is connected at various locations to trunk sewers and pipelines owned, operated, and maintained by the County of Los Angeles Sanitation Districts and the City of Long Beach.

The City of Lakewood Sewer Master Plan ("Master Plan") was adopted in December 2004. The Master Plan identifies any deficiencies in the existing mainline sewer system with the City, recommends alternatives to eliminate the deficiencies, prioritizes the deficient reaches, and provides the City with a basis on which to build a future infrastructure management system. While 3.25% of the existing sewer system are identified as being deficient, the City's sewer system has sufficient treatment or collection capacity to serve the needs of proposed developments, including affordable housing, as required under Government Code Section 65589.7. Through program E-9, ensure that the City and partner districts have specified plans and procedures in place to provide priority services to affordable housing developments.

Electric, Gas and Telecommunications Services

Electricity is provided by Southern California Edison, natural gas is provided by Southern California Gas, and telecommunications services are provided by Frontier Communications.

Solid Waste Service

Solid waste services for the City are provided through a private solid waste hauling contractor. The City's solid waste is transported to the Savage Canyon Landfill, located in the City of Whittier, approximately 16 miles to the northeast.

Lakewood's Strategy

The City will solicit and obtain input from the above agencies during the public review period for the Housing Element. The City will also initiate discussions regarding infrastructure capacity, especially with regard to priority water service to developments with low income housing units. In addition, future residential development would be required to ensure that adequate water supplies and wastewater capacity would be available to serve future projects' projected demand in addition to the provider's existing commitments. Future residential projects would also be required to demonstrate that proposed developments would not generate solid waste in excess of state or



local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, and would comply with federal, state, and local management and reduction statutes and regulation related to solid waste.

The MEA for the current General Plan found:

- **Water:** Development under the adopted General Plan will result in greater demand for water. However, the General Plan policies require managed growth and promote the development of adequate infrastructure prior to new development. Therefore, the gradual increase in demand for water services per year in conjunction with implementation of the policies is not anticipated to result in significant impacts on existing services. The MEA indicated that most areas served by the City have adequate fire flows that meet Los Angeles County Fire Department Standards.
- **Sewer:** The MEA concluded that the sewer trunk lines to the Long Beach Water Reclamation Plant operated by the County Sanitation Districts of Los Angeles County and the treatment capacity of the reclamation plant are adequate to handle the level of wastewater generated within the City.
- **Storm Drain:** Future growth consistent with the General Plan will not substantially increase the percentage of the City covered with impervious ground cover. As a result, existing conditions relating to site run-off due to storms will likely remain for the foreseeable future. Future development in the City will provide on-site drainage control systems to lessen the drainage needs of the City.

The 6th Cycle Housing Element will necessitate significant land-use changes and expanded capacity. While the City currently has adequate infrastructure to accommodate existing development, significant redevelopment may require upgrades in infrastructure. The scope of required infrastructure upgrades will be assessed concurrently with the Land Use element update and rezone necessary to establish adequate sites to meet the RHNA.

Two common methods for addressing actual and projected inadequacies in public facilities, services, and/or infrastructure, are dedications and in-lieu fees. In Lakewood, dedications typically come in the form of street dedications. The cost to a developer for street dedications is very low, usually consisting of only a minimal Los Angeles County Recorder's fee. Infrequently, the services of a civil engineer may be necessary to prepare a legal description of the land to be dedicated. The loss of acreage available for development reduces the developer's flexibility in project design options and may also be a constraint.

Constraints on Housing for Persons with Disabilities

Residential Care Facilities

State law requires that residential care facilities that serve six or fewer residents be considered a residential property and be treated the same as a single-family home. This means that local government can impose on these facilities only those local use restrictions or fees which apply to



other single-family residences. The City currently does not have specific zoning code language permitting residential care facilities with six or fewer residents in single-family residential zones (R-1, R-A, A, PD-SF), and treats any residential facility serving six or fewer persons the same as another residential use in the same zone. In practice, this ensure that the City is not creating any constraints on development the City will include program E-2 to update its code to expressly permit the development of residential care facilities in residential zones.

The M-F-R zone allows residential care facilities subject to a conditional use permit (CUP) and imposes special development standards as described below. For facilities that call for six or fewer residents, it is the City's policy to comply with State law and allows such facilities by right.

Further, the City applies the underlying development standards to Adult Care Facilities that are less generally restrictive than the M-F-R Zone. Facilities serving seven or more residents with disabilities are defined as Adult Care Facilities in the zoning ordinance. The zoning ordinance permits such facilities only in the M-F-R zone, and only with a CUP. The special development standards for Adult Care Facilities are:

- Minimum lot size of 0.5 acres
- Maximum lot coverage of 60 percent
- Minimum unit size of 200 square feet, with no more than two beds per room and each unit consisting of at least a bedroom with a private or shared bath, with an optional separate sitting room
- Two-bedroom units require a minimum bedroom size of 120 square feet
- Minimum 15 square feet of common indoor recreation area per unit, totaling at least 450 square feet
- Minimum usable open space of 200 square feet per unit
- Off-street parking at a rate of six-tenths of a space per unit
- There is no maximum density for residential care facilities; the number of units is limited only by lot coverage and the size of the units alone.

Although the CUP requirement for facilities of seven or more may lengthen the approval process for these facilities, the City considers this requirement appropriate. A CUP is the mechanism by which the City can ensure that the facilities' living standards are adequate and their residents' welfare is being protected. Additionally, the relief from other development standards in the M-F-R zone ensures that Adult Care facilities are not constrained. However, as a part of Program E-2, the Housing for Elderly and Persons with Disability Program, the City will ensure that the CUP requirements provide certainty and facilitate the production of adult care facilities in Lakewood. Specifically, the City will review its CUP standards for residential care facilities to ensure that the standards are objective, focused on protecting the health, safety, and welfare of the residents of such facilities.



Additionally, the City defines “Family” as individuals domiciled together in one (1) dwelling unit and who are cooking and living together as a single household, with no additional requirements or restrictions. This ensures that the City is not creating a constraint on housing for a variety of family typologies through its definition of “Family.”

Multifamily Housing for Elderly and Disabled Persons

In addition to residential care facilities, the zoning ordinance contains some special development standards for new multifamily projects intended to house elderly and/or disabled persons and that require modifications to normal M-F-R development standards. The Ordinance contains these requirements in order to ensure that such residents are safe in their dwellings and that their needs are served.

In some cases, the development standards for housing for elderly and disabled persons is stricter than the base M-F-R zone, while in other cases the standards provide for increased flexibility. For example, there is no limit to density, provided the other zoning standards are met – a substantial constraint reduction. However, the minimum lot size of 1 acre would make it challenging to find a suitable parcel in Lakewood, where most of the existing lots are much smaller than one acre, necessitating parcel consolidation.

Any development proposing to depart from standard M-F-R development requirements may do so with a CUP. In reviewing the CUP application, the Planning and Environment Commission must consider whether there are services (such as grocery stores, drug stores and laundry facilities) within a reasonable distance; whether the applicant has established a need for such housing within the community; and whether the proposed housing is compatible with adjoining uses. These standards are not objective and create actual constraints on the production of housing for elderly and disabled persons by placing the burden of proof for demand on the project applicant. The City will revise any of these findings to be based on objective criteria as a part of Program B-14, its objective standards/SB 330 compliance program.

In addition, the Commission must find that the modified development standards meet a set of certain minimum requirements. For example, the M-F-R zone requires ramps, elevators, and emergency signals, and includes standards related to handrails, the height of electrical outlets, and placement of disabled units on the ground floor.

- Minimum lot size of one acre
- Maximum lot coverage of 60 percent
- Minimum one-bedroom unit size of 460 square feet
- Minimum two-bedroom unit size of 650 square feet
- Minimum 200 square feet of open space per unit

The maximum lot coverage of 60 percent for multi-family housing for elderly or handicapped is somewhat low for multifamily residential development and limits the potential for higher density



and affordable housing projects. Additionally, the requirement that handicapped units be located on the ground floor significantly limits the realistic density of these facilities. As a part of the Zoning Code Cleanup and Objective Standards program B-4, the City will make revisions to the code standards and findings to remove constraints on production for facilities serving elderly/disabled persons.

Requests for Reasonable Accommodation

The City does not have a codified process for reasonable accommodation. However, the City does ensure that reasonable accommodation is offered to anybody who may require an accommodation. All visitors to the Community Development Department are informed that they are entitled to request a reasonable accommodation with respect to zoning, permit processing and building code standards if they feel that they qualify for such an accommodation under the federal Fair Housing Act, and that their requests will be reviewed by City staff. The request will be approved or denied once the Department has made determinations as to the following:

- The qualifying status of the individual,
- The necessity of the accommodation, and
- The financial or administrative burden on the City.

While the City complies with the intent of reasonable accommodation requirements, as a part of the Housing Element Implementation, the City will establish a codified reasonable accommodation procedure and standards to better facilitate objective review and approval of any future accommodation requests through program E-6. Non-Governmental Constraints.

Non-governmental constraints are those conditions that are incompatible with the development of residential uses; either from a functional standpoint or because of the potential risk they might have on residential development. These conditions include hazards, land resources and construction costs, each of which is described below.

Environmental Risks and Hazard Risks

The General Plan Guidelines describe hazard risks as a constraint relative to meeting identified housing needs. The City also adopted a Hazard Mitigation Plan (HMP) in 2018. While hazards generally occur naturally, they may also be man-made risks, as is the case of fire hazards. Site identification for housing must be made in the context of multiple variables, including hazards. Potential threats to housing must be identified, evaluated, and mitigation measures established. In most cases, a local agency's geographic location determines the types of hazards that would be expected. Potential hazards facing Lakewood include fire, flooding, landslides, and earthquakes.

Fire.

The City of Lakewood receives fire protection services from the Los Angeles County Fire Department. Future development under the General Plan will not have a significant impact on fire services. In addition, most areas in the City have adequate fire flows that meet County Fire



Department standards. For those limited areas of the City where some residential uses fail to meet required fire flow standards by a few hundred gallons, new and upgraded water lines will continue to be upgraded to remedy the situation. As new development projects occur, including subdivisions, required fire flow tests provide additional opportunities to upgrade firefighting capabilities.

Most models of climate change suggest that California may be drier in future, which may increase the potential for severe droughts, thus increasing the risk of wildland fires. However, the City's HMP scores the City's relative risk of fire, including wildland and urban interface fires, to be very low due to the following factors:

- Lakewood is 99.5% developed. The remaining vacant parcels have little or no vegetation and are surrounded by urban land uses with no direct connection to any wildlands.
- There are no high vegetative fuel load wildland areas within the City limits, adjacent to the City boundaries, or neighboring communities.
- There are no areas of steep slopes or narrow streets which limit egress and access, and no low-density developed areas with limited water supplies for fire suppression.

Flooding.

In the past, public improvement projects to the flood control channels include: raising the access roads adjacent to the levees by up to four feet; constructing parapet walls along the tops of existing flood control channel levees; modifying traffic, railroad, utility, and pedestrian bridges; armoring the backside of the levees along some portions; widening the flood control channel at the confluence of the Rio Hondo Channel and the Los Angeles River; and, overlaying some existing grouted stone channel sides with concrete. As a result of these improvements, flood protection status in Lakewood was restored to Flood Zone "X," or an area of minimal flood risk. In April 2018, the Federal Emergency Management Agency (FEMA) approved the City's HMP. Chapter 7 of that plan discusses flood risks and notes that all of the residentially-zoned properties in Lakewood are areas of low flood risk, as opposed to areas of moderate to high risk (i.e. Flood Zones A, B, C, D, and V). No replacement units are required.

In general, most models of climate change suggest the California may be drier in the future, which would not increase the risk of severe flooding or cause dam failure. Thus, climate change is not expected to exacerbate flooding hazards in the City.

Landslides.

Lakewood is relatively flat. Since there are no residentially zoned properties on or near any slopes subject to landslides, landslides are not a constraint that would impact residential development in Lakewood.



Earthquakes.

The region has many active and potentially active faults that could impact existing and future residential development. No part of the City, however, is within an Alquist-Priolo Special Study zone, and there are no known active faults within the City of Lakewood. The closest active fault is the Newport-Inglewood Fault Zone, located about four miles southwest of the City. Existing and future development does have the potential to be impacted by earthquakes and related hazards, primarily from ground shaking, which is not uncommon throughout the region. For those areas that are identified as being susceptible to liquefaction, construction will be subject to applicable building code requirements.

The HMP's Earthquake Long Term Action 1 calls upon the City to continue to encourage and facilitate retrofitting of vulnerable residential and commercial buildings, including low income and elderly housing.

Land Costs, Resources and Availability

The amount of available land to be developed can directly affect a city's ability to meet housing demand. Regardless of how land is zoned or how the General Plan designates it, a decreasing supply of both vacant and underutilized sites for redevelopment may make it difficult to meet the community's housing needs. The cost of land depends on various factors such as whether the site is vacant; accessibility to the site, and the site's buildable area (easements, slopes, geological structures; and flooding may affect how much of the site can support building and parking areas). As illustrated in Table 39, the majority of new dwelling units in Lakewood will be added in the M-F-R, commercial, and light manufacturing zones.

Land Costs

The price of land can be a major impediment to the ability of a community to augment its housing stock and influence rents and sale prices when new units are placed on the market. Two local developers that have built single-family and multi-family developments in Lakewood (Jeff Leaper and Luke Chau dba Harmony Homes) provided land cost data going back to 2017. Land acquisition cost data for ground-up developments in Lakewood in Lakewood, indicates that the price of raw land in Lakewood to be approximately \$1,200,000 per acre within areas zoned for single-family residential, and approximately \$1,400,000 to \$2,000,000 per acre within areas zoned for multi-family residential, according to Jeff Leeper. By 2021, these values had increased to approximately \$1,770,000 to \$3,125,000 an acre for single family residential and \$3,110,000 an acre for multi-family residential, according to Zillow. This indicates that land costs are a significant cost, and likely function as a non-governmental constraint.

Construction Costs

Construction costs can also be a major impediment to the ability of a community to augment its housing stock and influence rents and sale prices when new units are placed on the market. The first component of construction is the cost of grading land. Grading costs were estimated to be \$105,000 per acre.



Another major component of these costs is the price of building materials. A Turner Center report titled “The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California” found that building materials and other hard construction costs make up approximately 60 percent of the cost of producing a new residential building in California and that wood, plastic, and composite material costs have risen by 65 percent since 2010. Compounding this issue, it is on average \$35 more expensive per square foot to build in the Los Angeles area when compared to the rest of the state (excluding the San Francisco Bay Area).

Another Turner Center report “The Costs of Affordable Housing Production: Insights from California’s 9% Low-Income Housing Tax Credit Program” illustrates that it costs approximately 600 dollars per square foot of affordable housing construction in the Los Angeles area.⁴ The cumulative cost of materials, labor, land acquisition, and development fees create a constraint on housing production in Southern California.

Construction Labor Shortage

Construction labor plays a large role in housing costs. According to the 2020 Outlook Survey from the Association of General Contractors, 81 percent of construction firms found it difficult to find skilled laborers and 54 percent have had to raise wages to attract more workers. In the short term, the COVID-19 pandemic severely affected construction labor jobs; however, in the long term, construction labor has continually been in short supply due to a poor labor pipeline, lasting effects from the 2008 recession, retirement, and a Spanish-English language barrier.

Financial Constraints

Financial constraints affect the decisions of consumers and developers alike. Nearly all homebuyers must obtain a loan to purchase property, and loan variables such as interest rates and insurance costs play an important role in the decisions of homebuyers. Homeowners also give consideration to the initial costs of improvements following the purchase of a home. These costs could be related to making necessary repairs or tailoring a home to meet individual tastes. While the City does not control these costs directly, City activities, such as code enforcement, are related to the maintenance of housing stock.

Mortgage rates also have a strong influence over the affordability of housing. The availability of financing affects a person’s ability to purchase or make improvements on a home. Increases in interest rates decrease the number of persons able to afford a home purchase, while decreases result in more potential homebuyers being introduced into the market.

Interest rates are determined by economic conditions and policies developed at the national level. Since local jurisdictions cannot affect interest rates, they may offer interest rate write-downs to extend home purchase opportunities to targeted resident segments, such as lower income households. Local governments may also insure mortgages, which would reduce down payment requirements.

⁴ Reid, Carolina. The Costs of Affordable Housing Production: Insights from California’s 9% Low-Income Housing Tax Credit Program. 2020. Page 7.



Currently, mortgage interest rates for new home purchases were in the two-to-three percent range for a conventional 30-year fixed-rate loan. According to the Federal Home Loan Mortgage Corporation’s (Freddie Mac) interest rate survey from 2013 to 2020 presented in Table 30, annual average mortgage interest rates have ranged from well under five percent for the past three years. Interest remain low as reflected in the Freddie Mac survey which dates back to 1971.

Table 30: National Annual Average Mortgage Interest Rates

Year ¹	Average Interest Rates
2013	3.98
2014	4.17
2015	3.85
2016	3.65
2017	3.99
2018	4.54
2019	3.94
2020	3.11

Source: Freddiemac.com January to December of each year. Based on 30-year fixed rate mortgages.

The number of foreclosed homes over time may also reveal the financial health of homebuyers in the City. shown in Table 31, the number of foreclosed homes in the City was 255 units in 2011. This number has been decreasing over the past several years to 10 units in 2018.

Table 31: City of Lakewood Residential Properties Foreclosed By Year

Year	2011	2012	2013	2014	2015	2016	2017	2018
Units Foreclosed	255	124	63	40	34	32	28	10

Source: CoreLogic/DataQuick, 2011-2018

Requests to Develop Below the Maximum Density

Requests to develop below the maximum density may indicate the presence of non-governmental constraints that affect housing production. For example, a property may be zoned for higher densities, but the cost of labor and materials necessary to achieve a high-density building may create incentives for a developer to produce a smaller project.

In general, Lakewood has seen development approaching the maximum zoned density for recent multi-family projects. The previous sites inventory assumed that projects would yield approximately 80 percent of the maximum allowed by the underlying zoning. Pursuant to the analysis in Table 34, recent multi-family projects developed at an average of 74.6 percent of maximum capacity. While this average may indicate that there are constraints on housing that resulted in lower-multi-family densities than originally anticipated, the difference between the anticipated density and actual density is approximately 5 percent, which is minor. The City is addressing the difference by assuming that new multi-family projects will achieve a 75 percent yield and including programs to mitigate the effects of governmental constraints, such as zoning



standards. The programs, along with a substantial increase in residential potential in M-F-R areas, are likely to increase project yields above the 75 percent estimate.

Jobs/Housing Balance

Jobs/housing balance (J/HB) is a measurement of the ratio between housing and jobs within a specific geography. An area with a low J/HB will have fewer jobs and a higher number of housing units. An area with a higher J/HB will have more jobs and fewer housing units. These patterns cause workers living in an area to have longer commutes. An area with a “good” J/HB will likely have enough housing to accommodate a majority of workers that have jobs in the area. However, it is also important to consider affordability in determining if there is enough housing to accommodate jobs and vice versa. If housing in a specific area is unaffordable, low-income workers would be unlikely to afford living in the same area, even if it is available.

According to the 2019 American Community Survey 5-Year Estimates, there are approximately 39,108 workers living in Lakewood. Approximately 90 percent of these workers work outside of the City and have an average commute time of 31 minutes. The J/HB is approximately .81.



V. HOUSING RESOURCES

A. INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

Housing Allocation

State law requires that a community provide a fair share of sites to allow for and to facilitate production of the regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” These sites must be appropriately zoned, sized, and free of constraints that would inhibit residential development within the planning cycle.

HCD and the California Department of Finance are responsible for assessing the housing needs for different regions across the state. Lakewood is in the SCAG region, which received a regional allocation of 1,341,827 housing units. SCAG then distributed these housing units between all jurisdictions, known as the RHNA. SCAG adopted its final allocations on March 4, 2021. The City of Lakewood’s RHNA for the 2021 to 2029 planning period (6th Cycle) is 3,922 total units, spread among different income categories.

Table 32: Lakewood 2021-2029 RHNA

Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
1,296	637	653	1,336	3,922

No Net Loss Buffer

Recent changes to State law (Senate Bill 166 – 2017) have required cities to continually maintain adequate capacity in their sites inventories to meet their RHNA for all income levels. In the event that a site is developed below the density projected in the Housing Element, or at a different income than projected, the City must have adequate sites available to accommodate the remaining balance of the RHNA. If the City does not have any additional capacity within the existing zoning, it must identify and rezone for new sites that can accommodate the remaining need. For these reasons, the City is including an additional buffer of 15 percent above the RHNA in each category. Therefore, the City will provide adequate capacity for a total of 4,510 units. Table 33 illustrates the breakdown by income category.

Table 33: RHNA with Buffer

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,296	637	653	1,336	3,922
15% Buffer	194	96	98	200	588
Total with Buffer	1,490	733	751	1,536	4,510



Realistic Capacity Calculations

State law requires that a city project realistic estimates for housing capacity on its RHNA sites. Realistic capacity may be estimated by utilizing recent project history, using a minimum density, or through other methods. As the vast majority of the City's new housing growth is expected to take the form of multifamily housing, the City reviewed multifamily projects constructed during the 5th Cycle to understand historical trends for multifamily housing production.

It is important to note that the effectiveness of using historical trends to estimate future capacity and production is limited. The City is required to make significant changes to its zoning and development to accommodate the 4,510 units in a city that is fully built out, with virtually no vacant land. The substantial upzoning of multifamily and commercial properties, along with new City policies and programs promoting infill development, will change the typology of new housing, as well as provide more market incentives to maximize the residential development on each property. The new City programs will increase housing yield and facilitate the development of housing that is denser than already exists in the City.

Project History

The City had 12 multifamily projects built within the last Housing Element cycle. These projects typically took the form of apartments, condominiums, or duplexes. These projects were lower in density and intensity than expected new growth and are provided to illustrate the existing trends and market demand. Table 34 lists the recent multifamily projects (since 2010). On average, small multifamily projects (less than five units) were constructed at 71.2 percent of the maximum units allowed under the zoning ordinance. Medium multifamily projects (between five and 30 units) were constructed at 82.5%, and one large multifamily projects (30+ units) were constructed at 67.3%. To accommodate greater density as described in this Housing Element, multifamily development standards will be modified to accommodate greater densities and to ensure that the number of units constructed in each project are within 15% of maximum density.



Table 34: Recent Multifamily Development

Year	Address	Type	Zone	(Acres)	Maximum Units Allowed	Existing Units	Total Units	Density (du/ac)	Gross Yield
2011	11730-11748 216th Street	condominiums	Planned Development	0.96	26	0	16	16.6	61.5%
2012	20821-20823 Roseton Avenue	duplex	Specific Plan	0.13	3	1	2	14.9	66.7%
2013	11640 208th Street	apartments	Specific Plan	0.16	3	1	3	18.7	100.0%
2014	11656-11658 215th Street	add 1 unit	M-F-R	0.25	5	1	2	7.9	40.0%
2014	11611-11615 216th Street	condominiums	M-F-R	0.27	6	0	3	11.2	50.0%
2014	20937 Bloomfield Avenue	apartments	Planned Development	0.78	21	0	22	28.3	104.8%
2014	3014 South Street	condominiums	Planned Development	3.59	107	0	72	20.0	67.3%
2015	20712 Seine Avenue	apartments	M-F-R	0.63	18	3	16	25.4	88.9%
2016	11714 Walcroft Street	apartments	Specific Plan	0.11	2	1	2	17.4	100.0%
2017	20802-20804 Pioneer Blvd	add 1 unit	M-F-R	0.15	3	1	2	12.9	66.7%
2018	20727-20739 Elaine Avenue	apartments	M-F-R	1.07	32	6	24	22.3	75.0%
2019	11703-11709 Walcroft Street	apartments	M-F-R	0.21	4	2	3	14.3	75.0%
AVERAGE									74.7%



Recent projects may not be fully representative of future trends under revised zoning standards and City programs. The trends do indicate a continued interest in multifamily infill development on small- to medium-sized lots, which are expected to accommodate a significant share of the City's 6th Cycle RHNA obligations.

Multifamily Properties

As the City is expecting new housing growth to be more intense and different in character than most existing and recent development, the City will be adopting a new minimum density standard for its Multiple-Family Residential (M-F-R) zone. The proposed minimum density is 75 percent of the maximum units allowed by the gross site acreage, which will allow reductions in project scale to accommodate site-specific constraints. Based on the proposed minimum density, the City will assume a capacity of 75 percent of the maximum allowed under the zoning ordinance for M-F-R zoned properties. This trend is consistent with recent multifamily projects and is not expected to create any constraints on housing production in the City. Additionally, the City may allow for reductions below the 75 percent density with the approval of a variance, further ensuring the minimum density would not act as a constraint on development. Additionally, the City may allow reductions below the minimum density if some or all of the existing uses are preserved on the site. The minimum density standard is intended to prevent a net loss of units, and further encourage developers/property owners to maximize the number of units in their projects.

Commercial/Mixed-Use

The City has not previously allowed residential development in any of its commercial zones; mixed-use development will be a new housing typology in the City. Instead of applying a set density or yield adjustment (as explained for multifamily properties), the City conducted a detailed evaluation of each site based on anticipated development standards, site area and conditions, and property owner interest.

One of the most important factors to consider when calculating the realistic yields of the commercial sites is the required parking for all uses on the project site. Based on current zoning and future standards, City staff calculated the amount of parking that will be required for both the existing commercial uses and proposed multifamily uses of each site. Based on the area necessary to meet the parking standards, available lot area, and lot configuration, the realistic capacity of each commercial mixed-use site was evaluated, as well as the potential for shared parking. Each mixed-use site is described in detail below. While each commercial zone will have the same ultimate standards, the achievable densities range from 43 dwelling unit per acre (du/ac) to 75 du/ac based on lot configuration, existing uses, and expressed property owner interest. Based on the detailed research conducted by staff and discussions with property owners/developers, the units projected for the mixed-use sites are anticipated to be highly feasible and are likely to be developed within the 6th Cycle Planning Period.

Potential for Full Commercial Development

As the City has not previously allowed residential in the commercial or industrial zones, there are no historic trends for residential development on commercial sites. While some commercial sites



may be redeveloped solely for commercial in the future, the City is only including commercial properties where the property owners have expressed interest and desire to pursue residential or mixed-use projects. Based on the discussions with the property owners, these sites are almost certain to redevelop with residential units. Additionally, the City is adopting a mixed-use ordinance/overlay for all of its commercial zones, even properties that are not included in the RHNA inventory. These other commercial properties that are not included towards the inventory will have potential to redevelop with residential under the new zoning. By only including sites with stated owner intent for residential, the City is effectively already adjusting for the potential of fully commercial redevelopment. Additional deductions to unit yields on commercial sites are unnecessary because the RHNA already anticipates and adjusts for this possibility through the site selection.

Assumed Affordability

Density

The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 du/ac for Lakewood), HCD is obligated to accept sites with those density standards (30 du/ac or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. Per Government Code Section 65583.2(c)(3)(B), the City's M-F-R zone is consistent with the default density standard (30 du/ac) for metropolitan jurisdictions such as Lakewood, and therefore considered appropriate to accommodate housing for lower-income households. The City is also including a program to up-zone its M-F-R zones from 30 du/ac to 50 du/ac, depending on property size. This will ensure that all properties zoned for M-F-R will meet the requirements for lower-income units. The high-density M-F-R zones are also anticipated to be able to accommodate the moderate- and above-moderate RHNA requirements.

Lower-income units may also be accommodated in the City's commercial mixed-use zones. While these zones do not have traditional densities proposed, the zones will have development standards that allow for residential construction above 30 du/ac. The proposed zoning standards are not finalized, and the City will conduct public and property-owner engagement to identify the ultimate standards in the proposed zoning. While the specific zoning provisions are not yet defined, the City will comply with the intent of its Housing Element and state law to facilitate residential development at the maximum densities allowed in the General Plan.

Size

Pursuant to State law, sites accommodating lower-income units must have areas between 0.5 and 10 acres, regardless of allowed density. The City identified sites that meet these criteria for the lower-income units.

Small Sites

The City included several properties with adjacent ownership that have cumulative areas larger than 0.5 acres as eligible for the lower-income sites. Additionally, many of these sites are also



owned by the Lakewood Redevelopment Agency with plans for future affordable housing development in the immediate future.

Because these properties have adjacent ownership, a larger project could be pursued without the need for lot consolidation or additional land purchases, and the small size of each individual parcel would not act as a constraint to the development of lower-income housing. While specific parcels may be smaller than 0.5 acres, each 'site' is larger than 0.5 acres. Due to the cumulative areas exceeding 0.5 acres, these smaller properties were grouped together and classified as eligible for accommodating lower-income capacity. Additionally, these sites only provide capacity for 49 lower-income units, a very small amount of the total lower-income unit capacity. These sites are not required to meet the lower-income RHNA, but are included due to their high potential for residential affordable redevelopment during the planning period. The cumulative areas above 0.5 acres, adjacent ownership, and plans for small, City-owned properties ensure that the small parcel size will not constrain or preclude the development of affordable housing. Based on this evidence, these small sites are appropriate for accommodating the lower-income RHNA.

Large Sites

One site larger than 10 acres is providing some capacity for the lower-income RHNA. Lakewood Center mall has a total area of approximately 133 acres, with the primary parcel occupying 99.5 acres. The property owner of Lakewood Center is pursuing a residential development on a portion of its property, with a total yield estimated at approximately one thousand units. While the entire development is not anticipated to be affordable, it is likely to provide at least 20 percent below market (lower and moderate) units. Discussions with the developer indicate that portions of the property are likely to be redeveloped for housing, with some units affordable to lower-income households within this planning period.

As the City of Lakewood's largest property owner, and commercial center operator, Macerich has always played an important role in the City's civic and economic sectors. Much of Lakewood's past and present success can be attributed to the economic vitality of the Lakewood Center Mall and the willingness of Macerich to work closely with the City on economic development efforts. In keeping with this mutually beneficial partnership, the City and Macerich have had discussions about the possibility of developing residential units within the Lakewood Center property.

City staff has been working with Macerich to identify a method to develop housing on the property, consistent with the framework of the updated Housing Element. The City will adopt a mixed-use or housing ordinance that will create an overlay zone allowing multi-family residential zoning in certain City identified commercially zoned areas, including in the C-4 zones and Regional Center areas.

Upon final approval and adoption of the Housing Element update, City staff will finalize the framework of this proposed plan and present it to the Planning Commission and City Council for discussion and consideration. Given the scope of this plan, the potential development of new housing within the Lakewood Center would go a long way towards meeting the City's RHNA as well as positioning the center to continue being a strong economic engine in the City of Lakewood.



The City is including a program (A-9) to facilitate the development of housing on the Lakewood Mall site by coordinating closely with Macerich to develop an ordinance and plan that ensures site development moves forward in a timely manner.

City-Owned Sites

The City owns four small vacant properties that will be developed with affordable for-sale housing. The City is currently in negotiations with an affordable housing developer to construct 37 new affordable units on the four properties. Each of the sites are zoned for multi-family residential and are expected to be developed in 2022-2023. The maximum number of units allowed under the current zoning standards are 40, and the proposed development plan would result in 37 units. The sites are vacant and there are no known conditions that would preclude the development of these housing units. Additionally, these sites will be rezoned to higher densities as a part of program A-1. Given the fact that the City is currently working with a non-profit housing developer (Habitat for Humanity) to develop the City-owned sites, along with the lack of development constraints, these sites are highly likely to be developed with affordable housing in the immediate future.

Site Inventory and Rezoning Strategy

Shortfall

The City has very little remaining capacity for housing under its existing zoning. The City has a shortfall for nearly all of the RHNA, which necessitates specific rezoning programs and development standards pursuant to Government Code 65583.2. Under existing zoning, the City has realistic capacity for 286 lower-income units, creating a lower-income shortfall of 1,647 units.

The City’s overall strategy is to accommodate the RHNA shortfall through aggressive up-zoning of existing multifamily zoned properties, rezoning limited single-family areas to multi-family residential, adopting commercial mixed-use/residential infill standards, and creating programs to facilitate increased ADU production in single-family zones. These strategies will allow the City to fully meet its housing needs for all income levels during the 6th Cycle Housing Element.

Multifamily Density Increase

A key component of the City’s RHNA strategy is to up-zone and expand its multifamily zones. Overall, multifamily zones are expected to accommodate 2,321 units, mostly for lower- and moderate-income housing.

Currently, Lakewood’s M-F-R zoning assigns different densities by parcel size, with the maximum density set to 30 du/ac.

Table 35: Existing M-F-R Densities

Lot Size (square feet)	Lot Area per Unit	Dwelling Units per Acre
0-12,499	1,920	22.6875
≥12,500-25,000	1,750	24.8914
> 25,000	1,452	30



The City is going to amend both its lot size thresholds and maximum densities to better align with State law, and to provide significant increases in housing capacity across the City. Specifically, the size thresholds will be changed to provide higher development capacity for properties with sizes above 0.5 acres (21,780 square feet).

Table 36: Proposed M-F-R Densities

Lot Size (square feet)	Dwelling Units per Acre
0-12,499	32
12,500-21,780	40
≥ 21,780	50

These zoning changes will facilitate the redevelopment of non-conforming single-family homes into small multi-family complexes. They will also allow for smaller or less-developed multifamily properties (e.g., duplexes) to be redeveloped into more dense multi-family projects, providing additional opportunities for housing for all income levels.

R-1 Upzoning

In addition to increasing the allowed densities in multifamily zones, the City will rezone certain parcels that meet the following characteristics from R-1 to M-F-R. This will add a significant amount of housing capacity. R-1 properties that meet the following criteria will be upzoned.

- The property is adjacent to an arterial roadway; and
- The property has a cumulative size above 0.5 acres (including small, secondary parcels that function with a larger site under common ownership); and
- The property is not used for utility, public, or private right-of-way purposes.

This rezoning will provide increased housing capacity in key nodes with excellent access to transit, commercial, and educational facilities.

Commercial and Mixed-Use Properties

Multiple owners of commercial properties in Lakewood have expressed interest in redeveloping their properties for mixed uses with strong residential components. Current zoning regulations do not allow for residential development in the commercial areas. The City will adopt standards for mixed uses and residential development in commercial zones. While these standards will apply across the C-1, C-3, and C-4 zones (with some variation), the City is only counting properties with developer interest or that exhibit characteristics of underutilization, such as aging structures, chronic vacancies, towards the RHNA. Commercial mixed-use developments (not including Lakewood Center mall) have a total realistic capacity of 950 units. Of these, 571 are counted toward the above moderate income RHNA, while 379 are counted toward the lower income RHNA.



Lakewood Center

Lakewood Center is the most prominent commercial location in Lakewood, occupying more than 130 acres in the middle of the City. Lakewood Center is home to many big-box retail establishments, such as Home Depot and Costco, restaurants, and an indoor mall with smaller retailers. Lakewood Center is important to the City, providing employment opportunities, commercial space, and recreational amenities to residents of Lakewood and surrounding cities. Despite its destination as a regional shopping center, the property owner has identified several portions of the site that are underutilized and suitable for residential redevelopment. The property owner is still in the preliminary design phase but is exploring partnerships with multifamily homebuilders. Based on the owner's intent, and expansive, underutilized surface parking lots suitable for redevelopment, along with Lakewood Center's central location, the City will be rezoning a portion of Lakewood Center to residential/mixed-use. The City anticipates that at least one thousand units can be accommodated at this location. Of these, the City is assuming that 20 percent will be affordable to lower- and moderate-income households based on preliminary discussions with the property owner. The number of units in each income category is distributed within this 20 percent to match an equivalent portion of the City's RHNA, with very low-income accounting for 50.1 percent, low-income accounting for 24.6 percent, and moderate-income accounting for 25.3 percent.

Accessory Dwelling Units

Recent changes to State law have spurred ADU production across the state, and Lakewood has seen a large uptick in ADUs permitted since 2017. Based on recent growth and interest in ADU production, the City anticipates that ADUs will accommodate some of the RHNA requirement.

Affordability Trends

The City conducts yearly surveys of ADU affordability for its annual progress reports and collects rental information when ADU permits are issued. Nearly all ADU applicants from 2018 to 2020 indicated intent for the unit to remain affordable at no or negligible cost for immediate family members, such as adult parents or children. Therefore, the City predicts that this trend will continue and that future ADU production will also be affordable to low- and very low-income households.

To best predict future affordability levels, the City relies on the SCAG Regional Accessory Dwelling Unit Affordability Analysis. The City is located in Los Angeles County Region II, which features the following affordability assumptions for ADUs:

- Extremely low income: 15 percent
- Very low income: 8.5 percent
- Low income: 44.6 percent
- Moderate income: 2.1 percent
- Above moderate income: 29.8 percent



ADU Production Trends

Table 37 illustrates trends in ADU production since 2018. ADU production has grown significantly and is expected to continue expanding throughout the 6th Cycle. Between 2017 and 2020, approximately 31 percent of permitted ADUs were studios, 42 percent were one-bedrooms, 17 percent were two or more bedrooms, and 10 percent were JADUs. On average, the floor area of permitted ADUs is 507 square feet, a size highly conducive to affordable rents.

The average number of ADU permits issued since 2018 is 17 per year. However, the current ADU permitting level for 2021 has far exceeded the 2018 through 2020 rates; as of July 2021, the City has permitted 21 ADUs, which corresponds to 42 ADUs throughout the year on a prorated basis. This significant upward growth provides strong evidence of continued interest and uptake of ADUs in Lakewood.

Table 37: ADU Trends

	Very Low	Low	Moderate	Above	Total
2018	9	0	0	1	10
2019	13	4	0	0	17
2020	19	4	0	1	24
Totals:	41	8	0	2	51
By Percentage:	80.4%	15.7%	0.0%	3.9%	100.0%

This recent trend is more likely to represent ADU construction during the 6th Cycle, particularly due to additional changes in State law in 2019 that further limited the ability of local governments to restrict ADU production or impose development standards. Furthermore, the City will pursue several programs to incentivize and promote ADUs, which will increase the number constructed within the 6th Cycle beyond recent trends.

- **ADU Education and Outreach:** As a part of its ADU programs, the City will update its informational materials to be more accessible and detailed, which will provide better information to potential applicants. The City will publicize information illustrating the ability and process for homeowners to build an ADU.
- **Pre-Approved Plans:** The City will adopt preapproved ADU plans to expedite the application process and City review, and to save applicants money.
- **Design Review Streamlining:** The City will streamline its existing Design Review process for ADUs to ensure that City review does not add a constraint to the production of ADUs.

ADU Credits toward the RHNA

Based on the recent production and affordability trends, along with the City’s strong commitment to facilitating ADU construction, the City estimates that 260 ADUs will be constructed during the 6th Cycle (32.5 per year). Based on the City’s 2021 permitting trend of 21 units in the first six months of the year, this assumption is conservative and highly realistic, and it is likely that



additional ADUs above the number credited toward the RHNA will be constructed during the cycle.

Table 38: ADUs Credited in 6th Cycle

	Production/Affordability	Total ADUs in 6th Cycle
Anticipated ADU Production	32.5/year	260
% Extremely & Very Low Income	23.5%	61
% Low Income	44.6%	116
% Moderate Income	2.1%	5
% Above Moderate Income	29.8%	78

Ability to Meet the RHNA

Using the realistic assumptions listed above, the City will have adequate sites to accommodate the RHNA for all income levels after rezoning.

Identifying Appropriate Sites

As discussed above, the City is pursuing multiple zoning strategies to accommodate the RHNA. Instead of rezoning specific parcels, the City is instead amending its multi-family residential zones and commercial zones to better facilitate multi-family housing construction. This method will result in a significant increase in gross residential potential across the City. However, the City recognizes that not every rezoned site will be redeveloped over the planning period. The paragraphs below discuss how the City identified the specific parcels that may be included in the RHNA.

Multi-Family Sites

While the City is upzoning all M-F-R zones and rezoning new parcels to M-F-R, not every site that will be upzoned is likely to develop over the 6th Cycle. Many factors outside the City’s control influence a property owner’s desire and ability to develop, including market conditions and constraints. One important factor in a property’s likelihood of development is the number of net new units that could be added under the updated zoning. Owners with properties that can only add a small number of units may not feel motivated to redevelop, while properties that can double the units on site have a significant economic incentive for residential redevelopment.

To identify M-F-R properties that are likely to develop during the 6th Cycle, the City used a number of filters and queries. M-F-R properties counted towards the RHNA meet all of the following conditions:

- Properties must be able to develop at least two net new units (after applying realistic capacity of 75%).
- The number of net new units must be at least double the number of existing units.
- Condominiums were excluded.



All of the sites included in the inventory can add at least twice as many new units as exist on the site today. Each site can also accommodate at least two net new units, as properties that may only build one unit are more likely to pursue an ADU than whole or partial redevelopment. The new residential capacity associated with the M-F-R upzoning creates a strong market incentive for these properties to be redeveloped within the planning cycle. For example, a 7,000 square foot lot with one existing single-family home could potentially build a small five-unit apartment complex. When accounting for the realistic capacity, including subtracting the existing unit and applying a realistic factor, the property could potentially yield three new units of housing. Based on the significant new capacity, city programs to promote redevelopment, and financial upside for property redevelopment, the existing residential uses are not expected to inhibit or constrain redevelopment during the 6th Cycle.

Most of the City's RHNA units are accommodated on sites with existing commercial or institutional uses. The City is only relying on properties with residential uses for 824 RHNA units, less than 20 percent of total capacity. Nearly all of this capacity (656 units) is met on sites with single-family homes, which have very high potential for redevelopment and increased housing capacity.

Commercial Sites

The City will be implementing a mixed-use ordinance for all commercial zones in the City, drastically increasing capacity for multi-family housing in nearly every neighborhood. The City has 371 acres of commercial land that will allow high density housing once the ordinance is implemented. However, the City recognizes that not every commercial site is likely to develop over the 6th Cycle: some properties have recent improvements, high leasing rates, or the owner is simply not interested in pursuing residential development at this time. To best identify the properties likely to develop within the planning period, the City contacted property owners of commercial sites with high potential. All of the commercial sites included in the RHNA inventory have expressed interest in near-term residential redevelopment, making these sites suitable for inclusion in the RHNA.

Parcel Consolidation

The City does not need to assume that lots will be consolidated to meet its RHNA; the City has adequately sized sites (between 0.5 and 10 acres) to meet its lower-income RHNA. However, to best represent the likely development potential, some adjacent sites below 0.5 acres in size with common ownership were assumed likely to consolidate, allowing these parcels to achieve higher densities. As these parcels already have common ownership, there would be no need for parcel acquisition, lot line adjustments, or other private or governmental actions necessary for the sites to be developed together. The common ownership of these sites provides substantial evidence that developing the parcels concurrently would not be a constraint and would result in a higher density project. The City did not assume that parcels without common ownership would be consolidated or developed concurrently.



Environmental Constraints

As discussed in the Constraints Analysis above, the City of Lakewood has very few, if any, environmental constraints. The City does not have any areas at risk for flooding, wildfire, or landslides. Additionally, nearly the entire City is developed, and there is no native habitat in residential areas of the City. The sites selected to accommodate the RHNA have no known environmental constraints that would constrain or preclude residential development.

Infrastructure

All of the selected RHNA sites have existing utility access and are expected to utilize existing infrastructure and capacity after redevelopment.

Vacant Sites

The City has included eight vacant parcels in the sites inventory. None of the vacant sites are larger than 0.5 acres, so all are assumed to accommodate moderate-income units. The vacant sites have a total realistic capacity of 37 units. All other units counted toward the RHNA are met through non-vacant sites. None of the City's lower-income units are met on vacant sites, while only 4 percent of the moderate units are met on vacant sites.

Residential and Commercial Distribution

Pursuant to Government Code 65583.2, a city that relies on mixed-use zoning to accommodate a lower-income shortfall must implement certain standards within its mixed-use or commercial zones. If the City meets more than half of its lower-income shortfall with mixed-use zones, these zones must allow for full residential, and require that 50 percent of the floor area of a mixed-use project be used for residential uses.

As the City has a shortfall of 1,647 lower-income units, this 50 percent threshold is 823.5, or 824 units. The City is accommodating most of its lower-income shortfall through M-F-R zoned sites. M-F-R sites have a realistic capacity of 1,529 lower-income units, exceeding the 50 percent threshold.

Residential Capacity

Table 39 illustrates the residential capacity that is being counted toward the RHNA. The City has adequate sites at all income levels. Appendix B and Appendix C provide the list and maps of the sites that accommodate the RHNA capacity. The inventory includes a total lower-income capacity of 2,234 units. ADU numbers are being conservatively estimated to match SCAG's data, but the City's experience still indicates that upwards of 95% of ADUs will be affordable, further reducing the likelihood of getting a shortfall for the lower-income categories. The inventory accommodates 847 moderate units, 104 units above what is required to achieve a 15 percent buffer. The inventory also supports 1,449 above-moderate units, exceeding the RHNA requirement of 1,336 units. The 104 excess moderate units can provide a buffer for any net loss of units with above-moderate capacity.



Table 39: Residential Capacity

Category	Very Low	Low	Moderate	Above Moderate	Total
Total Requirement with 15% Buffer	1,490	733	751	1,536	4,510
ADUs	61	116	5	78	260
Mixed Use Commercial	528		51	1,371	1,950
Multifamily Residential	1,529		791	0	2,320
Total Capacity	2,234		847	1,449	4,530

Programs to Support the Production of Housing

The Housing Element serves, in part, to identify what actions can be taken to support the production of housing. Through collaboration with City staff, service providers, and the community, the City’s Housing Element identifies constraints to housing production and programs that when implemented, would mitigate those constraints.

Non-Vacant Site Descriptions

Most of the existing uses on non-vacant RHNA sites fall into four general categories:

- Commercial strip/big box shopping center
- Single-family homes
- Religious facilities/religious educational facilities
- Low intensity multifamily developments

As most of the properties within each category included toward the RHNA are similar, this Housing Element describes examples from each typology, instead of describing each site in detail. Each of the commercial, religious, and multi-family non-vacant sites have a similar lack of impediments to redevelopment. Specifically, many sites with existing single and multifamily residential uses are similar and can be grouped together for the purposes of the non-vacant sites analysis. The commercial sites are each majority underutilized surface parking lots prime for redevelopment. Previously, the City did not allow housing in the commercial areas. While there is no history of housing in these spaces, each of the selected commercial sites has a proximity to resources for food and education and will not impose any impediments to housing construction. The single-family sites are primarily older, low-density sites in largely residential areas. The religious non-vacant sites all have large, underutilized surface lots in excess of parking needs for the church structures. The many religious facilities linked to faith-based schools also have a commonality of excessive landscaping and parking with minimal existing development.

Based on the evidence provided below, as well as programs to remove constraints and promote residential redevelopment, the City finds that the existing uses on non-vacant sites are not an impediment to future residential development.



Commercial

The City will be rezoning all of its commercial sites across the City to allow for residential/mixed-use development. While there will be significant capacity across all commercial sites, the City is only identifying sites where the property owner or manager has indicated some intent or interest in residential redevelopment, or feature large, underutilized spaces, such as parking lots.

The descriptions below summarize the existing uses, nearby resources, and conditions of the commercial properties included in the sites inventory.

Lakewood Center

The Lakewood Center occupies approximately 130 acres in the center of the City. Existing uses include:

- “big-box” retailers,
- an indoor mall, and
- expansive surface parking lots with high redevelopment potential.

The surface parking lots are heavily underutilized, and they provide multiple siting locations for new residential development.



The property owner, Macerich, is pursuing residential redevelopment on the site. The City and Macerich have held discussions about developing residential units within the Lakewood Center property. The property owner has also attended each outreach event the City has hosted regarding this Housing Element update.

City staff has been working with Macerich to identify a method to develop housing on the property, consistent with the framework of the updated Housing Element. Additionally, Macerich has engaged affordable housing developers, indicating that near-term affordable residential units is



likely. Based on the ongoing discussions and letter of support from the Macerich, the existing uses will not constrain redevelopment of the Lakewood Center.

The property is expected to accommodate 1,000 units, 200 of which are anticipated to be below market-rate (lower and moderate income). The property is also described above in the subsection *Commercial and Mixed-Use Properties: Lakewood Center*.



Palo Verde Avenue and South Street

The site on the corner of Palo Verde Avenue and South Street is currently occupied by:

- a drug store,
- a car rental, and
- a medical space now under construction.

All of the existing structures are single-story commercial spaces. The remainder of the site is used for parking or vehicle access. It is adjacent to a large residential zone on each side. The site is near an elementary school and a medical facility, making this location optimal for residential development as it is near necessary resources for residents. The realistic capacity is 141 units, which is supported by preliminary





discussions with the property owner. The property owner is pursuing mixed-use redevelopment of the site, and has submitted draft plans for a housing development project of 141 units.

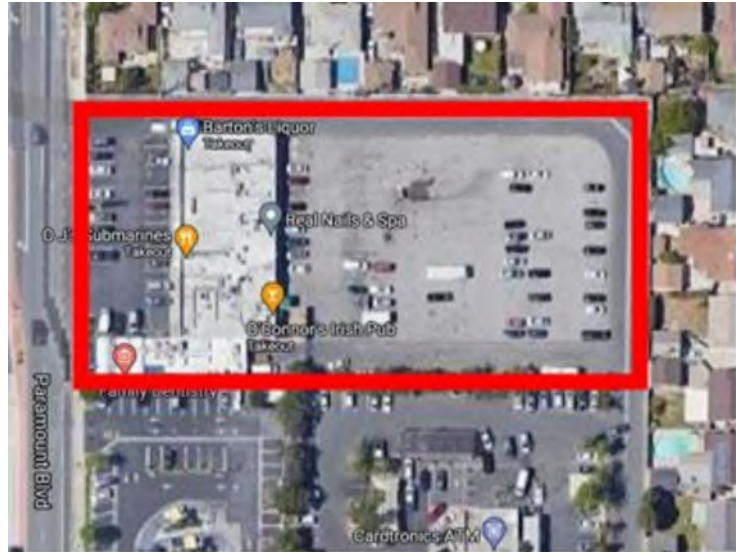




Paramount Boulevard and Carson Street (NEC)

This smaller site at Paramount Boulevard and Carson Street currently includes:

- an Irish pub,
- a liquor store,
- a sandwich shop,
- and a large parking lot.



The site is adjacent to many restaurants, grocery stores, and medical facilities like dentists and veterinary hospitals. Redeveloping

this site for residential use will allow future residents access to these proximate resources. The estimated site capacity is 36, which could realistically be achieved without displacing existing uses. The small commercial strip is visibly in need of repairs and is a small fraction of the total site area, meaning there is a large, underutilized surface lot that is likely to be redeveloped within the 6th Cycle. Redeveloping this aging site would benefit the surrounding community.

Existing uses on the site could impede development on the site depending on the length of individual leases. However, due to the presence of the large parking lot, which provides more than enough parking for the existing uses, it is likely that the parking lot would develop as housing over the course of the 6th Cycle, especially with the implementation of the 6th Cycle programs.





Paramount Boulevard and Del Amo Boulevard (SW Corner)

The site on the southwest corner of Paramount and Del Amo Boulevards is currently occupied by:

- a Tobacco and Vape shop,
- a cocktail bar,
- a tropical fish store, and
- a restaurant, with approximately two-thirds of this site being used as parking.

All existing structures are in a single-story commercial strip. In close proximity to this site are restaurants, grocery stores, and banking services that would be easily accessible for any residents when the site is redeveloped for residential use. This site is visibly in need of refurbishment and includes a large, underutilized surface parking lot, making it a realistic candidate for residential development.



Existing uses on the site could impede development on the site depending on the length of individual leases. However, due to the presence of the large parking lot, which provides more than enough parking for the existing uses, it is likely that the parking lot would develop as housing over the course of the 6th Cycle, especially with the implementation of the 6th Cycle programs. The realistic capacity is 18 units.





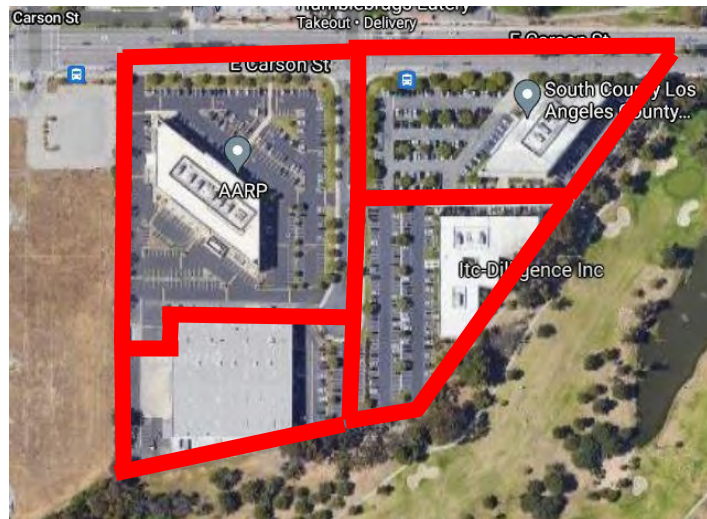
Watson Plaza

Watson Plaza is currently occupied by four multi-story office buildings that include government service offices, tax preparation, and trade consulting services.

In close proximity to this site are restaurants, grocery stores, and banking services that would be easily accessible for any residents when the site is redeveloped for residential use.

The majority of the plaza is an underutilized surface lot that presents high potential for conversion to residential use to maximize utilization. The total realistic capacity of this plaza is 695 units, though the different parcels may be developed independently or together.

Existing uses on the site could impede development on the site depending on the length of individual leases. However, due to the presence of the large parking lot, which provides more than enough parking for the existing uses, it is likely that the parking lot would develop as housing over the course of the 6th Cycle, especially with the implementation of the 6th Cycle programs.





Woodruff Avenue and Carson Street (Carwood Center)

Existing uses of the site on the corner of Carwood Center include a single-story strip mall with restaurants and dentist, spa, insurance broker, pet store, and fitness center, and substantial surface parking. The center has multiple vacancies and unoccupied space, and the property owner has expressed a desire to revitalize the property with a residential component. This, combined with the potential that the parking lot and single-story commercial space, make it a strong candidate for residential or mixed-use development. The realistic capacity is 60 units, which may be accommodated while retaining much of the existing commercial development.



Single-Family Residential

There are many sites with existing single-family uses and multi-family zoning that provide ample redevelopment opportunity. As a part of program A-1, these sites will be upzoned to accommodate additional units. The upzoning will also make the redevelopment of these sites more attractive financially feasible. Most of the multi-family zoned sites with existing single-family uses are located in east Lakewood and have very similar existing conditions. As existing uses do not vary significantly site by site, the section below describes two example sites with similar characteristics to other single-family homes in the area.

There are a total of 228 single-family sites included in the RHNA. These sites provide capacity for 656 units, mostly in the moderate and lower-income categories.



20822 Pioneer Boulevard

The single-family homes at 20822, 20826, 20832, 20836, and 20842 Pioneer Boulevard are all single story, 2-bedroom homes built between 1939 and 1941 on lots ranging between 0.15 and 0.17 acres. These low density, older sites are prime for redevelopment and smaller scale multi-family infill. The sites are also just north of a park and elementary school, with close proximity to car services, restaurants, and other resources beneficial to residents. They will be rezoned for 32 du/ac and are projected to accommodate moderate income units. The maximum net new capacity for each of these sites is four units, while the realistic new unit capacity potential is three units. These homes are already in a primarily residential area and have open land on site behind each unit available for development, making them strong candidates for accommodating additional housing.





21508 Roseton Avenue

The six, single-family units on Roseton Avenue were constructed in the early 1950s on lots ranging from 0.12 to 0.13 acres. These low density, older sites are close to grocery stores, health care facilities, and schools, so infill and increased density with redevelopment would allow more residents access to these nearby resources. Each will be rezoned for 32 du/ac and are projected to accommodate moderate income units. Each site has a realistic capacity for two net new units.





Religious Facilities

AB 1851 allows faith-based organizations to reduce or eliminate parking requirements when they seek to build affordable housing on land they own or lease. This bill also regulates parking requirements for religious facilities with the aim of using excess parking area for affordable housing. Specifically, this law takes the following actions:

- Prohibits a local agency from requiring the replacement of religious-use parking spaces that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that housing development project.
- Prohibits the number of religious-use parking spaces requested to be eliminated from exceeding 50% of the number that are available at the time the request is made.
- Prohibits a local agency from requiring the curing of any preexisting deficit of the number of religious-use parking spaces as a condition of approval of a religious institution affiliated housing development project.
- Requires a local agency to allow the number of religious-use parking spaces that will be available after completion of a religious institution affiliated housing development project to count toward the number of parking spaces otherwise required for approval.
- Prohibits a local agency from denying a housing development project proposed by a religious institution, or a developer working with a religious institution, solely on the basis that the project will reduce the total number of parking spaces available at the place of worship provided that the total reduction does not exceed 50% of existing parking spaces.
- Authorizes a local agency to require up to one parking space per unit for a religious institution affiliated housing development project.

City staff has received positive feedback from faith leaders in the community about their desire to provide affordable housing services with at least one institution with excess parking expressing interest in having their site included in the City's sites inventory. To this end, the Housing Element includes a rezoning program that would capture religious facility properties that meet size and location criteria. The City will update its parking ordinance to reflect the requirements contained in AB 1851. There are a total of 25 religious facility parcels included in the inventory, which have a combined realistic capacity of 1,402 units.



3114 South Street

The site located at 3114 South Street currently includes, on a cumulative site area of 4.1 acres:

- an underutilized plot,
- a large parking lot, and
- a church.

The church building is a small fraction of the total site and is a single-story establishment built in 2003. While the structure was recently constructed, the property contains ample room to accommodate new residential units by developing the vacant portion and the parking lot. This property will be rezoned to a density of 50 du/ac to incentivize and allow for residential redevelopment. As discussed above, recent changes to state law will help facilitate the conversion of surface parking lots to housing, while the existing use may be maintained on site. The maximum unit capacity for this site is 205 units, while the realistic capacity for this site is 153 units. The site is directly adjacent to healthcare facilities and a grocery store, making it a prime location for residential use.





St. Pancratius Place



The three adjacent identified parcels on St. Pancratius Place are currently comprised of a church, a church-owned school, a baseball field, a basketball court, and green space over a 9.6 acre site. Much of the site is currently used for surface parking and offers high potential for residential redevelopment. The existing structures are older, having been built in between 1947 and 1954. The two larger sites will be rezoned to a density of 50 du/ac to accommodate moderate income units. The smallest site will be rezoned to a density of 32 du/ac for lower income units. The maximum net new unit capacities for these sites are 136, 245, and 8 while the realistic capacities for these sites are 102, 245, and 5 units, for a total of 352 units. These sites are realistic for near-term development as they contain large surface parking lots and undeveloped land that may be converted to housing without removing the existing school or religious use. Additionally, the site is located adjacent to other higher intensity uses, including another elementary school, a regional medical center, and a grocery store. The proximity to these resources makes the site a strong candidate for either partial or whole residential redevelopment.



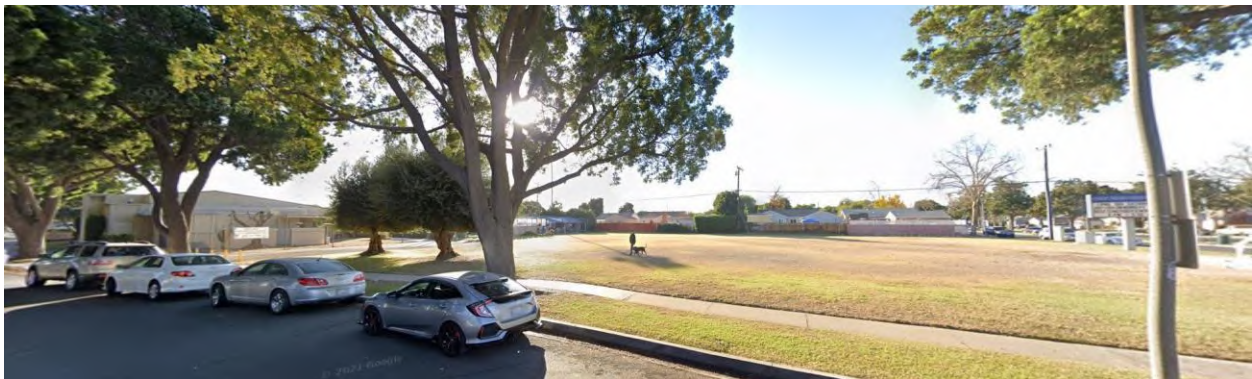


Hayter Avenue

The proposed sites at Hayter Avenue are currently occupied by two religious facilities. The northern parcel is 2.7 acres, while the southern parcel is 1.8 acres, for a total site area of 4.5 acres. Existing structures were constructed in the late 1950s to early 1960s and are generally single-story wood-framed buildings. The southern parcel has a small, two story building currently used for meetings and classes. Given the existing age, conditions, and footprint of these structures, they would not create impediments to site redevelopment.

Additionally, the sites have significant amounts of underdeveloped land, with approximately 40 percent of the land used for surface parking, and 25 percent used for landscaping. These areas provide significant opportunity for residential redevelopment across the site.

These sites will be rezoned for a density of 50 du/ac to facilitate the development of lower income units. The maximum net new unit capacities are 132 and 89, but the realistic capacities for these sites are 98 and 66 units, for a total capacity of 164 units. These units could potentially be accommodated through either whole or partial site redevelopment. These sites are appropriate for residential development because they are located in close proximity to the Lakewood Center and surrounding commercial developments, as well as transit stops and institutional uses.





5650 Dunrobin Avenue

The site at Dunrobin Avenue is currently occupied by a church, landscaping, and a parking lot over 1.25 acres of land. The structures were built in 1962 and include a two-story building used for classrooms/offices and a chapel. The site currently has three existing units.

This site will be rezoned to M-F-R with a density of 50 du/ac to accommodate up to 59 units of lower-income housing, with a realistic capacity of 44 units. Its central location to multiple commercial facilities, parks, and schools, make it an excellent candidate for additional housing. The large amount of landscaping and surface parking could re-purposed for housing development.





Woodruff Avenue

The sites at Woodruff Avenue are currently occupied by a church built in 1956, a single-story church-owned school built in 1954, and a parking lot. The older site and underutilized surface lot would benefit from increased use and redevelopment. It will be rezoned to M-F-R with a density of 50 du/ac for lower income housing in the larger parcel, and a density of 32 du/ac for moderate income housing in the smaller parcel. The maximum net new unit capacities are 149 and 6 units but the realistic capacities for these sites are 111 units and 5 units.

The site is near an elementary school, a high school, and a commercial space with child-care and grocery stores. The close proximity to these resources makes the site prime for residential development.





21225 Bloomfield Avenue

The east half of the site on Bloomfield Avenue is occupied by a new sanctuary and fellowship hall completed in 2021 and a classroom building completed in 2011. The west half of the site is a parking lot.

It will be rezoned to 50 du/ac for lower income housing. The maximum unit capacity for each of these sites is 72, while the realistic capacity potential is 54 units. The site is next to an elementary school, with a shopping center nearby with food and banking services, making it a site where residents would have access to necessary resources. Given the large amount of surface lot this site, it is a realistic candidate for redevelopment to residential, in order to maximize the utilization of the site.





Multifamily Residential

In general, the City did not include substantially developed multi-family properties in the sites inventory. However, there are a limited number of sites with strong potential for residential redevelopment under the planned zoning densities. There are a total of 21 properties with more than one existing unit, which provide a realistic capacity of 170 units. Most of these properties are similar, so two sites that exemplify the existing conditions of the sites are described below.

11342 215th Street

The site at 11342 215th Street is currently a low-intensity multi-family development with three units in three detached single-family structures. The oldest of these units was built in 1953, meaning the site would benefit from newer development. The site is already used for multifamily residential purposes, and is located near a grocery store, bank, elementary school, and restaurant hub, making it prime for increased residential development. It will be rezoned for 40 du/ac and is expected to accommodate nine moderate income housing units. Furthermore, the property is surrounded by multi-family development, indicating that the neighborhood is attractive and desirable for new housing. Given the site's existing uses, residential location, and proximity to resources like schools and restaurants, this is a strong candidate for future infill. To reduce the likelihood of existing residents being displaced, program C-8 has been added to prevent displacement ensure that when existing housing is demolished, at least an equivalent number of units at the same level of affordability as the existing units are created as replacements.





20830 Seine Avenue

The sites located at and surrounding 20830 Seine Avenue are currently low intensity multifamily developments. 20830 has three units across two structures. One unit was built in 1929, and the others were constructed in the late 1950s to early 1960s, indicating that the existing older buildings may be ripe for redevelopment. It will be zoned for 40 du/ac and is expected to accommodate six moderate income housing units. These units could potentially be constructed within the backyards of these sites, with little to no existing units being removed.



The site is adjacent on both sides to other underutilized multifamily properties, making this site a strong candidate for future infill, especially if the adjacent sites are consolidated with this site to create a larger project. Additionally, the site is central to an elementary, middle, and high school, which provides needed access to resources for potential residents of a new development.





B. OPPORTUNITIES FOR ENERGY CONSERVATION

The need to conserve energy has increased as a result of rising prices for energy, combined with a growing awareness of non-renewable resources. As a predominantly residential community, Lakewood has a special awareness of the need for energy conservation. When energy conservation methods are built into new home construction and room additions, Title 24 often governs those improvements. Title 24 came about as a result of the Public Resources Code Section 25402 which directs the California Energy Commission to “prescribe, by regulation, building design and construction standards which increase the efficiency in the use of energy for new residential buildings and new nonresidential buildings.” The 2019 standards include the introduction of photovoltaic into the list of prescriptive standards, and also include improvements for attics, walls, water heating, and lighting. Furthermore, “the standards shall be cost effective, when taken in their entirety, and when amortized over the economic life of the structure when compared with historical practice.”

Benefits of Energy Conservation

The California Energy Commission’s Residential Manual clearly explains why it is advantageous for energy conservation techniques to be integrated with residential construction.

Comfort - Compelling reasons exist for more efficient energy use in buildings. Comfort is an important reason. If a house is drafty, even a large, modern furnace will not keep it comfortable on a winter day. On a hot summer day, no reasonable amount of air conditioning can maintain an appropriate sense of coolness in a room surrounded by clear glass windows without shading. The mechanical heating and cooling equipment are only part of the overall system that maintains a pleasantly comfortable indoor environment. The building shell (or envelope) is equally important, and energy efficiency helps ensure that new homes maintain a reasonable level of comfort. Additionally, the ability to self-power homes through photovoltaic technology would allow for a continuous supply of energy that is resilient to planned power-shut offs and unforeseen issues with the energy grid.

Economics - A second reason for energy efficiency is economics. For the homeowner, investing in building energy conservation helps to ensure that residential energy use is affordable both now and into the future. Providers of financing recognize the impact of efficiency through energy efficient mortgages. From a larger perspective, the less the State economy depends on non-renewable resources such as natural gas, coal and oil, the stronger and more stable it will remain in the face of increases in costs of those resources. Cost-effective investment in energy efficiency helps everyone.

Environment - A third benefit of energy efficiency is to the local environment. In many parts of the world, the need for more energy has led to oil spills, acid rain, smog and other forms of environmental pollution. California is not immune to these problems, but they would be worse today without appliance standards, building standards and utility programs in effect since the late 1970s. The benefits of reducing environmental damage also include less destruction of natural habitats, which in turn helps protect animals, plants and the natural systems. Additionally,



photovoltaic technology would allow for individual housing units to contribute to reducing reliance on fossil fuels.

Energy Conservation in Lakewood

Since the City is nearly 99 percent “built-out,” most energy conservation efforts directed towards reducing energy consumption include altering one’s behavior and making energy conscious purchases. This may include residents making a conscious effort to turn off lights when a room is unoccupied and adjusting thermostat levels. It may also include purchasing energy efficient refrigerators and other appliances.

Ongoing repairs and modifications may also be used to reduce energy conservation. Homeowners may replace windows with dual-glazed windows, weather-stripping and by adding attic insulation. Lakewood encourages the use of active solar systems, such as solar water heaters in an effort to conserve energy and lower energy costs. Construction of room additions must be Title 24 compliant. At the time that a room addition is being planned, consideration may be given to solar orientation and exposure. Under normal circumstances, the City offers “over the counter” approval for the installation of active solar systems without Development Review Board approval. The Development Review Board is Lakewood’s board responsible for consideration of architectural design.

Such efforts also apply to new construction. New homes and multi-family dwellings are required to be Title 24 compliant, and also must be designed to be solar-ready. Developers are encouraged to include solar orientation and passive solar building techniques in their designs. This also applies when a developer is filing a tentative parcel or tract map.

Incentives for Energy Conservation

The Southern California Gas Company, which supplies natural gas to Lakewood households, offers various energy saving tips and incentives for customers who purchase and install Energy Star appliances or insulation. The following are a list of energy efficiency programs offered by the utility:

- Home Energy Efficiency Rebate (HEER) Program offers cash rebates on qualifying energy efficiency upgrades and improvements made on single family homes, condominiums, or attached residential units (maximum of four);
- Multifamily Energy Efficiency Rebate (MEER) Program offers cash rebates for the installation of qualified energy-efficient products in apartment dwelling units and in the common areas of apartment and condominium complexes, and common areas of mobile home parks.

The Southern California Gas Company also offers the Direct Assistance Program (DAP) which provides no-cost weatherization services such as ceiling and pipe insulation and water heater blankets as well as furnace repair and replacement to qualified low-income customers.



The Southern California Gas Company also offers the Direct Assistance Program (DAP) which provides no-cost weatherization services such as ceiling and pipe insulation and water heater blankets as well as furnace repair and replacement to qualified low-income customers. The income qualifications are the same as those listed previously to qualify for Southern California Edison's EMA Program.

Southern California Edison (SCE), which supplies electricity to Lakewood households, offers programs such as the Energy Star Refrigerator Rebate program, the incentive programs for pool efficiency as well as home cooling and heating installation and maintenance rebates. SCE offers a range of programs designed to assist residential consumers with energy conservation:

- The Home Energy Efficiency Rebates (HEER) Program offers rebates on a first-come first-serve basis to residential customers for energy efficient cooling systems, water heaters and pumps, as well as appliances
- Residential Energy Efficiency Loan Program (REEL) for renters or homeowners to obtain attractive financing terms for energy efficient updates.
- Residential Solar Programs for single-family homes (DAC-SASH), Solar on Multifamily Affordable Housing and Multifamily Solar Housing (SOMAH & MASH).
- Edison SmartConnect is a smart metering system that facilitates energy efficiency by communicating directly with appliances and reducing the burden on the electric system as a whole during peak electricity usage.
- The Low Income Home Energy Assistance Program (LIHEAP) is a federally funded program aimed to assist low-income households that pay a high portion of their income to meet their energy needs. LIHEAP is funded by the U.S. Department of Health and Human Services, Administration for Children and Families, Office of Community Services.
- COVID-19 Rent Relief helps income eligible households pay rent and utilities.

SCE also offers several programs with the potential to assist low-income residents with their electricity costs, including those that do so through energy conservation.

The Energy Management Assistance (EMA) Program helps income-qualified households conserve energy by covering the purchase and installation costs of energy-efficient appliances and equipment. To qualify, SCE customers must receive service through a residential electric meter and have an SCE service account, as well as meet income qualifications.



VI. HOUSING PLAN

A fundamental purpose of this Housing Element is to create a framework or guide for the specific actions that the City will assume in the future. This framework and the planned actions are the two components of the City's housing program.

In developing the framework for action, the City of Lakewood adopted a four-pronged approach to meeting the housing needs of the community and proposes to maintain this framework and improve upon it.

- **Housing Preservation and Improvement:** Preservation and improvements to the existing affordable housing supply and preserve the nature of Lakewood's residential neighborhoods.
- **Housing Development:** Development of new housing on sites suitable for residential use to expand the supply and choice of units for all household incomes.
- **Housing Assistance:** Assistance to low- and moderate- income households and households with special needs.
- **Equal Housing Opportunity:** All housing in the City will be available equally to all persons without restrictions based on race, color, ethnicity, national origin, religion, sex or marital status.

The Housing Plan includes the goals, policies and quantified objectives within each approach. The goals, policies, and quantified objectives which have been developed, and described herein, are intended to provide a practical and workable framework in which the Planning and Environment Commission and City Council may take action affecting housing and neighborhoods within the community.

A. SUMMARY OF QUANTIFIED HOUSING UNIT OBJECTIVES

According to Government Code Section 65583 (b), local governments housing elements are required to establish quantified objectives for the maximum number of housing units which can be constructed, rehabilitated, and conserved over a five-year time frame. The objective for units to be conserved should include a subtotal for the number of at-risk units developed pursuant to Government Code Section 65583 (a)(9)(A).

Table 40 presents the Housing Element's quantified housing objectives for the 2021-2029 projection period.



Table 40: Quantified Objectives, 2021-2029

Category	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above-Moderate Income	Total Objective
New Construction	200	200	400	400	400	1,600
Rehabilitation ¹	10	10	10	10	10	50
Preservation of Units at Risk	125	125	125	125	0	500

¹ Continue Single Family Rehabilitation Loan Program at current levels as allowed by available funding (approximately 9 loans per year). Populated figures are estimated averages for each category

B. GOALS AND POLICIES

The goals, policies, and quantified objectives for the Housing Element have been developed recognizing the community needs and resources. Where appropriate, these key housing guidelines have been developed consistently with other elements of the General Plan, as well as other planning and policy documents for the City.

Housing Preservation and Improvement

Preservation and improvement of the existing housing stock, particularly housing that is affordable to low- and moderate-income households, is an essential element of meeting the housing needs of the community. It is important to the health, safety, and welfare of the City’s residents that their dwellings be maintained. Proper maintenance helps preserve and protect the home while providing a decent and suitable living environment. The following goals, policies and quantified objectives shall guide the on-going preservation and improvements of the City’s existing housing stock.

GOAL 1.1 PRESERVE AND IMPROVE THE EXISTING AFFORDABLE HOUSING STOCK

GOAL 1.2 PRESERVE AND IMPROVE THE RESIDENTIAL NEIGHBORHOOD ENVIRONMENTS THAT PROVIDE A HIGH QUALITY OF LIFE FOR ALL LAKEWOOD RESIDENTS

Policy 1.1 Reduce the amount of substandard housing units through measures such as rehabilitation, code enforcement, and new construction.

Policy 1.2 Actively engage in identifying substandard and deteriorating housing and take appropriate actions to ensure correction of these deficiencies, such as initiating rehabilitation, maintenance, or replacement programs.

Policy 1.3 Protect viable housing and the continued maintenance and stabilization of healthy neighborhoods.

Policy 1.4 Encourage and/or stimulate conservation of existing residential areas and, where possible, minimize or prevent the intrusion of incompatible uses into the neighborhoods.

Policy 1.5 Promote rehabilitation which maximizes the utility of the existing housing stock.



- Policy 1.6** Provide or assist in obtaining rehabilitation loans and grants, counseling and other follow-up services as needed.
- Policy 1.7** Support revisions of income and property tax laws to encourage housing stock rehabilitation and to discourage the continuation of substandard housing.
- Policy 1.8** Encourage private, and as appropriate, public investment in existing housing through home improvements that expand and enhance the functionality and beauty of the home as well as extend the life of the home.
- Policy 1.9** Encourage a full range of public improvements and services to provide for the needs of all residential neighborhoods.
- Policy 1.10** Maintain existing liberal regulations concerning non-conforming buildings and setbacks to encourage low-cost expansion of existing housing.
- Policy 1.11** Maintain and refurbish the City's hardscape and landscape in order to preserve and enhance neighborhood ambiance and safety.
- Policy 1.12** Maintain and ensure the continued existence of valuable amenities which provide beauty, identity and form to the City and all neighborhoods within the community.

Housing Development

In adopting these goals, policies and objectives, the City is communicating to both the community at large and the home building industry the guidelines in developing new housing within the City. The goals and policies for housing development have been refined and updated to reflect current resources and constraints. The adopted goals and policies for housing development reflect the community's desires for the City relative to the development of housing in numbers, type, density, and other qualities of importance to the residents of this community.

GOAL 2.1 DEVELOP HOUSING TO MEET THE IDENTIFIED LOCAL HOUSING NEEDS OF THE COMMUNITY WHILE MAINTAINING AND PROVIDING A HIGH QUALITY OF LIFE FOR ALL LAKEWOOD RESIDENTS.

GOAL 2.2 DEVELOP THE MAXIMUM NUMBER OF NEW HOUSING UNITS POSSIBLE TO MEET LAKEWOOD'S FAIR SHARE OF REGIONAL HOUSING NEEDS AS IDENTIFIED IN THE SCAG REGIONAL HOUSING NEEDS ASSESSMENT.

GOAL 2.3 ACHIEVE COMPLIANCE WITH ENERGY CONSERVATION MEASURES TO BE INCLUDED IN NEW HOUSING DEVELOPMENTS.

GOAL 2.4 PROVIDE SUITABLE SITES FOR HOUSING DEVELOPMENT

Policy 2.1 New housing construction should be oriented to both the ownership and rental markets and should strive towards meeting Lakewood's housing needs.

Policy 2.2 Attain new housing construction over a range of prices and rents in accordance with projected housing demand.



- Policy 2.3** Encourage development under the provisions of the zoning regulations.
- Policy 2.4** Encourage a variety of housing arrangements and densities, each appropriately located with reference to traffic circulation, community facilities, and aesthetic considerations.
- Policy 2.5** Assure that new housing development has design and appearance consistent with standards established by the City's Development Review Board.
- Policy 2.6** Encourage the remodeling of and additions to existing housing as a means of providing "new" housing in existing subdivisions.
- Policy 2.7** Insist that all new housing units have those qualities and amenities that will continue to make them competitive on the private market and compatible with the community.
- Policy 2.8** Encourage a balance of housing in a variety of types which provide a range of housing affordable to households at all economic levels. The balance of housing promoted would include townhouses, cluster developments, condominiums, apartments, and single-family dwellings.
- Policy 2.9** Encourage and increase the variety and supply of housing available and at costs affordable to the various income levels of the population.
- Policy 2.10** Encourage continued and new investment in the established communities of Lakewood.
- Policy 2.11** Encourage the assemblage and consolidation of existing small parcels in areas which permit higher density. Larger parcels can better accommodate increased density housing, through a more efficient use of space, while allowing for aesthetic amenities and greater use of open space.
- Policy 2.12** Encourage the consolidation of multiple land ownership by private or public means into single ownership. This will facilitate the use of contemporary planning techniques in providing multiple-family residences with greater amenities and enhance the quality of life for the citizens of Lakewood.
- Policy 2.13** Cooperate with private housing producers wherever justifiable to reduce the overall cost of housing units.
- Policy 2.14** Support efforts to develop and implement cooperative ownership and other nonprofit mechanisms as a means of reducing construction, selling, and reselling housing costs.
- Policy 2.15** Encourage the design and construction of new homes and rehabilitation of existing homes in accordance with energy saving criteria.



Housing Assistance

The inclusion of programs designed to provide housing assistance is an integral component of the Housing Element. The City of Lakewood recognizes that there are unmet housing assistance needs within the community and will continue to focus efforts in providing housing assistance to the City residents.

GOAL 3.1 PROVIDE HOUSING ASSISTANCE NEEDS OF LAKEWOOD RESIDENTS

- Policy 3.1** Make provisions for all low-income families to receive or to be advised of the existence of any of a variety of special housing subsidies which are now available or are expected to be available in the future. Maximum advantage will especially be taken of home ownership programs.
- Policy 3.2** Urge private developers to include the maximum number of publicly-assisted housing units determined to be economically and socially feasible within all future development programs.
- Policy 3.3** Discourage overcrowding by directing existing housing subsidies to families whose income would otherwise prevent them from occupying sound housing of the proper size.
- Policy 3.4** Encourage the production of a sufficient number of assisted and market rate large-size housing units to meet reasonable projections for large-size families.
- Policy 3.5** Develop elderly housing throughout the City. Where both publicly-assisted family and elderly housing may be developed, elderly housing should have priority, since site locations available for this kind of household are limited.
- Policy 3.6** Meet resident housing needs to the maximum extent possible, with appropriate emphasis on the special needs of elderly, persons with disabilities, and disadvantaged population.
- Policy 3.7** Encourage and enable others to provide assistance and necessary support services to residents and persons with special needs to successfully function as full members of the community.

Equal Housing Opportunity

The preservation of housing is different than housing maintenance in that it is concerned with preserving the number of housing units that currently exist. It is also concerned about preserving the level of affordability that currently exists. The following goal, policy and quantified objective shall guide the City in the area of housing preservation.

GOAL 4.0 PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, COLOR, ETHNICITY, NATIONAL ORIGIN, RELIGION, SEX OR MARITAL STATUS



- Policy 4.1** Continue to support the City’s Fair Housing program to provide a comprehensive community education program on fair housing issues and laws and counseling pertaining to fair housing and landlord-tenant issues.
- Policy 4.2** Encourage the development of multi-family housing throughout the central and west areas of the City.
- Policy 4.3** Increase accessibility of planning documents and meetings by including materials and presentations in multiple languages, multiple times, and various areas of the City.



VII. HOUSING PROGRAMS

A. HOUSING PRODUCTION

Number	Title	Action	Responsible Party	Funding Source	Timeline
A-1	Availability of Adequate Sites for New Housing for Regional Housing Needs Allocation (RHNA)	<p>Rezone to ensure that the City fully meets RHNA capacity within three years of the adoption of the housing element, including a buffer of 15% of the RHNA to ensure adequate capacity.</p> <p>As a part of the rezoning to meet adequate capacity, adopt a mixed-use ordinance for at least 125 acres of commercially zoned land and increase multi-family densities to 30 du/ac-50 du/ac (depending on parcel size) for at least 83.5 acres.</p>	CDD	General Fund	Within three years of Housing Element adoption
A-2	No Net Loss Monitoring	<p>To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to, and will, track:</p> <ul style="list-style-type: none"> • Unit count and income/affordability assumed on parcels included in the sites inventory. • Actual units constructed and income/affordability when parcels are developed. • Net change in capacity and summary of remaining capacity in meeting remaining RHNA. 	CDD	General Fund	Within one year of Housing Element adoption
A-3	Surplus Lands/Affordable Housing on City-Owned/Successor Agency Sites	<p>Assess City-owned properties for their potential redevelopment or development for residential uses that include housing for extremely low-income households and those with special needs such as seniors and persons with disabilities. Implement the Surplus Lands Act to annually review city-owned parcels and provide affordable housing developers the first right of refusal for designated surplus lands.</p>	CDD	General Fund	Annual review in conjunction with the review of Surplus Lands.



Number	Title	Action	Responsible Party	Funding Source	Timeline
A-4	By-Right Approval of Projects with 20 Percent Affordable Units on “Reuse” or rezoned lower income sites	Pursuant to GC 65583.2(h) and (i), amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower-income households, on sites being used to meet the 6th Cycle RHNA that represent “reuse sites” previously identified in the 4th and 5th cycles Housing Element. Establish a by-right process for sites that were rezoned to meet the lower-income RHNA shortfall.	CDD	General Funds	Within one year of Housing Element adoption
A-5	Minimum Density	Amend the Zoning Ordinance to establish minimum densities to ensure that parcels are developed close to their maximum densities (at 75%) to prevent substantial net loss of any residential units and encourage higher density/more affordable building typologies.	CDD	General Fund	Within one year of Housing Element adoption
A-6	Inclusionary Housing Ordinance	Conduct an inclusionary zoning feasibility study to identify appropriate inclusionary requirements that will not constrain housing production. Develop and amend the Zoning Ordinance to establish inclusionary housing requirements so that new developments reserve up to 15 percent of the total units for lower- and moderate-income households.	CDD	General Fund	Within three years of Housing Element adoption
A-7	ADU Tracking and Monitoring	Continuously track the City's progress for ADUs. Each year, analyze the affordability of ADUs built in the City. Within the Housing Element period, assess whether additional strategies are necessary to increase ADU production. If annual production and affordability rates do not match the estimates included in the Housing Resources Section, update the RHNA strategy to ensure that the City continues to maintain adequate capacity for all income-levels. In the event of an ADU shortfall that results in a net loss of units below the RHNA, adopt another ADU program within six months to facilitate additional ADU production.	CDD	General Fund	Maintain tracker as ADU permits are submitted. Review strategies annually as part the Annual Progress Report process
A-8	Single Room Occupancy	Explore the expansion of SROs in other zones including conditional permitting in MFR and Commercial zones.	CDD	General Fund	Within two years of Housing Element Adoption



Number	Title	Action	Responsible Party	Funding Source	Timeline
A-9	Lakewood Mall Redevelopment	Actively collaborate with the owner/future developer of the Lakewood Mall property to obtain and incorporate feedback about the proposed mixed-use ordinance, proactively address development constraints, and ensure that site planning and development may move forward in a timely manner.	CDD	General Fund	Within three years of housing
A-10	Outreach and Technical Assistance to RHNA Site Owners	To promote and facilitate the near-term development of RHNA sites, the City will proactively conduct outreach annually to inform property owners of residential development potential and provide technical assistance and coordination for property owners and housing developers on RHNA sites.	CDD	General Fund	Within six months of housing element adoption, annually thereafter

B. CONSTRAINT REMOVAL

Number	Title	Action	Responsible Party	Funding Source	Timeline
B-1	Permit Streamlining	Establish and implement expedited permit processing for affordable housing projects, including projects that qualify for density bonuses (in compliance with SB 35 and SB 330). Advertise the expedited permit process on the City's website and circulate a notice with the Building Industry Association and Chamber of Commerce.	CDD	General Fund	Within two years of Housing Element adoption
B-2	Zoning and General Plan Densities	Amend the Zoning Ordinance to ensure that the maximum density allowed the General Plan is achievable (Housing Accountability Act/AB 3194).	CDD	General Fund	Within one year of Housing Element adoption
B-3	Density Bonus Updates	Amend the Zoning Ordinance to update density bonuses to meet current state requirements (AB 2345, SB 1763, SB 1227).	CDD	General Fund	Within one year of Housing Element adoption
B-4	Objective Standards	Pursuant to SB 330, review and amend the Zoning Ordinance and DRB handbooks for to ensure development standards, design guidelines, and findings are objective, promote certainty in the planning and approval process.	CDD	General Fund	Within one year of Housing Element adoption
B-5	Development Standards Review and Revision	Concurrently with program A-1 and B-4, study and revise development standards in multi-family districts to facilitate the development of properties at their maximum densities. Specifically amend: <ul style="list-style-type: none"> • Open Space Requirements • Minimum Parking Standards • Height Limits • Lot Coverage (Elderly and Disabled Housing) • ADA Unit Location Requirements (Elderly and Disabled Housing) 	CDD	General Fund	Within three years of Housing Element Adoption
B-6	Manufactured Home Streamlining	Amend the Zoning Ordinance to streamline provisions to build or use pre-fabricated units/ mobile homes on permanent foundations.	CDD	General Fund	Within one year of Housing Element adoption
B-7	Efficiency Units and Minimum Unit Sizes	Amend the Zoning Ordinance to revise the minimum required unit area for multi-family units. Ensure that provisions for efficiency units are consistent with AB 352 (2017).	CDD	General Fund	Within three years of Housing Element Adoption
B-8	Energy Efficient Project Streamlining	Offer reduced plan check times and plan check/building permit fees for projects that use resource-efficient construction materials, water conservation measures, and increased energy efficiency in new and remodeled residential and commercial buildings.	CDD	General Fund	Within one year of Housing Element adoption



Number	Title	Action	Responsible Party	Funding Source	Timeline
B-9	ADU Ordinance Update to Meet State Law	Amend the Zoning Ordinance to address multiple changes to state law regarding ADUs (including AB 587, AB 671, AB 68, and SB 13). Monitor state law on an annual basis and revise the Zoning Ordinance as appropriate.	CDD	General Fund	Within one year of Housing Element adoption, and annually thereafter
B-10	Preapproved ADU Plans	Create and make available to the public a set of Preapproved Plans for ADUs to facilitate production and ADUs available to lower-income households by reducing costs to applicants.	CDD	General Fund LEAP Grant	Within three years of Housing Element adoption
B-11	Public Fees, Standards, and Plans Online	Pursuant to AB 1483, the City will compile all development standards, plans, fees, and nexus studies in an easily accessible online location. The City will update its zoning and general plan maps to provide a high quality, parcel-specific reference.	CDD	General Fund	Within three months of Housing Element adoption
B-12	Roadway Widening and Dedication Relief	Identify which substandard streets and alleys contain fire hydrants, utility poles, catch basins and similar impediments, the relocation of which would otherwise cause a development to be economically infeasible, and prepare a code amendment providing relief from dedication requirements under those situations.	CDD	General Fund	Within one year of Housing Element adoption
B-13	Diversity of Land Use Designation and Building Type	Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles, including but not limited to: small lot single family homes; tiny homes; detached condominiums; townhomes; duplex/triplex/multiplex; courtyard apartments; bungalow courts; live/work units; mixed-use projects; moveable tiny homes; 3D printed homes; and new prefab housing types that meet state and local building code standards. Continue to explore innovative building types and housing options that can be implemented through the City's Zoning Ordinance by reviewing development designators and designations and amend as appropriate.	CDD	General Fund	Within three years of Housing Element Adoption



C. HOUSING PRESERVATION AND IMPROVEMENT

Number	Title	Action	Responsible Party	Funding Source	Timeline
C-1	Single-Family Residential Rehabilitation Loan Program	Provide funding in the form of zero/low interest loans to lower-income households for housing maintenance and repair. Provide 8 grants/loans annually throughout the cycle for an overall goal of 64 housing rehabilitation loans used to assist lower-income households.	Community Development Division (CDD)	Community Development Block Grant (CDBG)	Annually, CDBG funding allocation
C-2	Fix-Up/Paint-Up Program	Provide minor home repair grants to qualified low-income homeowners. Provide 6 grants annually for a goal of 48 total grants distributed through the 6 th cycle.	CDD	CDBG	Annually, CDBG funding allocation
C-3	Energy and Resource Conservation Program	City staff to refer residents to the Gas Company and Edison for rebates. The City's Department of Water Resources continues to offer rebate program. The Lakewood Municipal Water District will offer a rebate of \$1 per square foot of turf removal, for up to \$800 in rebates. Rebates are also available from the Water District for high-efficiency washing machines or toilets, rain barrels, rotating nozzles for pop-up sprinkler headers, weather-based irrigation controllers, and soil moisture sensor systems.	Southern California Gas Company, Golden State Water Company and Southern California Edison City of Lakewood Water Fund	General Fund	Annually allocate funds during budgeting process, ongoing
C-4	Lakewood Beautiful Residential Awards Program	Recognize the positive values represented in a well-kept home by honoring well maintained and sustainable homes at an annual reception. This includes grouping plants by water need, using drought tolerant native plants, and water permeable ground. Applications are available in utility bills and online.	Lakewood Department of Water Resources	General Fund and Prize Sponsors	Annually, in the 3 rd quarter
C-5	Condominium Conversion Regulations	Continue to enforce the regulations prohibiting the conversion of apartment developments to condominiums based on vacancy rates. Require condominiums to establish an owners' board that has a dedicated fund for maintenance.	CDD	General Fund, Development Application Fees	Ongoing



Number	Title	Action	Responsible Party	Funding Source	Timeline
C-6	Preservation of At-Risk Housing	<p>Implement strategies to preserve projects identified as being at risk of converting to market-rate housing. Strategies include:</p> <ul style="list-style-type: none"> • Monitoring project status annually. • Notify property owners annually about compliance with the extended noticing requirement (three year, one-year, and 6 month Notice of Intent) under state law. • Include preservation as an eligible use in Notices of Funding Availability. • If below-market rate units appear to be at risk of conversion, work with qualified operators, HCD, and the property owners to preserve the housing for lower-income households. 	CDD	General Fund	Ongoing, annual monitoring and noticing
C-7	CDBG Allocations	When allocating CDGB funding, consider use of the funds for at-risk units, if and when it becomes necessary.	CDD	CDBG	Ongoing, annual CDBG allocation
C-8	Displacement Prevention Ordinance	Pursuant to GC 65583.2(g)(3) and 65915(c)(3), ensure that when existing housing is demolished, at least an equivalent number of units at the same level of affordability as the existing units are created as replacements.	CDD	General Fund	Ongoing, as needed
C-9	Enhanced Code Enforcement	The City’s Community Conservation Representatives will continue to investigate potential code violations, and work with property owners to resolve violations or unsafe conditions. As a part of the enhanced code enforcement program, community representatives will connect property owners/tenants with the City’s financial resources(see programs C-1 and C-2), notify them of tenants’ rights, and provide assistance in resolving the code violation.	CCR	General Fund	Ongoing
C-10	Neighborhood Preservation Program	Focus CDBG funding on deteriorating or dilapidated areas throughout the City to preserve and improve the City’s environmental quality. It serves CDBG-eligible areas and approximately 500 low and moderate-income households.	CDD	CDBG	
C-11	Neighborhood Clean Up Program	The City will continue to identify specific areas that would benefit from this program and provide up to six neighborhood clean-ups annually.	CDD CCR	General Fund	Annually



D. HOUSING ASSISTANCE

Number	Title	Action	Responsible Party	Funding Source	Timeline
D-1	Housing Choice Vouchers	Continue to assist eligible, low-income households in receiving Housing Choice Voucher assistance. Market housing vouchers and inform landlords that discrimination based on source of income (including vouchers) is prohibited.	CDD	LIHTC CalCHA bonds CHFA HOME	Continuous and ongoing
D-2	Affordable Housing and Services Funds. Funding strategies for affordable housing and supportive services includes	Allocate funding competitive process or issue Notice of Funding Availability (NOFA), in an equitable manner for affordable housing development, acquisition, rehabilitation, and/or supportive services. Pursue funding sources for affordable housing through LIHTC, CalCHA bonds, CHFA, HOME Investment Partnership Program, etc. for affordable housing.	CDD	LIHTC CalCHA bonds CHFA HOME	Continuous and ongoing
D-3	Landlord - Tenant Mediation	Continue to contract with a fair housing specialist to provide fair housing and landlord/tenant mediation services. Distribute information about these services to tenants through a variety of media and online outlets, namely the City website, the Lakewood community digital magazine, and paper materials at the Civic Center.	CDD	Fair Housing Specialist General Fund	Continuous and ongoing
D-4	Water Assistance Voucher and Exemption (WAVE) Program	The WAVE program provides financial assistance to residents facing financial hardship with their water bills. Qualified residents receive a reduction in their bi-monthly water bills and exempts them from the Utility Users Tax. The City will continue to offer the WAVE program to qualifying residents.	Administrative Services Department and Lakewood Department of Water Resources	WAVE program funds	Continuous and Ongoing
D-5	Housing for Persons with Disabilities	Create a process within one year of the adoption of the Housing Element for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities.			Within one year of Housing Element Adoption



E. SPECIAL HOUSING NEEDS

Number	Title	Action	Responsible Party	Funding Source	Timeline
E-1	Fair Housing Education and Counseling	Provide education and literature on fair housing, resolving disputes; providing Health, Safety and Building referrals; distributing landlord/tenant guidebooks printed by the Department of Consumer Affairs; provide Housing Choice Voucher Assistance referrals; providing counseling and resolution of housing discrimination complaints.	CDD	General Fund, CDBG	Continuous and ongoing
E-2	Housing for the Elderly and Persons with Disabilities Program	Continue to allow housing for the elderly, disabled, and developmentally disabled with reduced and flexible development standards. Amend the Zoning Ordinance to allow licensed adult care facilities in the M-F-R zone by right. Review CUP standards for residential care facilities to ensure that the standards are objective and focused on protecting the health, safety, and welfare of the residents of these facilities.	CDD	General Fund	Within one year of Housing Element adoption
E-3	Emergency Shelters	Amend the Zoning Ordinance to modify the parking requirements for emergency shelters to ensure that they are only based on the number of staff. Amend the emergency shelters code to ensure that shelters are not subject to standards that do not apply to other uses in the M-2 zone, including but not limited to a 500 foot residential buffer.	CDD	General Fund	Within one year of Housing Element adoption
E-4	Low Barrier Navigation Centers	Pursuant to SB 48, amend the Zoning Ordinance to establish provisions for low-barrier navigation centers (LBNCs). Allow LBNCs that meet specific objective requirements by-right in areas zoned for mixed-uses.	CDD	General Fund	Within one year of Housing Element adoption
E-5	Transitional and Supportive Housing	Pursuant to AB 2162 and AB 2988, supportive housing meeting certain criteria must be permitted by-right where residential uses are permitted, including mixed-use and nonresidential zones. Permit transitional and supportive housing as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. Review AB 2162 and amend Zoning Ordinance to ensure compliance.	CDD	General Fund	Within one year of Housing Element adoption
E-6	Reasonable Accommodation	Amend the Zoning Ordinance to provide reasonable accommodations for accessibility approvals that do not align with the strict interpretation of the zoning code.	CDD	General Fund	Within one year of Housing Element adoption
E-7	Planned Development and Specific Plan Zoning	Promote Planned Development and Specific Plan zoning tools to achieve better development through a flexible zoning approach by engaging with project applicants in the pre-application phase of project development.	CDD	General Fund	Continuous and on-going



Number	Title	Action	Responsible Party	Funding Source	Timeline
E-8	Residential Care	Update its code to expressly permit the development of residential care facilities (6 or fewer residents) in residential zones. Adopt objective standards for residential care homes with 7 or more individuals in residential zones.	CDD	General Fund	Within one year of Housing Element Adoption
E-9	Priority Water and Sewer Service for Affordable Housing Developments	Pursuant to Government Code 65589.7, work with public service providers to establish written procedures for the prioritization of water and sewer services to housing developments serving lower-income households.	CDD	General Plan	Within one year of Housing Element adoption
E-10	Farmworker and Employee Housing	Pursuant to Health and Safety Code section 17021.5, define and permit employee housing in compliance with the Employee Housing Act. Revise zoning to allow farmworker housing in all agricultural zones throughout the City.	CDD	General Plan	Within one year of Housing Element adoption



F. AFFIRMATIVELY FURTHERING FAIR HOUSING

Number	Title	Action	Responsible Party	Funding Source	Timeline
F-1	Place-Based Community Improvements - Park Renovations	Develop programs and strategies to create place-based investments in areas of concentrated segregation and poverty, including investments in infrastructure, services, etc. that contribute to community revitalization. Focus investments and programs in east Lakewood to facilitate revitalization and healthy living conditions. Undertake a comprehensive renovation of Bloomfield Park and Palms Park in east Lakewood.	CDD PWD RCSD	CDBG General Fund CalOES Grants	Within six years of Housing Element adoption.
F-2	Place-Based Community Improvements – Streetscape and Right of Way Improvements	Develop programs and strategies to create place-based improvements through investments in the public right of way. Specific actions include: <ul style="list-style-type: none"> • Vacant tree well identification program, which will help direct the City’s tree planting resources to in disadvantaged communities by exploring funding sources to address vacant tree well spaces in the public right of way. • Replace the Del Amo Boulevard crossing of Coyote Creek to provide better accessibility and safety at a key node in east Lakewood. • Enhance Lakewood Boulevard through street widening, median improvements, bike lanes, replaced sidewalk, street resurfacing, ADA compliance, improved stormwater management, and new landscaping. 	CDD PWD RCSD PID	Staff time, General Fund, CDBG	Six to eight years after Housing Element adoption.
F-3	Analysis of Impediments Programs	Implement programs identified in the 2020-2024 Analysis of Impediments. Improve housing mobility by providing homeowner assistance, incentives for affordable housing development, coordinating with local lenders to expand mortgage access. Provide fair housing services to tenants, and continually investigate potential violations of fair housing law.	CDD CCR Fair Housing Specialist	CDBG General Fund	Continuous and on-going
F-4	Housing Mobility	In coordination with programs A-1, A-3, and A-6, expand multi-family residential opportunities to new areas of the City that currently lack multi-family housing options and affordable housing choices. Additionally, in coordination with programs G-1 and G-3, maintain an education program to inform tenants of changes to state law and provide information on the City webpage.	CDD	General Fund	Within three years of Housing Element adoption.
F-5	Environmental Justice and Expanded Access to Opportunity	In coordination with program F-9, adopt and implement a new Environmental Justice Element in the General Plan. Through the Environmental Justice Element, address areas with disproportionate pollution and health impacts and facilitate healthy living conditions for Lakewood residents. In particular, use the Environmental Justice Element to create targeted investments and improve health in east Lakewood.	CDD	General Fund	Within two years of Housing Element adoption.
F-6	Fair Housing Outreach and Enforcement	In coordination with program D-3 and E-1, continue to provide fair housing enforcement, landlord-tenant mediation, and fair housing information to residents and property owners. Advertise the City’s fair	CDD Fair Housing Specialist	General Fund	Continuous and on-going



Number	Title	Action	Responsible Party	Funding Source	Timeline
		housing specialist as a resource to resolve disputes and reports of discrimination. Increase outreach in east Lakewood, an area identified as having disproportionate housing needs.			
F-7	Transit Improvements Program	Provide housing projections and other information so that LBT continues to provide needed transportation services to Lakewood, including its disadvantaged communities.	CDD PWD	General Fund	Continuous and on-going
F-8	Council District Program	The City will explore the creation of council districts in lieu of the current practice of citywide at large voting. Implementation of this program will provide disadvantaged communities in the city with direct city council representation. Beginning in 2022, Lakewood city council members' elections will be district-based, with each district representing a portion of the City, instead of having each council member elected by the entire City, as is the current practice. Lakewood is committed to making sure that all residents have an opportunity to participate in the process of converting to by-district elections in a manner consistent with the CVRA. To define the new districts, the City will undertake a district formation mapping process, led by a demographer and legal team to ensure that the maps meet all legal and regulatory criteria.	City Clerk CDD PID	General Fund	November 2022
F-9	Negative Environmental, Neighborhood, Housing, and Health Impacts	In coordination with program F-5, address the negative impacts associated with the siting and operation of land use such as industrial, agricultural, waste storage, and energy productions, etc. in disadvantaged communities. The City is adding a program to target investment in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure. Coordinate with the Environmental Justice Element to identify target neighborhoods and strategies for implementation upon Environmental Justice Element adoption. The City will implement place-based strategies in low-resource communities, as well as environmental justice communities through Environmental Justice programs and policies. The place-based strategies will include anti-displacement strategies such as value recapture strategies, community-led programs to prevent displacement, foreclosure assistance resources, rent control policies, and protections for low-income renters. Development of these strategies will begin in 2023 and they will focus on revitalization and preservation of these communities and reducing displacement risks.	CDD	General Fund	Within two years of Housing Element adoption.



G. PUBLIC EDUCATION

Number	Title	Action	Responsible Party	Funding Source	Timeline
G-1	Housing Information	Continue to improve and expand the use of the various media to inform and promote the use of Lakewood’s housing programs to its residents and developers by creating a dedicated webpage on the City’s website and publishing information in the City’s digital magazine. Include the resources listed in G-3 on the webpage, in addition to minutes and recordings of the meeting/workshop.	CDD	General Fund	Establish webpage within one year of Housing Element adoption; On-going and continuous publishing of information in the digital magazine
G-2	ADU Education	Develop and implement a comprehensive marketing program to advertise the ability of homeowners to create ADUs.	CDD	General Fund	Develop marketing plan within one year of Housing Element adoption; implement marketing program within two years of Housing Element adoption
G-3	Source of Income Protection / Housing Mobility	Within one year, conduct a meeting/workshop to inform residents of sources of income protection and state rent control laws such as AB 1482. Afterward, conduct outreach to inform landlords and tenants of recent changes to state law that prevent source of income discrimination. Ensure that it is known that HCVs are allowed to establish a renter’s financial eligibility.	CDD Fair Housing Specialist	General Fund	Within one year of Housing Element Adoption. Afterward-continuous and on-going



H. ACRONYM KEY

Abbreviation	Definition
AB	Assembly Bill
ADU	Accessory Dwelling Unit
CalCHA	California Community Housing Agency
CalOES	California Governor’s Office of Emergency Services
CCR	Community Conservation Representatives
CDBG	Community Development Block Grants
CDD	Community Development Division
CHFA	California Housing Finance Agency
DRB	Development Review Board
HCV	Housing Choice Voucher
HOME	Investment Partnership Programs
LBT	Long Beach Transit
LEAP grant	Local Early Action Planning
LIHTC	Low-Income Housing Tax Credit
MFR	Multi-Family Residential
NOFA	Notice of Funding Availability
PID	Public Information Department
PWD	Public Works Department
RCSD	Recreation and Community Services Department
RHNA	Regional Housing Needs Allocation/Assessment
SB	Senate Bill
SRO	Single Room Occupancy



VIII. REVIEW OF ACHIEVEMENTS

Pursuant to Government Code Section 65588(a), this section evaluates the results of the 2013-2021 Lakewood Housing Element (adopted August 13, 2013) goals, policies, objectives and programs.

A. 2013-2021 HOUSING ELEMENT GOALS

The goals established in the 2013-2021 Housing Element are as follows:

- GOAL 1.1 Preserve and Improve the Existing Affordable Housing Stock
- GOAL 1.2 Preserve and Improve the Residential Neighborhood Environments that Provide a High Quality of Life for All Lakewood Residents
- GOAL 2.1 Develop Housing to Meet the Identified Local Housing Needs of the Community While Maintaining and Providing a High Quality of Life for All Lakewood Residents.
- GOAL 2.2 Develop the Maximum Number of New Housing Units Possible to Meet Lakewood's Fair Share of Regional Housing Needs as Identified in the SCAG Regional Housing Needs Assessment.
- GOAL 2.3 Achieve Compliance with Energy Conservation Measures to be included in New Housing Developments.
- GOAL 2.4 Provide Suitable Sites for Housing Development
- GOAL 3.1 Provide Housing Assistance Needs of Lakewood Residents
- GOAL 3.2 Preserve and Increase the Number of Assisted Housing
- GOAL 4.0 Promote Housing Opportunities for All Persons Regardless of Race, Color, Ethnicity, National Origin, Religion, Sex or Marital Status

B. PROGRESS IN ACHIEVING THE 2013-2021 HOUSING ELEMENT OBJECTIVES

Since the adoption of the 2013-2021 Housing Element, the City of Lakewood has progressed in meeting the goals and objectives and the proposed implementation of programs set forth in the Housing Element. In terms of new housing development, which relates to goals 2.1, 2.2, and 4.0, the City's progress during the 2013-2021 housing planning cycle as summarized in the Annual Progress Reports on Housing Element implementation is summarized below.

The number of permitted units for each calendar year (i.e., units for which building permits were issued) is as follows:



Table 41: Number of Units Permitted Annually

Year	Number of Units Permitted
2013	3
2014	0
2015	52
2016	20
2017	47
2018	10
2019	17
2020	45
Total	194

In 2013, three deed-restricted units affordable to moderate-income households were permitted in Lakewood. The City acquired the 6,750 square-foot property at 11640 208th Street under the Federal Neighborhood Stabilization Program. The property had a small, one-story residence and a detached garage, and was severely dilapidated at the time the city acquired it. The City prepared a request for proposals to redevelop the site for affordable housing. Colony Developers was selected to construct a three-unit affordable housing project which was completed in August 2013.

In 2015, 2016 and 2017 all new housing units permitted by the City were market-rate units, i.e. units affordable to above-moderate income individuals or households. The majority of these units were multi-family infill housing, including all 20 units permitted in 2016 and 38 of the 47 units permitted in 2017).

Starting in 2018 the City began to issue permits for a significant number of accessory dwelling units (ADUs). All 10 housing units that received building permits in 2018, all 17 new units permitted in 2019, and 17 out of 28 units permitted in 2020 were ADUs. A rent survey conducted at building permit issuance indicated that most ADUs have naturally affordable rents. Table 42: ADU Affordability, illustrates the recent affordability trends for ADUs.

Table 42: ADU Affordability

Affordability Level	Number of Units
Very Low Income (non-deed restricted)	36
Low Income (non-deed restricted)	5
Moderate Income (non-deed restricted)	1
Above Moderate Income	2

These trends illustrate that ADUs are a viable housing type not only for increasing the number of dwelling units in Lakewood in general, but also for adding new housing that is affordable to households at lower income levels. Lakewood will continue to build on this success by encouraging homeowners to build ADUs and facilitating the process for permitting and constructing ADUs with the implementation of new programs targeted at ADU production.



As of the end of 2020, Lakewood had permitted a total of 194 new housing units during the 2013-2021 planning cycle, which equates to 48.1 percent of the RHNA. The remaining unmet RHNA for the planning period is 209 units, or 51.9 percent. The unmet RHNA includes 69 very-low income, 56 low-income, 66 moderate-income, and 18 above-moderate income units.

The City maintained adequate capacity throughout the 5th Cycle for the remaining unbuilt units. A review of appropriately zoned and utilized parcels indicated that the City had a realistic capacity of 305 units zoned for 30 du/ac or greater, which can accommodate all of the remaining lower and moderate-income RHNA. The City also has many additional sites with lower-density zoning that could accommodate additional above-moderate income units. As the City has existing capacity for to accommodate the unmet RHNA for lower, moderate, and above-moderate incomes, the City is not subject to any carryforward requirement for the 6th Cycle.

Progress toward achieving the quantitative objectives and implementing the programs stated in the 2013-2021 Housing Element are summarized in Table 43.

Special Needs Populations

The City has multiple programs designed to assist special needs populations, such as elderly, disabled, or lower-income. The City has successfully implemented financial assistance programs for special needs populations. For example, the City provided 65 zero interest loans for qualifying special-needs households. The 65 loans is just shy of the previous goal of 72 (nine loans per year). Additionally, the City has distributed approximately 6 grants per year to assist lower-income families in maintaining their homes. This is fewer than the program originally anticipated, but still represents a successful program for assisting special needs populations. Finally, the City continues to provide support services to homeless persons in need at the Burns Community Center. An average of 37 persons per year are assisted by the City at the Burns Center, illustrating a successful program.

Evaluation of Programs

Table 43: Evaluation of the 2013-2021 Housing Element

Program	Program Objectives	Achievements	Continued Appropriateness
<i>Housing Preservation and Improvement Program</i>			
Enhanced Code Enforcement Program	The City will continue to actively inspect properties for code violations. The City will identify areas within the City that require priority attention. The Community Conservation program will continue to provide available funds to low-income households for maintenance and rehabilitation and provide information on the loan program to eligible households at the time they are notified of certain code violations.	Each year the Code Enforcement program receives more than 1,300 service requests. The Community Conservation Officer works in coordination with the Crime, Public Nuisance, and Property Abatement Team and refers code violators to the City's Rehabilitation Program.	Continue Continue through program C-9.
Single Family Residential Rehabilitation Loan Program	The City will continue to provide deferred loans of up to \$18,000 with zero interest to qualifying seniors, persons with disabilities, and families of low income who own and occupy their homes; and to disseminate information on the loan program. The City's goal is to award nine grants per year.	Since 2013 the City has funded 65 loans.	Continue and Modify Continue through program C-1 and modify the goal to reflect historic trends of loan distribution.
Fix-Up/Paint-Up Program	The City will continue to offer minor home repair grants of up to \$3,000 to low-income individuals and families to assist in maintaining the exterior appearance of their homes, and continue to disseminate information on this program. The City's goal is to award 11 grants per year.	This is an on-going program. Since 2013, the program has provided an average of approximately 6 grants per year.	Continue and Modify Continue through program C-2 and modify the annual goal to reflect the City's current financial resources and interest in the program.
Energy Conservation	Continue to encourage utilities to offer energy conservation funds for rebates and incentives for energy-reducing appliances and devices to low-income households, and disseminate information on such programs.	From 2013 to present, Lakewood issued 1,875 permits for photovoltaic systems (solar panels).	Continue Continue through program B-8.
Development Review Board Process	The Development Review Board will continue to review residential development projects to ensure that the design of new, remodeled or additions are compatible with the surrounding neighborhood/community.	The Development Review Board continues to meet twice a month to ensure that projects are constructed in accordance with the City's goals and policies.	Remove This is a standard City function and not a Housing Element Program. The City will continue to utilize the DRB process to ensure that new projects meet zoning standards



Table 43, continued

Program	Program Objectives	Achievements	Continued Appropriateness
Lakewood Beautiful Residential Awards Program	The City will continue to recognize residents that beautify their neighborhood with the Lakewood Beautiful Award and disseminate information on the program.	Every year, the City welcomes nominations for recognition. The City announces the event on its website.	Continue Continue through program C-4.
Neighborhood Clean Up Program	The City will continue to identify specific areas that would benefit from this program and provide up to six neighborhood clean-ups annually.	The City provides neighborhood-cleaning events during the spring every year. Since FY 2013, an average of 1,195 properties per year have benefited from this program.	Continue Continue through program C-11.
Protection of Mobile Home Parks	The City will continue to enforce the MHP zoning regulations.	Ongoing. The City continues to monitor the viability of the MHP zone.	Remove The City will continue to enforce MHP zoning regulations through program C-9.
Condominium Conversion Regulations	The City will continue to enforce the regulation prohibiting the conversion of apartment developments to condominiums.	No apartments have been converted to condominiums in during the 5 th Cycle.	Continue Continue through program C-5.
<i>Housing Production Program</i>			
Ensure Availability of Adequate Sites for New Housing	<p>The City will continue to maintain an updated land inventory that identifies vacant land and underutilized properties suitable for higher density residential development. The detailed parcel-by-parcel land use and housing database will be updated annually.</p> <p>The City will monitor the number of new units constructed in each income category and identify alternative sites if there is a shortage of adequate sites.</p>	<p>The City of Lakewood Housing Successor Agency assumed control of former LRA scattered lots.</p> <p>The Lakewood Redevelopment Agency (LRA) acquired the 5,850 square-foot property at 20823 Roseton Avenue. The property had a small, one-story residence and a detached garage. The property was severely dilapidated at the time the city acquired it.</p> <p>The City prepared a request for proposals to the redevelop the site for affordable housing. Paramount Investors Group, LLC was selected to construct a two-unit affordable housing project, which was completed in 2019.</p>	Continue and Modify Modify and split the program to reflect changes in state law. Ensure adequate sites at all times through program A-1. Continually monitor development potential on City sites through program A-3
City Land Sale Below Fair Market Value	The City will examine all City-owned properties for multi-family use, and will seek to sell such land to developers and require that at least 40 percent of the housing units be affordable to very low and low-income households.	Ongoing. The City annually evaluates its property and determines whether it is considered surplus land pursuant to the surplus lands act.	Continue and Modify Modify the program to implement Surplus Lands Act through program A-3.
Density Bonus	The City will amend the Density Bonus Ordinance in compliance with new State law.	The City adopted Ordinance No. 2014-8 in 2014 to bring the section of the	Continue and Modify



Table 43, continued

Program	Program Objectives	Achievements	Continued Appropriateness
		<p>Municipal Code pertaining to density bonuses to encourage affordable housing into conformance with existing state law governing density bonuses by directly referencing state law and amendments thereto.</p> <p>To date the City has not received any applications for development projects requesting a density bonus.</p>	<p>Continue and modify through program B-3 to reflect recent changes in density bonus law (AB 1764, AB 2345).</p>
Federal Low-Income Housing Tax Credit	The City will support the application process for federal low-income tax credits by developers.	Ongoing	<p>Remove</p> <p>The City will continue to assist housing developers with applications for tax-credits as a standard operating procedure.</p>
California Low Income Housing Tax Credit	The City will support the application process for state low-income tax credits by developers.	Ongoing	<p>Remove</p> <p>The City will continue to assist housing developers with applications for tax-credits as a standard operating procedure.</p>
Second Unit Housing (Accessory Dwelling Units)	Advertise second-unit development opportunities on the City’s website and at the Community Development counter.	<p>The City adopted Ordinance No. 2020-1 in 2020 amending the standards and regulations for ADUs in the Lakewood Municipal Code, following the requirements set forth under state law.</p> <p>Between 2018 and 2020 the City has issued an average of 17 building permits per year for new ADUs. Through the first half of 2021, the City has issued 21 ADU permits.</p>	<p>Continue</p> <p>Continue ADU promotion and education through program G-2.</p> <p>Update the ADU ordinance to meet all current provisions of state law through program B-9.</p>
Manufactured/Modular/ Mobile Homes in Single-Family Zones	The City will continue to allow manufactured housing on single-family zoned lots.	Ongoing – no permanent manufactured homes were proposed on single-family lots during the 5 th Cycle.	<p>Continue and Modify</p> <p>Continue the program and include a commitment to amend the Zoning Ordinance through program B-6.</p>
Scattered Lot Acquisition	Oversee the completion of three new affordable housing rental units and prepare RFP for the development of the previously acquired RDA parcels.	The RFP was completed and Habitat 4 Humanity was selected to acquire and develop the sites for affordable housing.	<p>Modify</p> <p>Modify the program to reflect disposal of public properties pursuant to the Surplus Lands Act through program A-3.</p>
Permit Streamlining	The City will continue to offer a streamlined development process and periodically review	Ongoing	<p>Continue and Modify</p> <p>Continue program and modify to include new provisions to comply with the Permit</p>



Table 43, continued

Program	Program Objectives	Achievements	Continued Appropriateness
	departmental processing procedures to ensure efficient project processing.		Streamlining Act and Housing Crisis Act through programs B-1 and B-7.
<i>Housing Assistance Program</i>			
Section 8 Rental Assistance	The Housing Authority of the County of Los Angeles (HACoLA) will continue to assist eligible, low-income Lakewood residents in receiving Section 8 rental assistance. Information on the Section 8 program will be made available at City Hall.	Provided rental assistance to low-income households that requested it through HACoLA Partnership.	Continue Continue through program D-1.
CalHFA Mortgage Credit Certificate Program	The City will refer interested home buyers to the CalHFA website or their realtor for information regarding the program.	Information on the MCC program will be available on the City website.	Remove The City will continue to refer interested homebuyers to the CalHFA website as a standard operating practice.
<i>Units At-Risk Preservation Program</i>			
Parking Requirements for Housing for Elderly and Persons with Disabilities	The City will continue to allow the modification and reduction in the required number of parking spaces for elderly and persons with disabilities housing projects with an approved CUP.	Ongoing.	Continue and Modify The City will continue and expand this practice through program E-2.
Multi-Housing Revenue Bonds	The City will continue to pursue Multi-Housing Revenue Bonds for use in purchasing property for the development of assisted housing projects if affordable housing units are threatened.	Ongoing. Affordable housing units were not threatened during this cycle, therefore it was not necessary for the City to pursue these bonds.	Continue and Modify The City will continue to implement this program, along with other preservation of at-risk strategies through program C-6.
Community Development Block Grant (CDBG) Funds	The City will continue to use CDBG funds for code enforcement, public improvement projects, operation of the City’s Housing Department and consider use of the funds for at-risk units, if and when it becomes necessary.	The City receives an annual allocation from HUD to be used for activities that benefit low and moderate- income people and eliminate code violations and blight.	Continue Continue through program C-7.
<i>Special Housing Needs</i>			
Fair Housing Program	The City will actively implement the three elements of the Fair Housing Program – education, counseling and special projects. In addition to the Fair Housing Program, the City will prepare an Analysis of Impediments to Fair Housing.	The City updated its analysis of impediments to fair housing in April 2020. The City contracts with a fair housing representative who provides counseling and mediation to residents.	Continue and Modify Continue and expand the fair housing programs through programs F-6 and E-1.
Housing for the Elderly and Persons of Disabilities	The City will continue to implement the parking requirements of the City’s Municipal Code for	Ongoing program. No projects for elderly or for persons with disabilities were	Continue and Modify



Table 43, continued

Program	Program Objectives	Achievements	Continued Appropriateness
	<p>Housing of Elderly or Persons with Disabilities and continue the use of Multi-Housing Revenue Bonds for assisted elderly housing projects.</p> <p>The City will continue to allow multi-family housing by-right for the elderly, disabled, and developmentally disabled, and to allow licensed adult care facilities for six or fewer persons in the M-F-R zone by right.</p>	<p>proposed during this housing element cycle.</p>	<p>Continue through program E-2. Expand constraint reduction strategies to better facilitate construction of housing for elderly and disabled persons through program B-5.</p> <p>Add new program E to expressly permit residential care facilities in residential zones.</p>
<p>Continuum of Care – Assisting the Homeless</p>	<p>Where appropriate, assist developers with procurement of land, off-site improvement, construction financing, etc., for emergency shelters and transitional housing. Commence programs to organize churches, non-profit and social benefit organizations to provide emergency and transitional housing. Consider using Proposition A funds to provide transportation of homeless to shelters.</p>	<p>Ongoing program. The City continues to provide support services to homeless persons in need at the Burns Community Center. An average of 37 persons per year are assisted by the City (per RCS)</p>	<p>Modify</p> <p>Continue to implement the program through C-7 and E-3.</p>
<p>Emergency Shelters</p>	<p>Assist contractors and/or providers with the development of emergency shelters in designated zones.</p>	<p>No applications for shelters were received during the period of 2013-2021.</p>	<p>Continue and Modify</p> <p>Continue and modify through program E-3 to update emergency shelter ordinance.</p>
<p>Transitional and Supportive Housing</p>	<p>The City will continue to provide occasional in-kind services to Su Casa Family Crisis and Support Center if funding/services are available.</p> <p>The City will continue to comply with State law requiring that transitional and supportive housing be considered a normal residential use.</p>	<p>Ongoing</p>	<p>Continue and Modify</p> <p>Continue to provide resources when available and amend the Zoning Ordinance to meet new requirements related to transitional and supportive housing through program E-5.</p>
<p>Single Room Occupancy</p>	<p>The City will conditionally permit SROs and will review applications for SRO construction as they are submitted.</p>	<p>Ongoing. No applications for SROs were received.</p>	<p>Continue and Modify</p> <p>Continue to conditionally permit SROs. Explore modifications of the zoning code through program A-8.</p>
<p>Public Services</p>	<p>The City will continue to provide funding for public services that can better the lives of Lakewood residents.</p>	<p>Ongoing. Activities are administered through the 2020-2024 Consolidated Plan</p>	<p>Remove</p> <p>This is a standard function for the City.</p>
<p>Governmental Constraints on Housing for Persons of Disabilities</p>	<p>The City will continue to analyze its current development standards, building code requirements and financial assistance programs in relation to providing housing for the disabled and the developmentally disabled.</p>	<p>The City continues to provide relaxed development standards in the M-F-R zone for structures with units that accommodate the needs of elderly and disabled residents.</p>	<p>Continue and Modify</p> <p>Continue to analyze and modify its development standards to mitigate constraints on housing for persons with</p>



Table 43, continued

Program	Program Objectives	Achievements	Continued Appropriateness
Planned Development Zone	<p>The City will continue to identify underutilized sites and rezone the land for Planned Developments in order to allow larger unit developments in the City.</p> <p>The City will invite regional nonprofit developers to participate in the development of affordable housing, especially for larger households, and form a partnership with at least one such developer.</p>	<p>The City approved two market rate Planned Developments during the 5th RHNA cycle:</p> <ol style="list-style-type: none"> 1. 2922 South Street, Canvas 72-unit condo project, zoned to PD-MF. 2. 20937 Bloomfield Avenue, Villa Madrid 22-unit apartment project, zoned to PD-MF. 	<p>disabilities through programs B-5, E-2, E-6.</p> <p>Continue Continue through program E-7.</p>
<i>Housing Information</i>			
Housing Information	<p>The City will continue to improve and expand the use of the various media to inform and promote the use of Lakewood’s housing programs to its residents and developers.</p>	<p>Information on the City’s housing programs is available at the City and on the City’s website.</p>	<p>Continue Continue through program G-1.</p>

Appendix A: Citizen Participation



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IX. CITIZEN PARTICIPATION

The California Government Code requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the General Plan Housing Element. During the preparation of the 6th Cycle Housing Element, public input was sought in a variety of ways. It should be noted that public meeting summaries, including questions and staff responses, have been summarized and edited for clarity.

A. EFFORTS TO ACHIEVE CITIZEN PARTICIPATION

The public participation effort during the drafting of the 6th Cycle Housing Element update included:

- on-line public outreach survey
- stakeholder interviews
- three virtual Community Workshops
- Public updates to the Planning Commission and City Council
- Publication and maintenance of a Housing Element Update webpage on the City's website

Due to the COVID-19 Pandemic, the City took a new approach to meetings, which were primarily held on-line over Zoom. The first Community Workshop was held on Wednesday, May 5 and had six attendees from the public. The second was held on Wednesday, May 26 and had six attendees from the public. A third workshop was held on Tuesday, December 7 and had an attendance of three people; two members of the community and one representative from the Lakewood Center ownership. Notice of the workshops were placed in the local newspaper and published in the Lakewood e-Magazine, a popular source of community news. The City contacted several service groups and religious organizations (23 in all) by phone, email, and postal mail. Groups contacted are shown on the following page. Meeting links and announcements were also regularly updated on the City's Housing Element website. A further 309 people participated in the on-line survey, which was offered in both English and Spanish.



Churches and Community Groups		Sent/ Notified
Lakewood First United Methodist Church	office@lakewoodfirstumchurch.org 562.426.1219	Email/Phone not in service
Calvary Chapel of Lakewood	http://cclakewood.com/	X
Christ Presbyterian Church Lakewood	https://cpclakewood.org/ 5225 Hayter Ave, Lakewood, CA 90712	X
Saint Pancratius Catholic Church	Ph. (562) 634-6111 3519 St Pancratius Pl, Lakewood, CA 90712	X
West Lakewood Baptist Church	Ph. (562) 633-4257 5121 Hayter Ave, Lakewood, CA 90712	X
Good Shepard Catholic Church	Ph. (562) 920-2212 5230 Clark Ave, Lakewood, CA 90712	Passed on offer
United Church of Christ	Ph. (562) 866-5416 5420 Clark Ave, Lakewood, CA 90712	Phone # mailbox full
Cityline Church	info@citylineonline.org	X
Life Center Church	office@lifecenterchurch.com	X
Lakewood Church of Christ	https://churchofchristlakewoodca.org/#/page/home/	X
The Way Christian Fellowship	thewaychristianfellowship@yahoo.com	X
First Southern Baptist Church	thewaychristianfellowship@yahoo.com	X
Bible Believers Missionary Baptist Church	Ph. (562) 860-8048 6540 Del Amo Boulevard, Lakewood, CA 90713	Busy dial-tone
One Church	https://onechurchlakewood.com onechurchlakewood@gmail.com	X
Calvary Apostolic Tabernacle	Ph. (562) 925-0707 5035 Hedda Street, Lakewood, CA 90712	Phone # not in service
Community Groups		
Mentor Network	https://thementornetwork.com/ (562) 788-3763	Busy dial-tone
NAMI Long Beach	https://namilongbeach.org nami@namilongbeach.org	X
Community Impact Marketing Group	5230 Clark Ave #9 Lakewood, CA 90712	
Pathways Volunteer Hospice	pathwayshospice.org vickie@pathwayshospice.org	X
LA Supportive Housing	lashousing.org (800) 935-6085 info@lashousing.org	Email/Phone bounce-back of email
Greater Lakewood Chamber of Commerce	https://lakewoodchamber.com/ info@lakewoodchamber.com	X
YMCA	5511 Whitewood Avenue, Lakewood, CA 90712	X

B. ON-LINE SURVEY RESULTS

What is your involvement with the City of Lakewood?

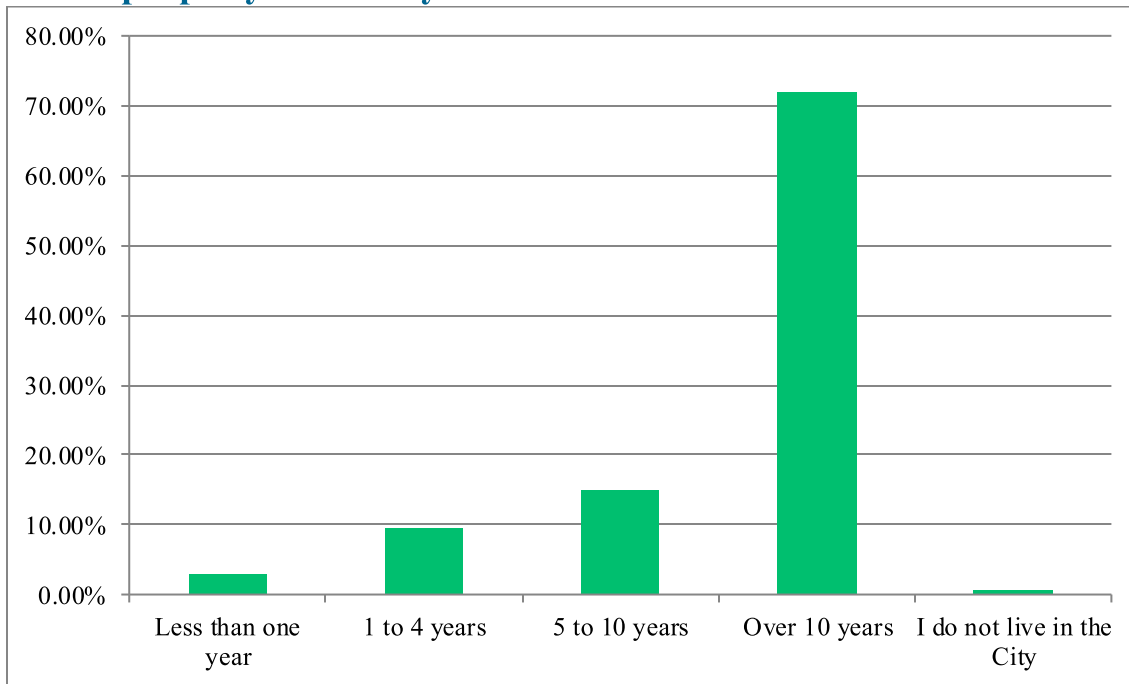
Answer Choices	Responses
I am a city resident	97.07%
I own or work for a business in the City	0.00%
I own, manage, or have developed land in the City	2.28%
I attend school/college in the City	0.33%



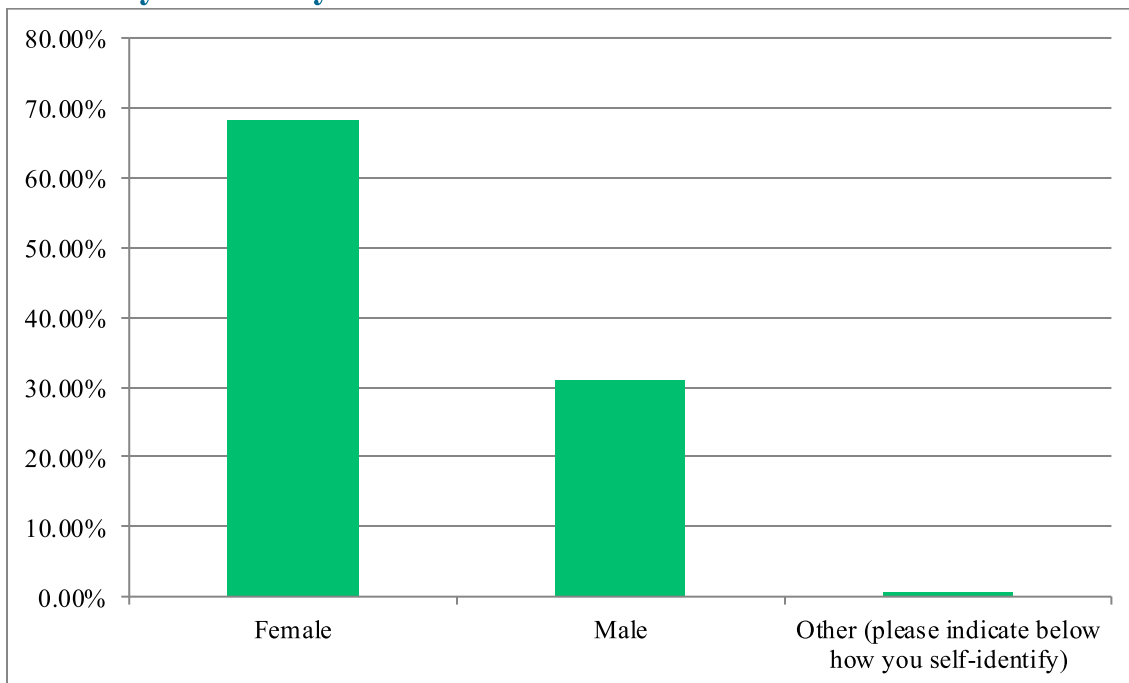
I represent a housing agency, social service agency, a non-profit organization, a religious institution, or a government entity in the City

0.33%

How long have you lived, owned a business, worked, attended school, or owned property in the City?

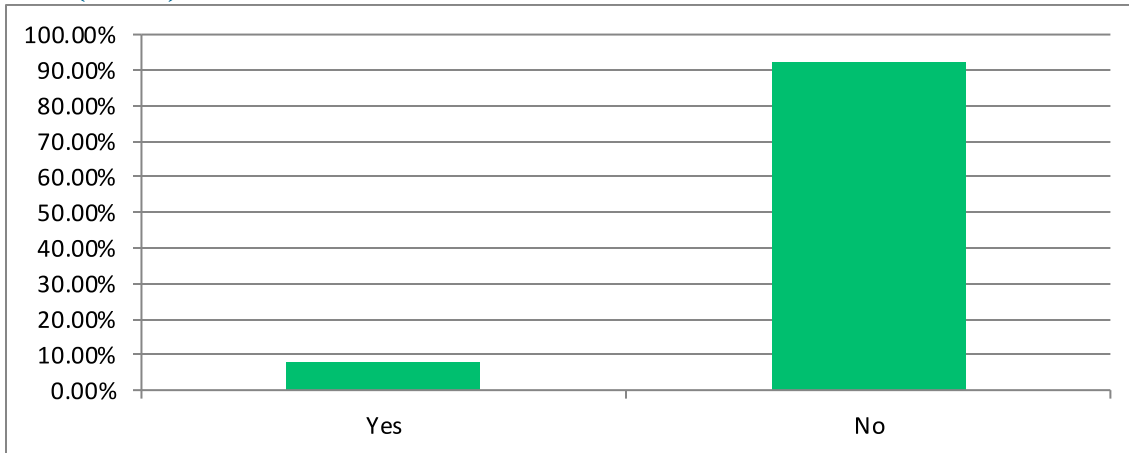


How do you identify?

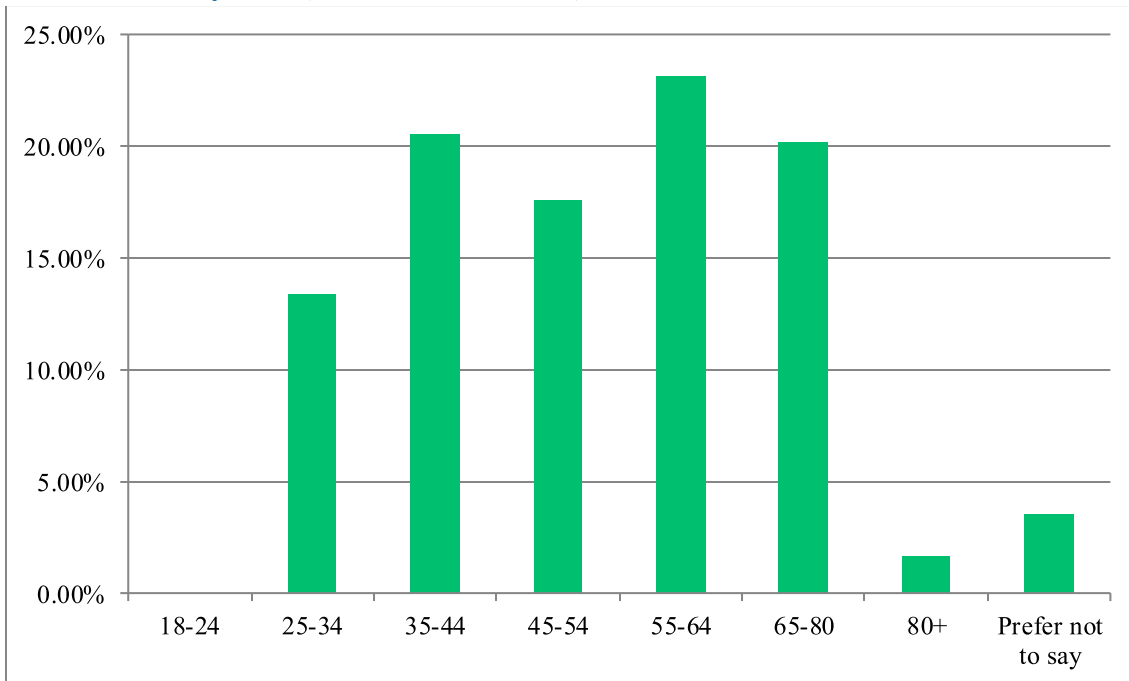




Do you have one or more conditions subject to the Americans with Disabilities Act (ADA)?

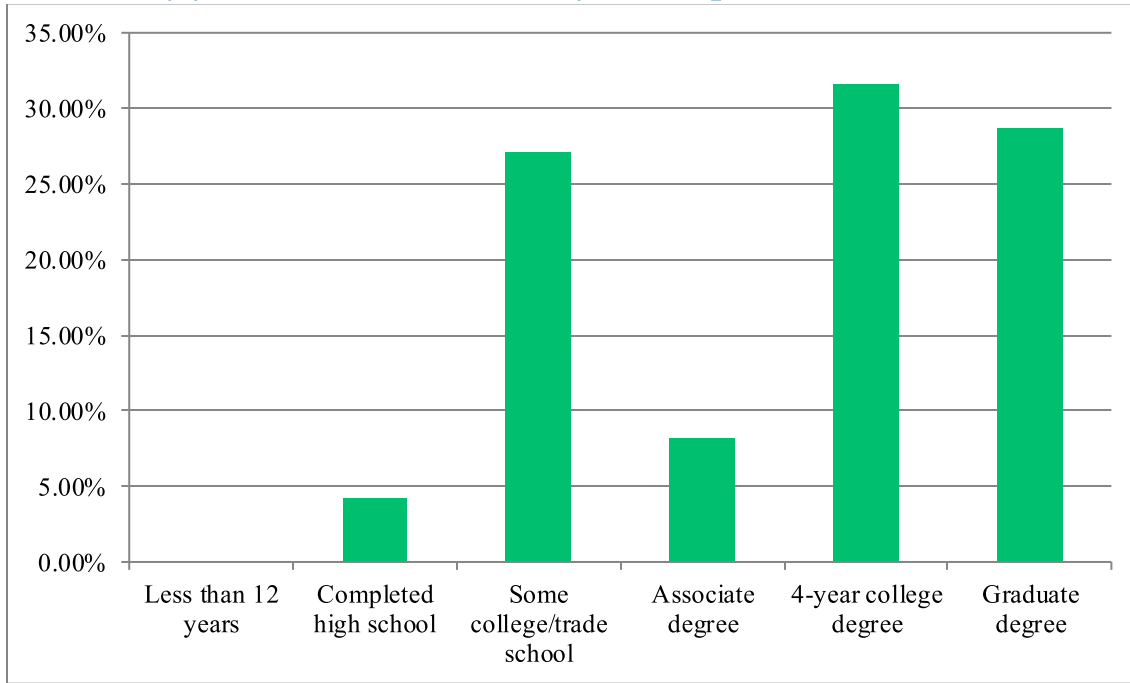


How old are you? (Please check one)

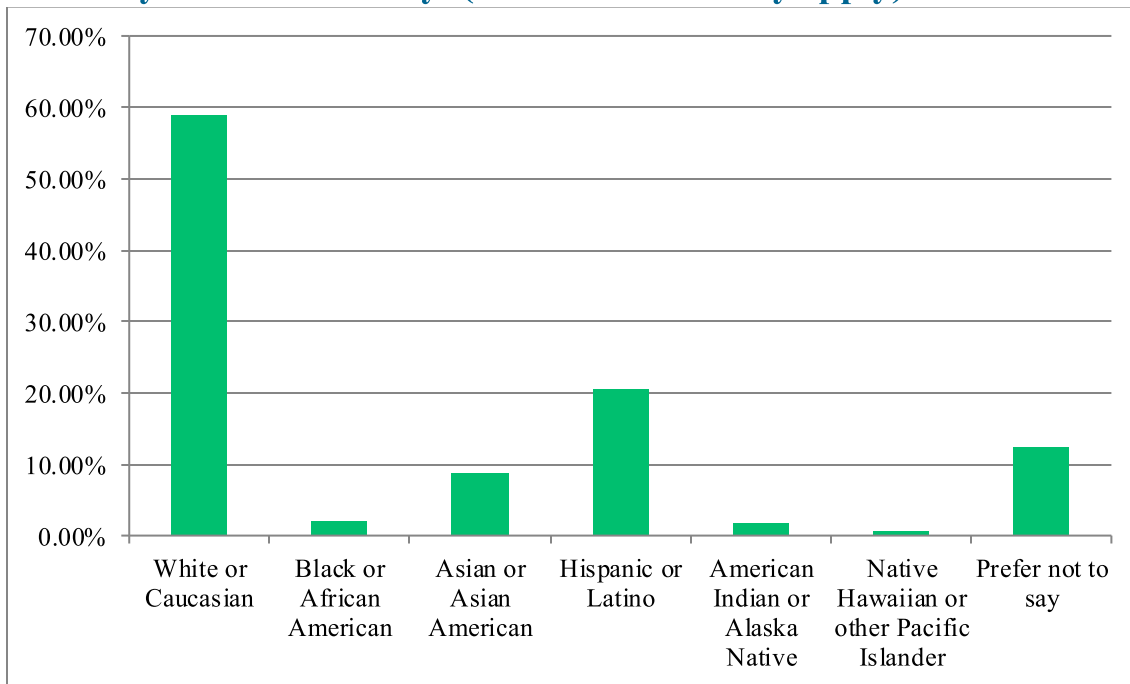




How many years of education have you completed?

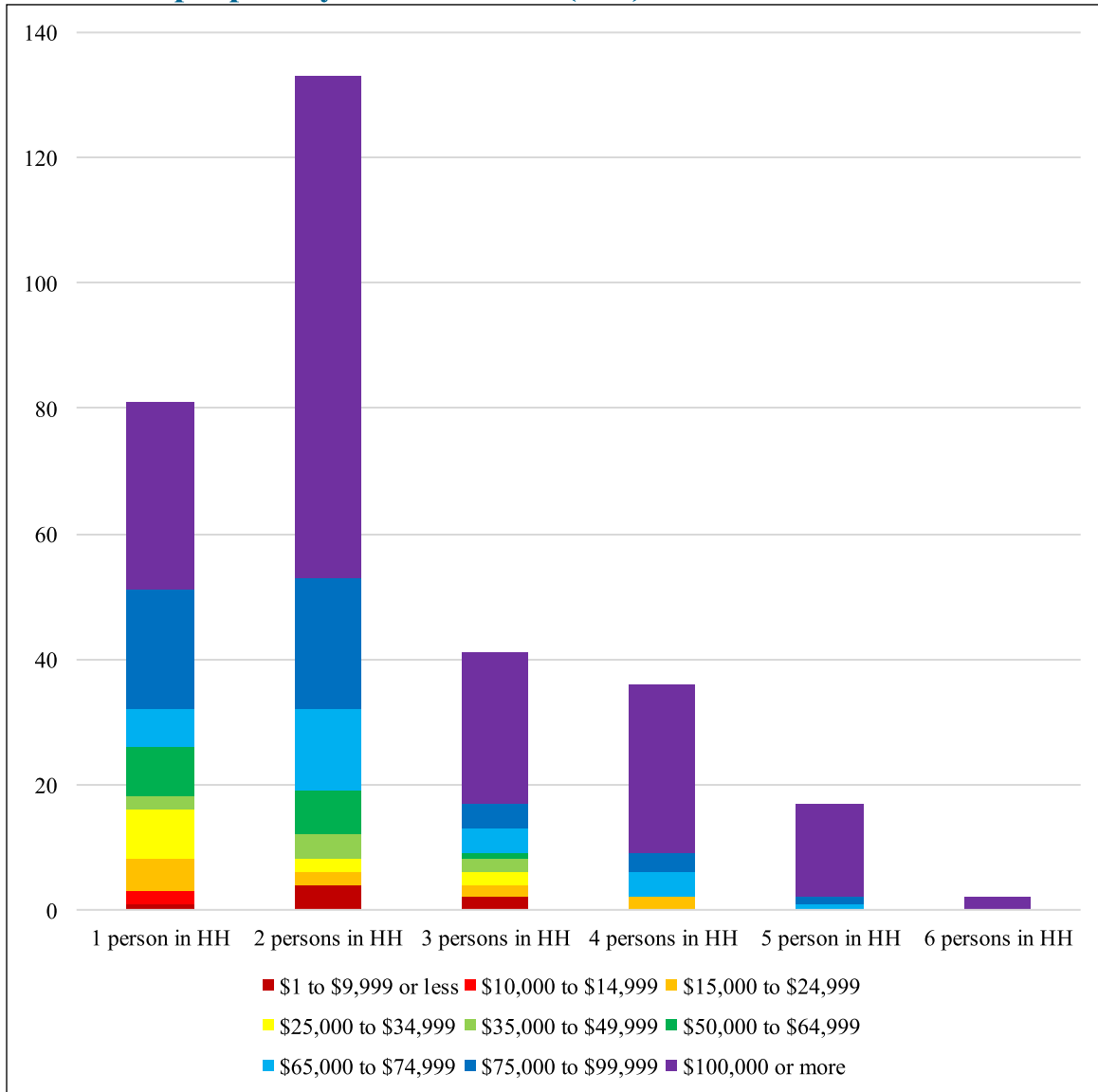


What is your race/ethnicity?(Choose all that may apply)



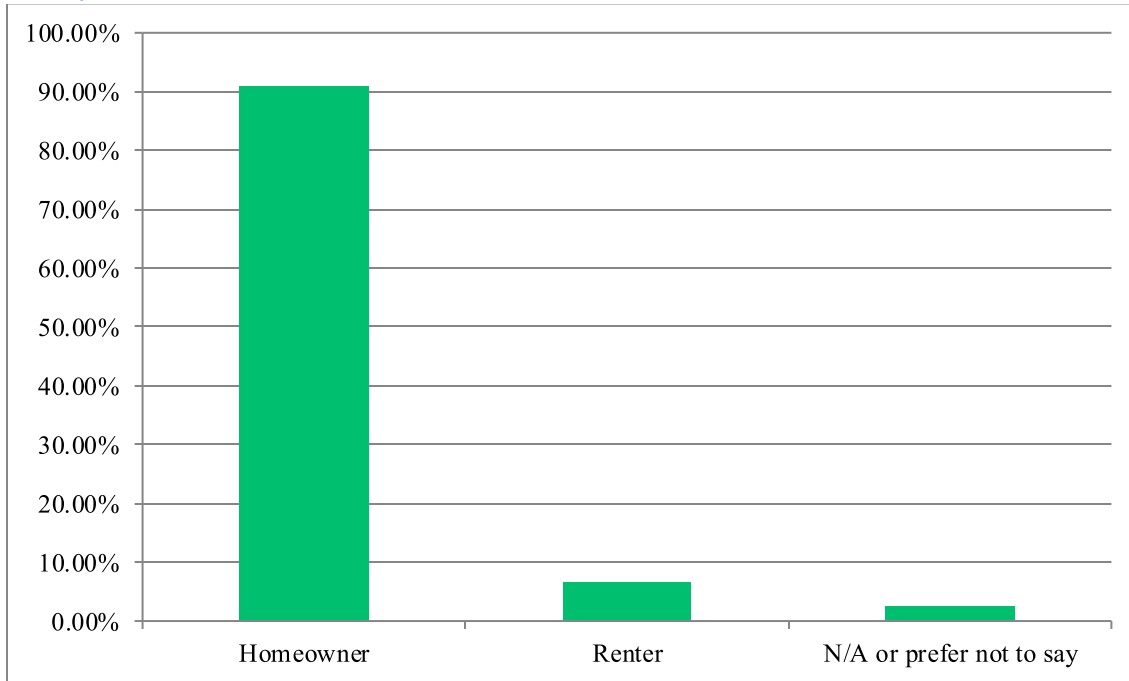


What is the approximate total annual income for your family, based on the number of people in your household (HH)?

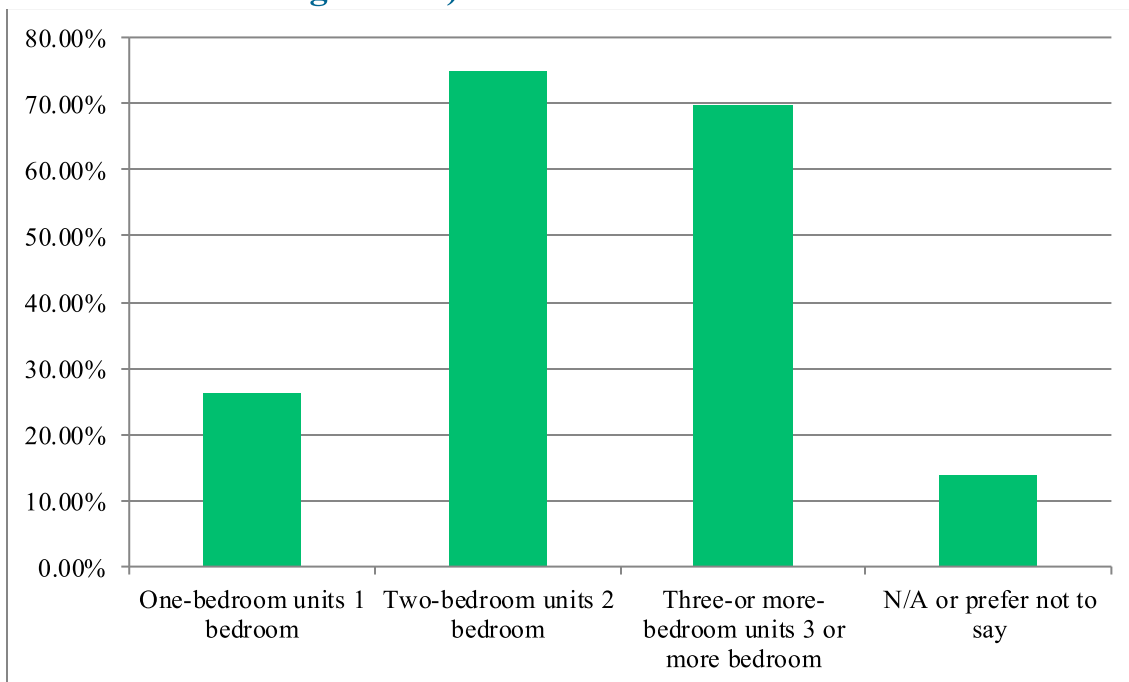




Are you a homeowner or a renter?

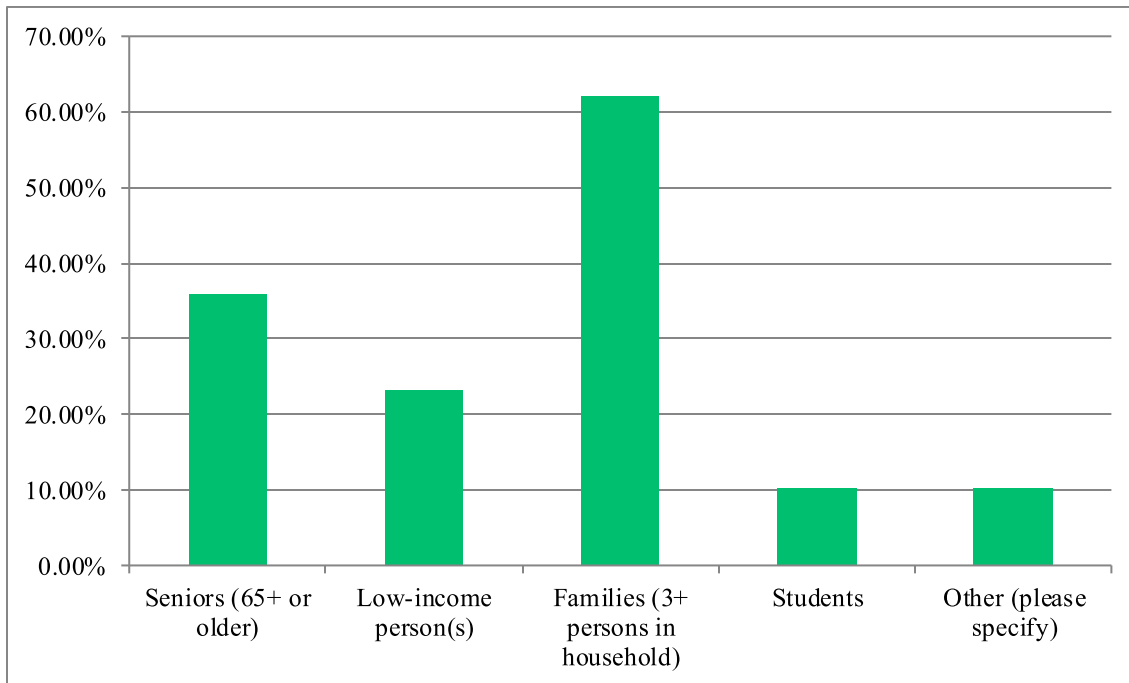


What size of housing units are most needed in the City? (Please select at least two of the following choices)

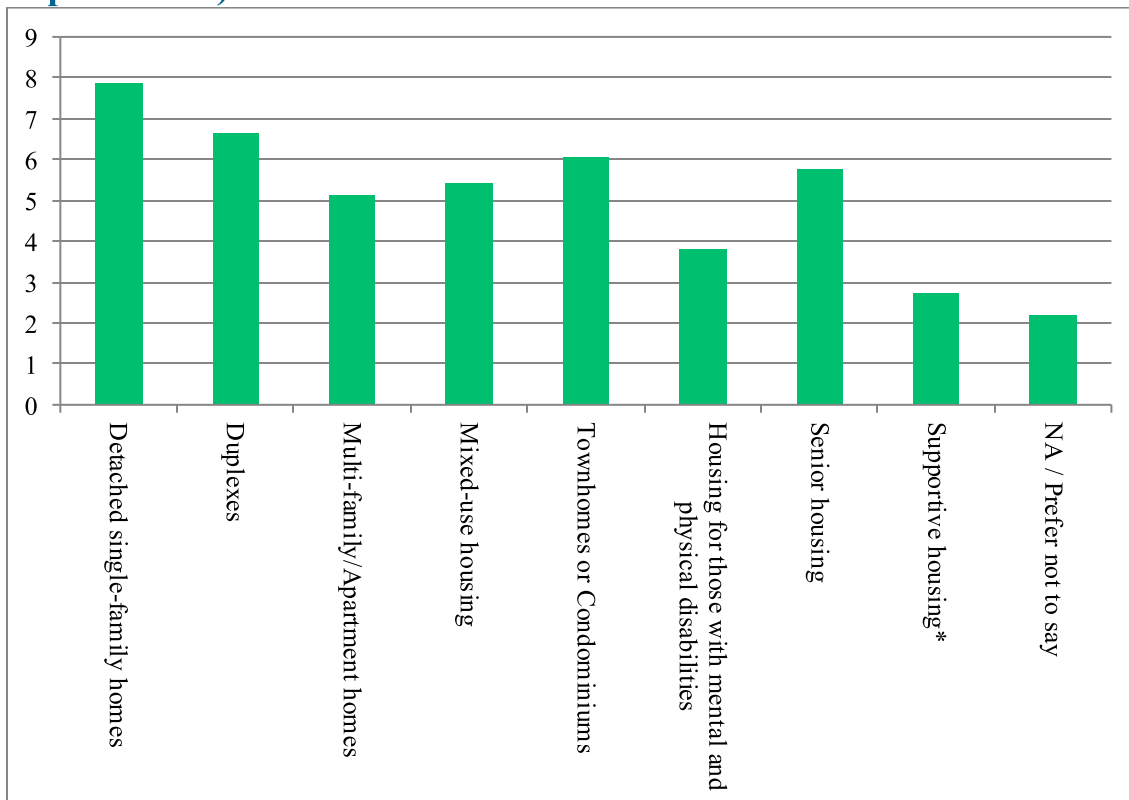




What demographic do you believe need housing the most in the City of Lakewood?

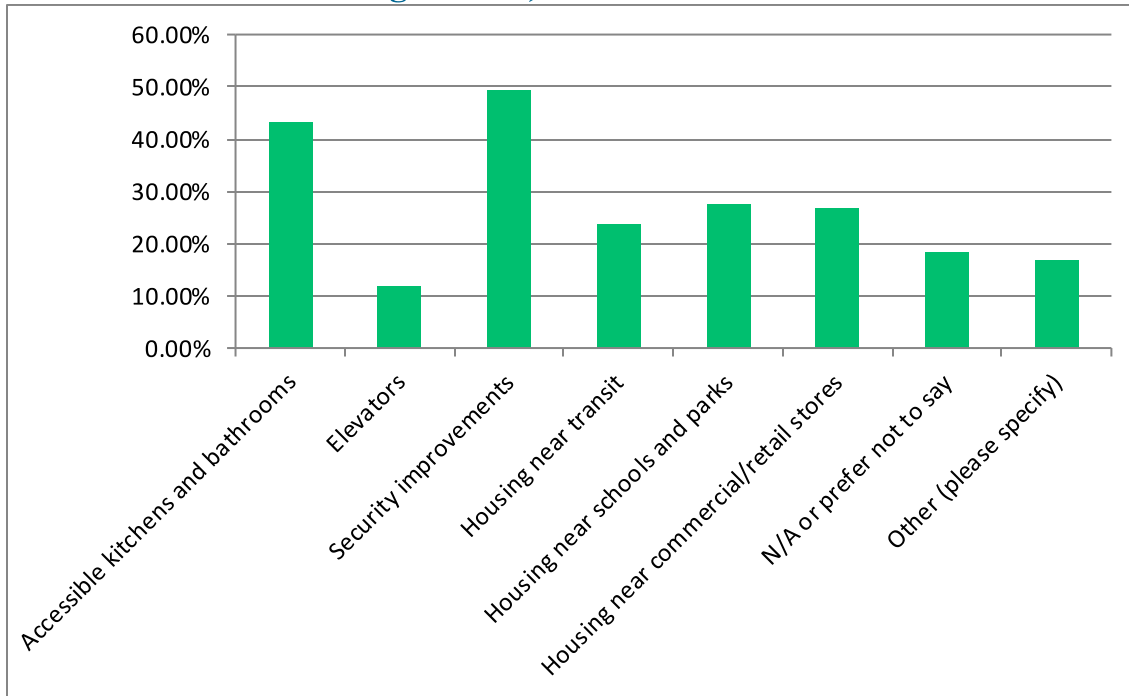


What type of housing units are most needed in the City? (Please rank in order of preference)

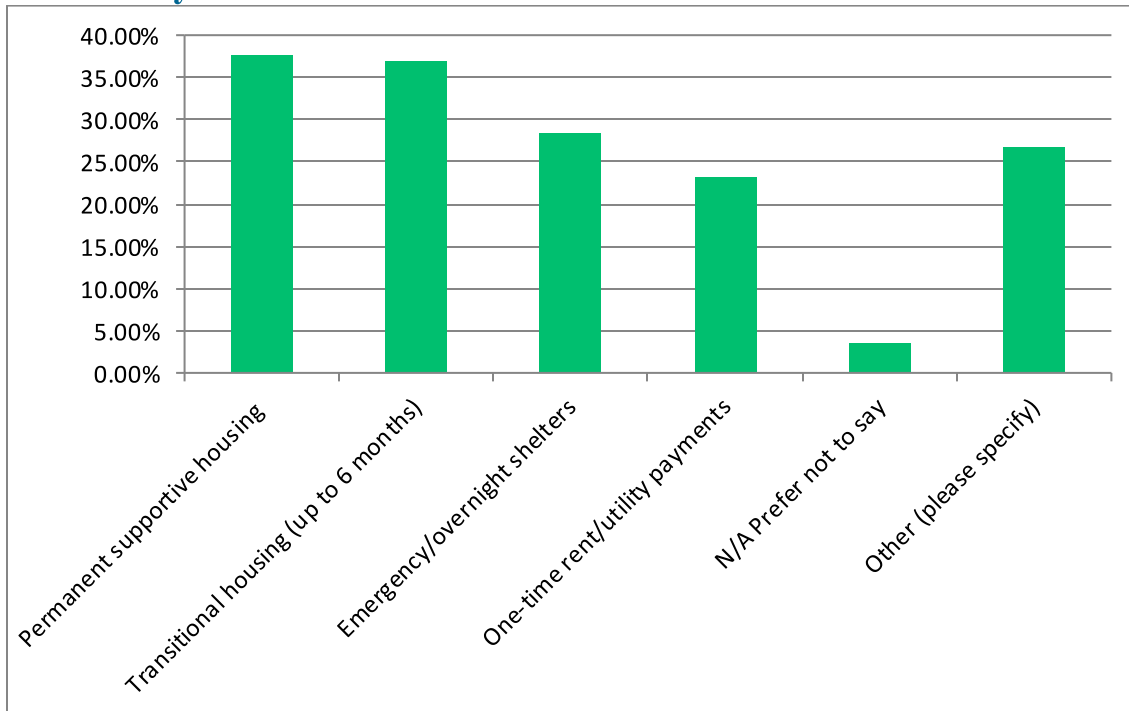




What housing amenities do you think are needed in the City? (Please select at least two of the following choices)



Choose up to two (2) of the most critical Homelessness Needs in your community.

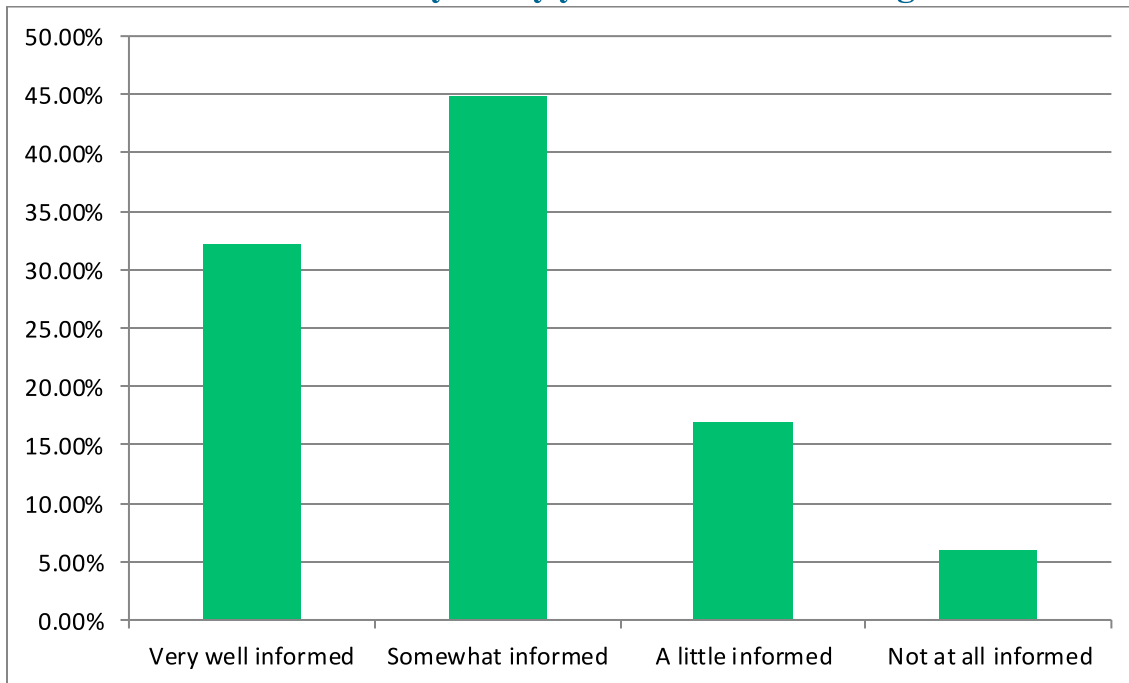




Have you or someone you know ever encountered any of the forms of housing discrimination described above?

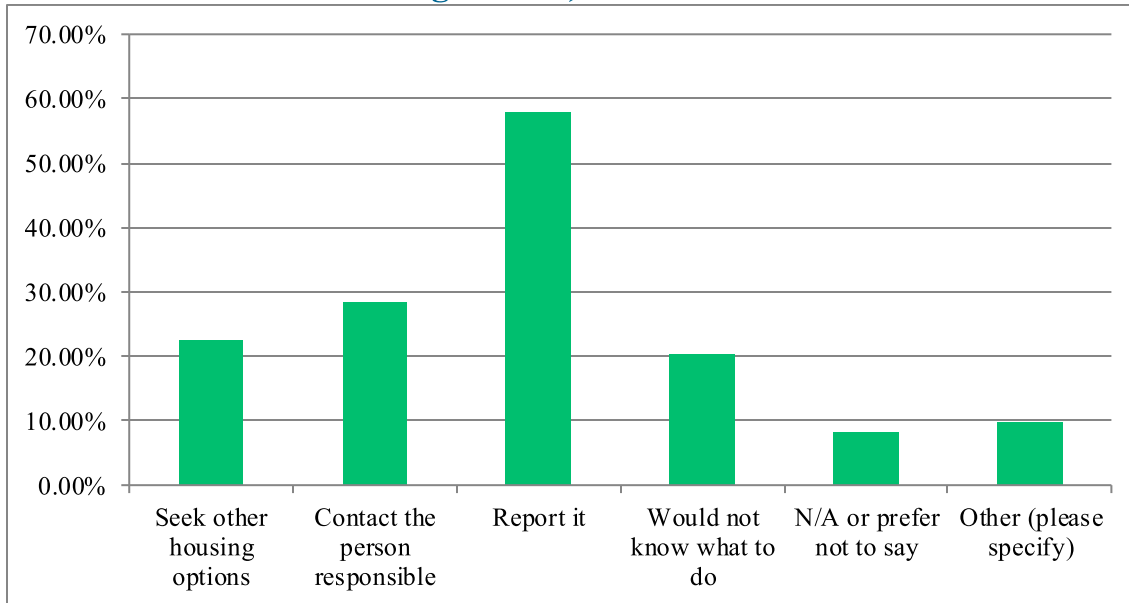
Answer Choices	Responses
Yes, I have	8.24%
I think I may have	1.10%
I haven't, but someone I know has	6.59%
I haven't, but I think I may know someone who has	2.75%
No, I don't know anyone who has	67.03%
I'm not sure	8.24%
N/A or prefer not to say	4.95%
Other (please specify)	1.10%

How well informed would you say you are about housing discrimination?

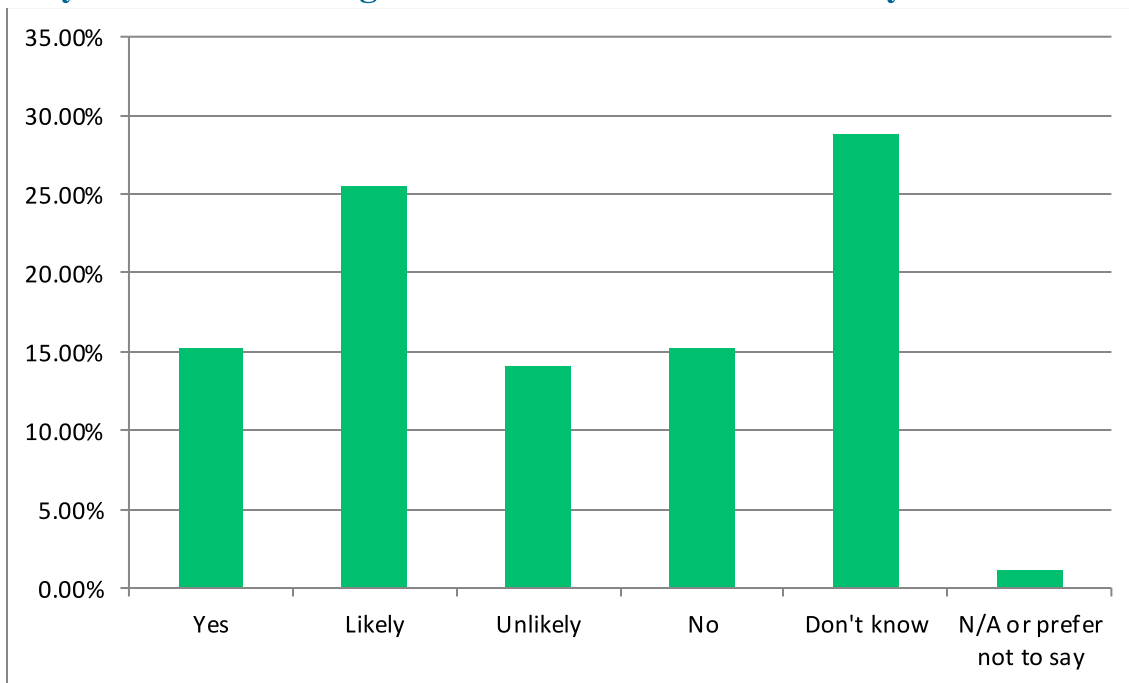




What would you do if you encountered housing discrimination? (Please select at least two of the following choices)

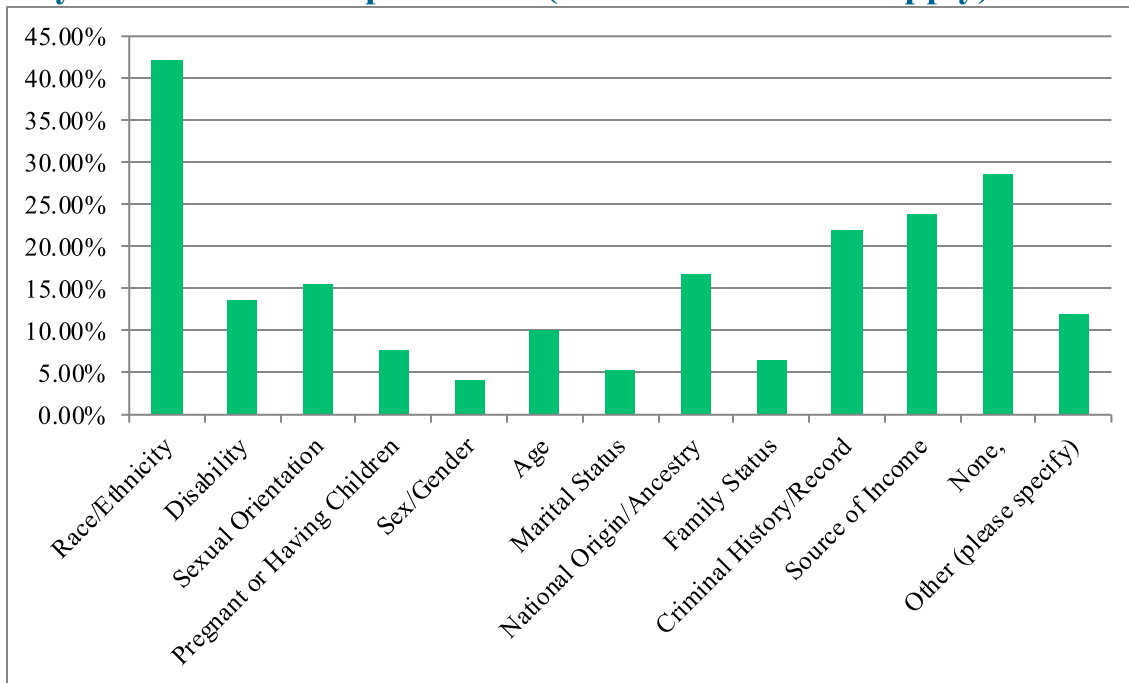


Do you believe housing discrimination occurs in the City?

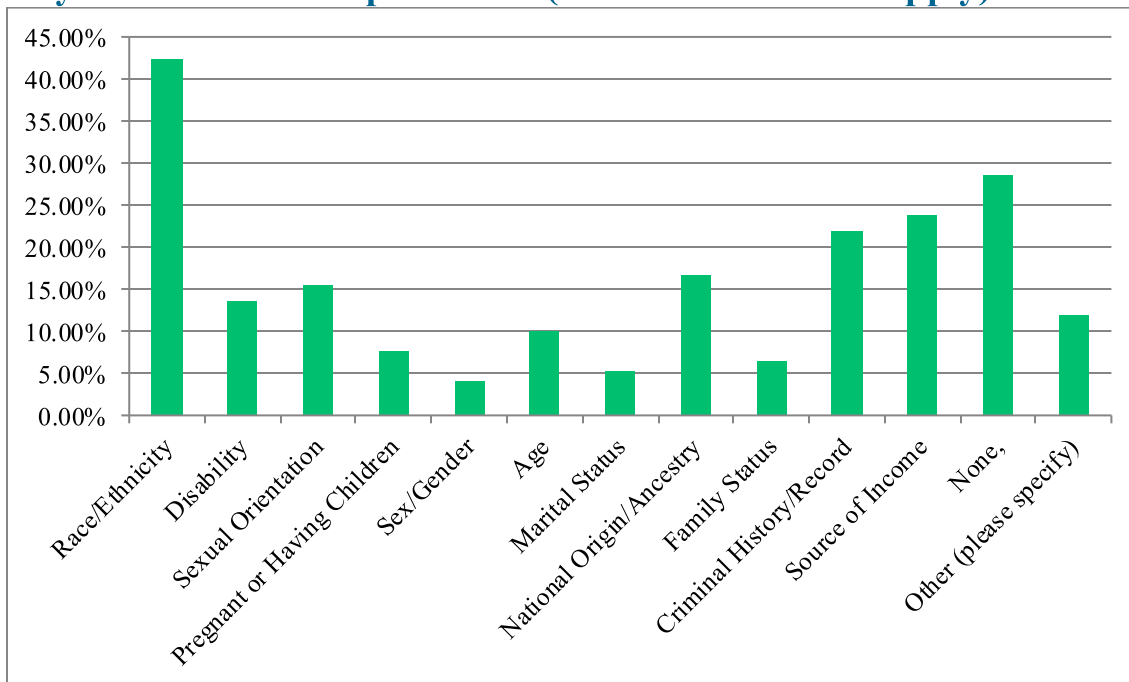




If you think housing discrimination is occurring, what types of discrimination do you think are most prevalent? (Please select all that apply)

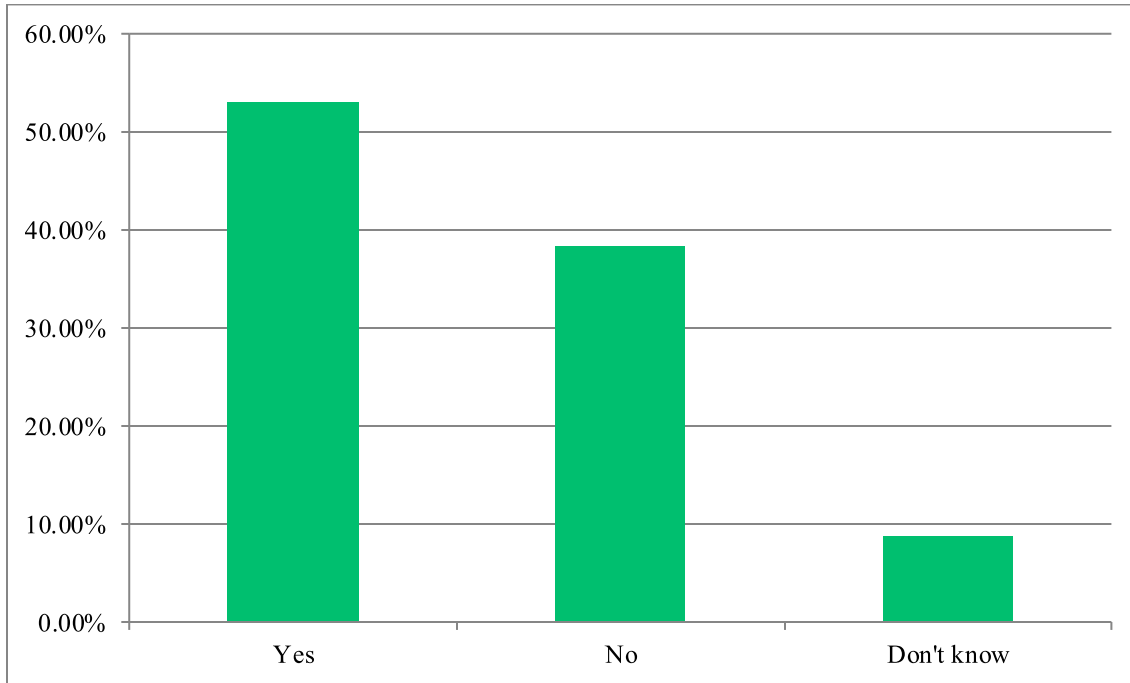


If you think housing discrimination is occurring, what types of discrimination do you think are most prevalent? (Please select all that apply)

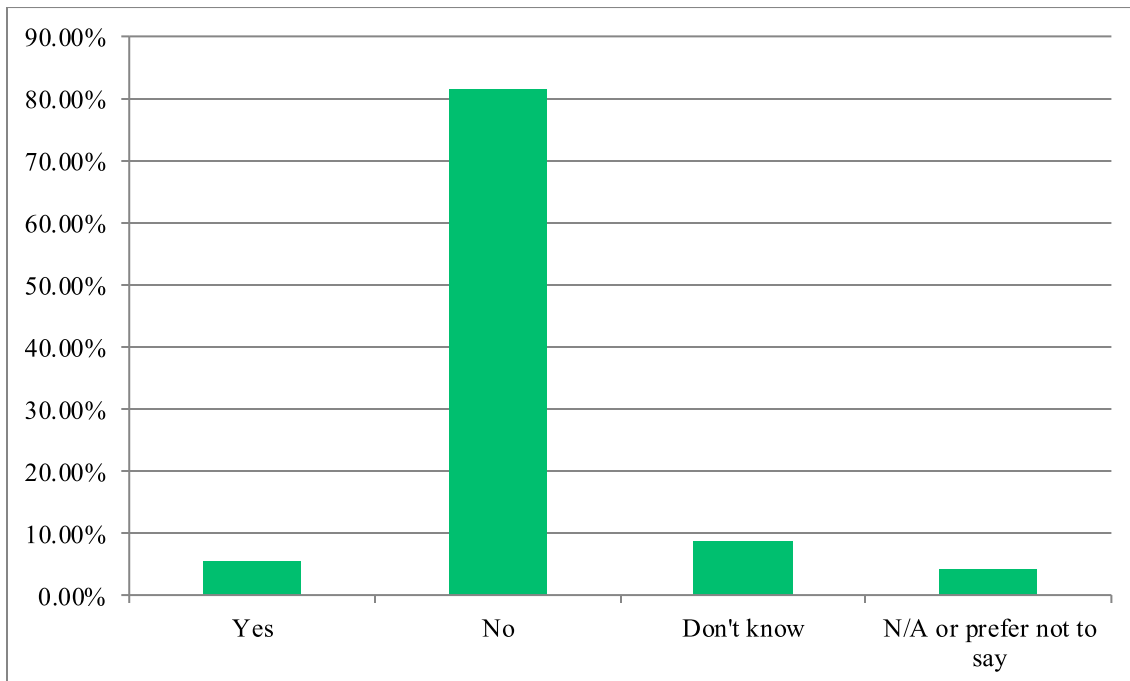




Were you aware of a tenant's right to request, from a landlord, a physical change to make a home more accessible if necessary due to a disability (called "reasonable accommodation")?

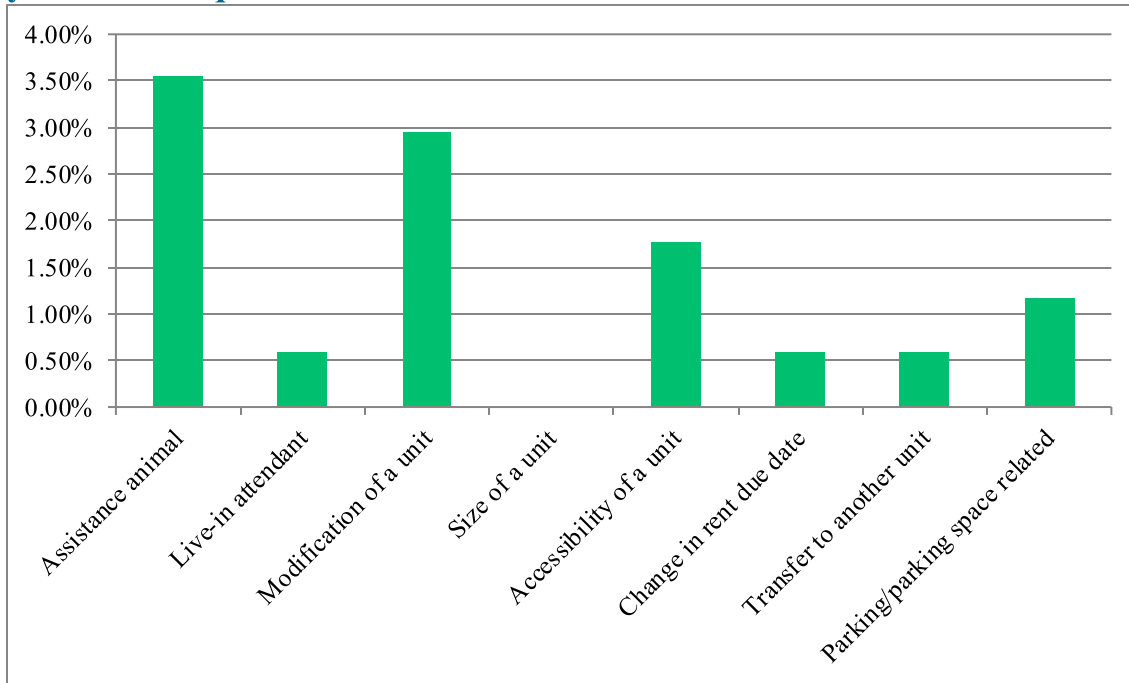


Have you, or someone you know, ever made a request for a reasonable accommodation?

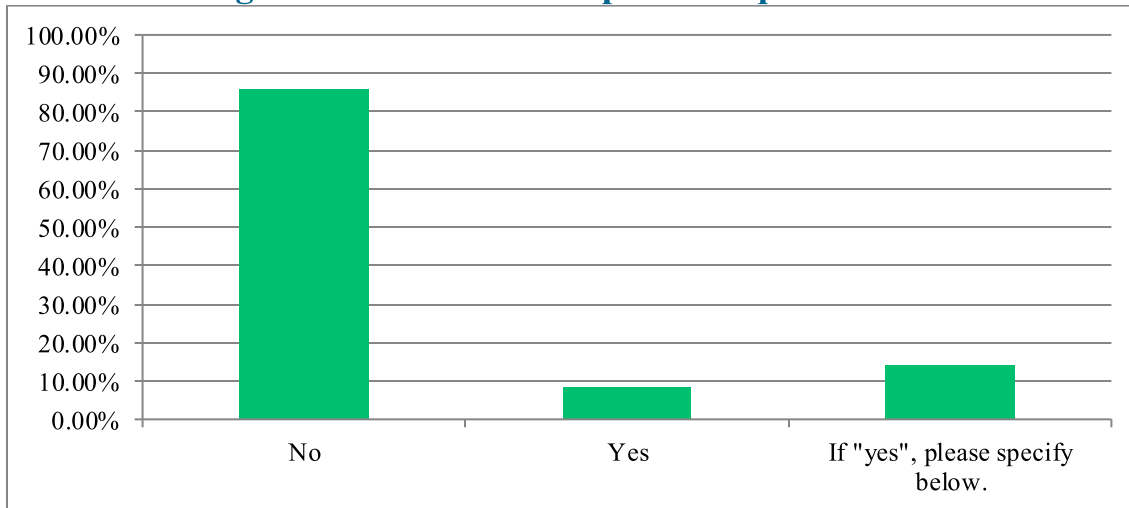




If yes, what type of accommodation and/or modification did you or the person you know request?

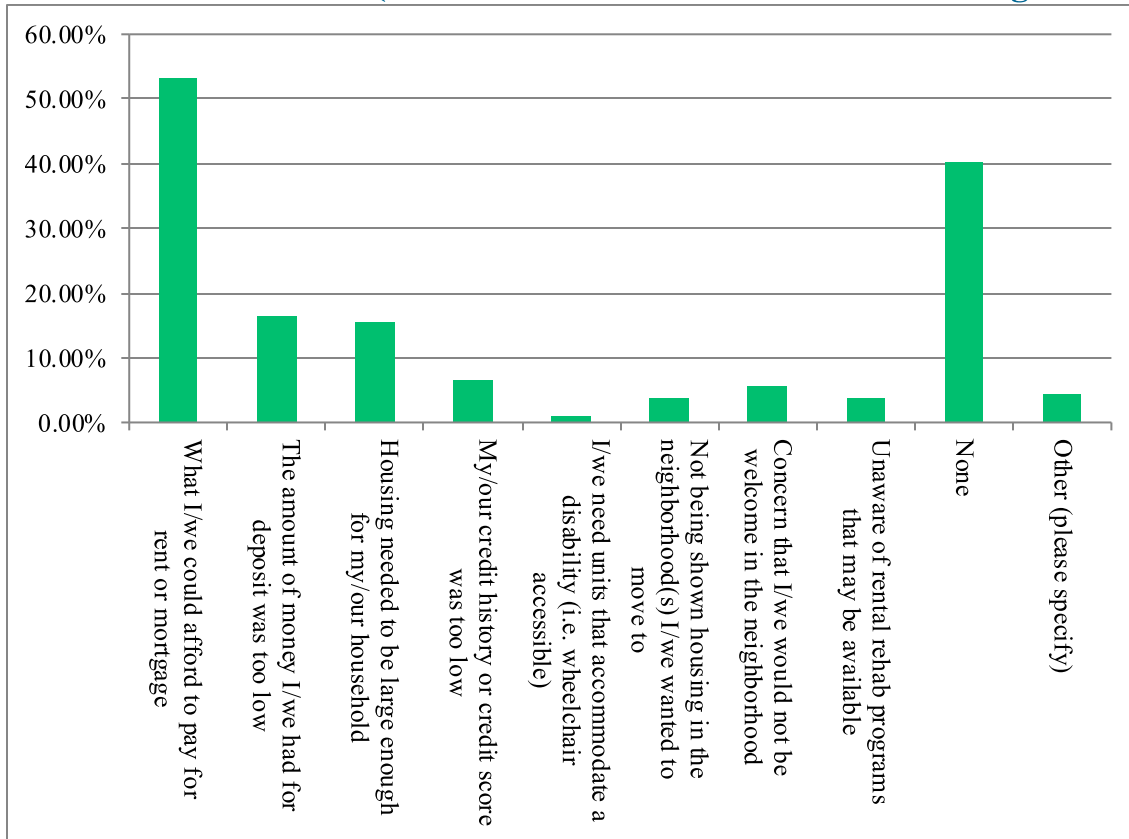


Are there any housing programs or services needed that you feel would reduce housing issues describe in the previous question?



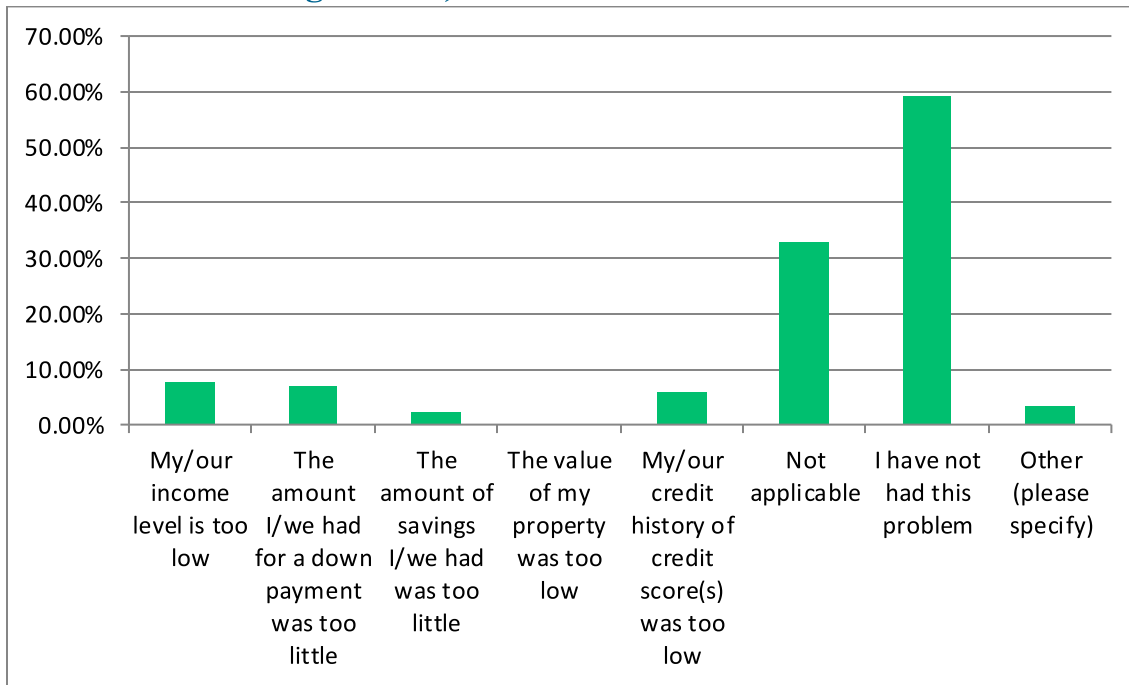


Which of the following issues, if any, have limited the housing options you were able to consider? (Please select at least one of the following choices)

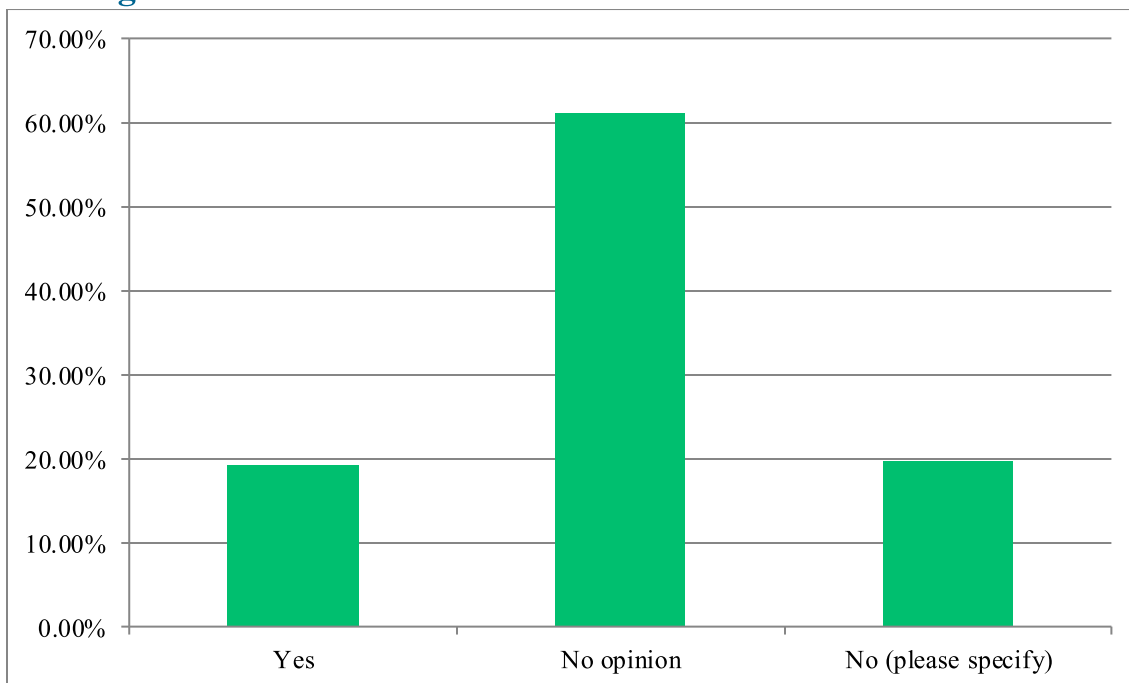




If you have ever applied for a home loan and your application was NOT approved, which of the following reasons were given? (Please select at least one of the following choices)

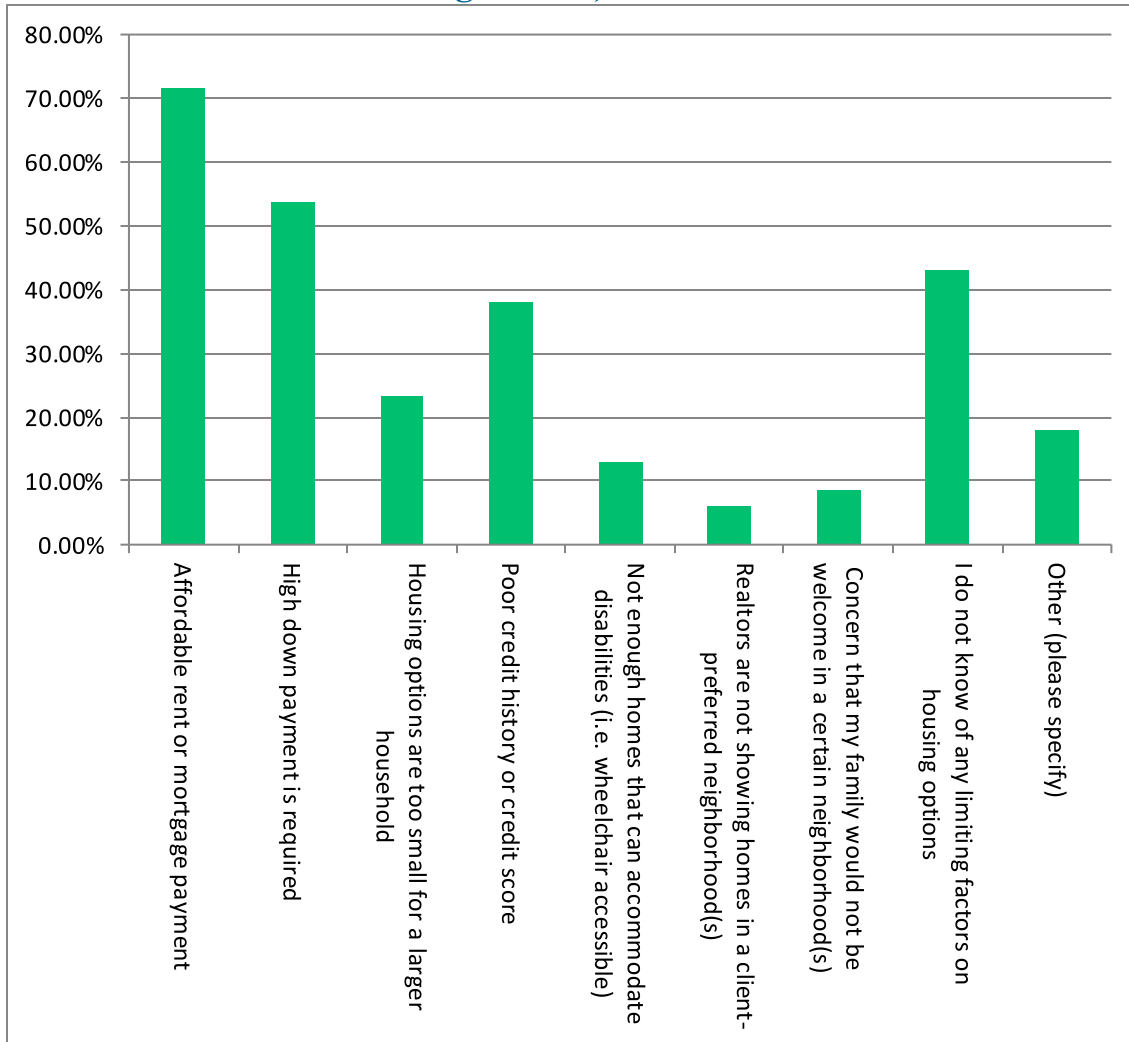


Do you feel local land use regulations support the development of affordable housing?





Which issues, if any, limit workforce housing options in the City?(Please select at least three of the following choices)





C. STAKEHOLDER SURVEYS

In order to try gain additional insight from City Stakeholders, consultations were conducted with a number of stakeholders. In Spring 2021, interviews were held with five stakeholder groups to offer the opportunity for each of them to provide one-on-one input. The following stakeholders were interviewed:

- Luke Chau, Right Time Development Corporation (April 15, 2021)
- Stephen Edwards, City Ventures (April 26, 2021)
- Andy Greenwood, Macerich (April 27, 2021)
- Joe Oftelie, Warmington (May 5, 2021)
- Scott Choppin, Urban Pacific Development (May 15, 2021)

In each of the consultations, the stakeholders were asked the following questions:

1. Please describe your organization's relationship with the City of Lakewood. In what ways does this relationship correspond with housing production?
2. What would you say are your organization's top priorities in the next 2-3 years?
3. What do you think are the top three strategies that the City could use to meet state-mandated housing production goals and why?
4. What segments of the City's population do you think are most vulnerable in terms of accessing affordable housing?
5. How should the City plan for housing for those population segments?
6. What do you think is the greatest challenge in meeting the housing needs for the City?
7. The city is considering mixed-use development as part of a larger strategy to plan for new housing. What considerations should be given to balance housing production with the need to preserve businesses and employment opportunities on the same parcel of land?
8. Do you have any other thoughts or comments concerning the City of Lakewood's Housing Element update?

Summaries of the interviews are as follows:

A. Right Time Development Corporation (April 15, 2021)

Right Time Development Corporation (Right Time) states that the biggest constraints to housing in Lakewood is finding multi-family zoned land. The entitlement process is onerous because it also includes County review. This results in multiple plan checks, wherein County and City comments contradict each other, which slows down the process and doubles the cost of



entitlements for the developer. Right Time specifically calls out how Lakewood's approval process requires approval from both Planning and Building, but also from the County.

Right Time believes that the low and very low-income population are most vulnerable to accessing affordable housing. Affordable housing is presently not being built because it does not pencil out. Only non-profit housing developers are building housing at present. Right Time believes the City needs to consider rezoning commercial to residential zones and single-family to multi-family.

In Right Time's view, zoning is the biggest challenge because it does not allow for multi-family housing. The cost of building materials is also very high, which poses additional challenges. The City should also take note that lumber townhomes are less expensive than podium-style developments, which require concrete and steel.

However, Right Time states that Lakewood has been a great city to work with. While Right Time is critical of many of Lakewood's processes, it would like to see the following changes:

- Expedite entitlements
- Provide incentives to encourage affordable housing development
- Rezone to allow for multi-family housing
- Appreciate economic cost of slow entitlements

B. City Ventures (April 26, 2021)

City Ventures would like to see more overlay zones in the City, or a Specific Plan that allows for flexibility in development standards. They are not in support of minimum densities.

City Ventures feels that the middle class are severely underserved, specifically, those that cannot afford to purchase a home but pay a lot in rent. City Ventures also feels that NIMBYism would be the greatest challenge to addressing housing needs of Lakewood. Mixed-use development should be crafted appropriately and should be site-specific. Ultimately, City Ventures would like to see more housing development allowed within Lakewood itself.

D. Macerich (April 27, 2021)

Macerich desires for the City to revisit zoning and to consider streamlining the approval process. Lakewood has a long approval process which affects project schedules. The more complex the process, the less willing developers are to work in the City. Communication is lost between various agencies.

In general, Macerich thinks that up zoning single-family to multi-family residential uses could be a solution but believes this would be met with resistance. Macerich also states that reducing commercial to accommodate housing will be challenging for the City due to a loss of sales tax. However, balancing housing production while maintaining business will require creativity. Macerich states that taller buildings may be required for mixed-use to pencil out.



E. Warmington (May 5, 2021)

Warmington feels the City should consider adopting an inclusionary housing ordinance otherwise there is no incentive for developers to provide affordable. Developers prefer to pay an in lieu fee to meet goals. Warmington stated that the City should also allow for some flexibility, and the City should also move away from minimum density requirements while achieving no net loss. Developers need certainty and predictability, especially affordable housing developers.

In Warmington's view, minorities and first-time homebuyers are the most vulnerable population, as well as older segments of the population that cannot afford to move. Townhomes and condominiums can help with these populations. Presently, there are investment firms buying homes and driving prices up.

However, developers are presently bound to a zoning code that doesn't work without variances. This results in less than desirable projects, and the present minimum lot requirements do not work for infill projects. Architects find these projects hard to design, especially with parking and open space requirements. The needs more discretion to allow for more attainable housing. Site selection and appropriate density are key challenges to new housing production in Lakewood. Warmington is also skeptical of the commercial viability of mixed-use developments, especially vertical mixed-use. Most storefronts in such developments are left vacant.

F. Urban Pacific Development (May 15, 2021)

Responses from Urban Pacific Development were not recorded.

D. PUBLIC OUTREACH MEETINGS

Due to the COVID-19 Pandemic, the City took a new approach to meetings, which were primarily held on-line over Zoom. The first Community Workshop was held on Wednesday, May 5 and had six attendees from the public. The second was held on Wednesday, May 26 and had six attendees from the public. The following questions (edited for clarity) were asked by the public at these meetings:

May 5, 2021

Question 1: How much affordable housing must Lakewood produce during the current housing element cycle, if any?

Answer 1: The City must demonstrate it has the appropriate land use designations to have the capacity for the requisite affordable housing, but the City is not required to produce housing. The construction is left up to the market to develop and produce that housing.

Question 2: Lakewood was traditionally a bedroom community. Renters may not care about taking care of apartments. There also is no parking in East Lakewood. There is a desire for Lakewood not to become like central Los Angeles.

Answer 2: Understood. The goal of the housing element is to comply with State law by way of methods that fit each individual community.



Question 3: Are religious institutions required to build housing due to California law?

Answer 3: The State does not require religious institutions to build housing. They have changed regulations to encourage religious institutions to build affordable housing on their property, but this is not a requirement.

Question 4: Please do not require minimum densities.

Answer 4: The State has passed a law that may necessitate minimum densities. The City is looking at those places where those laws may be applicable. The city will evaluate this issue further.

Question 5: Thank you for this meeting. We picked Lakewood for its single-family residential nature. Every new buyer in Lakewood wants to purchase property in Lakewood for a single family home.

Answer 5: This comment will be considered as we move forward through this process. Housing Element process is years in the making and relies on data. At every turn the City of Lakewood has pushed back and challenged the numbers, and has lodged formal appeals. City's attention is now on complying with state law.

Question 6: Will the State make affordable housing easier to produce?

Answer 6: There are different state laws making way through the legislature current, but they are not in the final form. The state is also considering budget allocations to produce affordable housing. As the city does not have the means to develop, city relies on developers. Depending on means of affordability, the city hopes the state will make financing of developments easier.

Question 7: Who can rent affordable housing units?

Answer 7: The people who reside in affordable housing are very diverse population group. Depending on how the project is financed, it can help a working class family enter a starter home, it can be developments subsidized through housing voucher, and everything in between. People utilizing Section 8 housing vouchers can benefit, as well as special needs group.

Question 8: Will there be guidelines to ensure there are not multiple families in a single unit?

Answer 8: The City's ability to regulate the people within a household is very limited by state law and case law precedent. The city cannot limit certain families or children within a household. The housing element is also part of the general plan, and the school district would plan for that capacity.

Question 9: It is unfortunate that Lakewood complying state pandemic regulations means businesses closing, which allows for more housing.

Answer 9: Some of the businesses that were closed were already lined up. However, businesses being closed is not a good thing. It is also not accurate to assume that business closures were performed to make land for new housing development. Mixed use means that housing can be



developed in a commercial center in a harmonious development. It does not mean that the City is looking to close down commercial.

Question 10: Please consider the intersection of Palo Verde and South for new housing.

Answer 10: Thank you. The City will consider this.

May 26, 2021

Question 1: Who decided "environmental justice" is a housing element?

Answer 1: The State Office of Planning and Research and State legislature. This link is OPR's guidance and information about Environmental Justice elements.

https://opr.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf

Question 2: 6 – 8 stories is too much and not appropriate for Lakewood. 3 – 4 stories is more appropriate for Lakewood.

Answer 2: Thank you. We will incorporate this feedback.

December 7, 2021

An additional community workshop was held December 7, 2021. The workshop focused specifically on fair housing within the housing element. During this meeting, the fundamentals of affirmatively furthering fair housing were explained to members of the public and a survey regarding fair housing issues was conducted.

The results of the survey indicated that one third of participants have experienced or know someone who has experienced discrimination related to housing, and that this discrimination was based on race/ethnicity. Two-thirds of respondents were unaware of what resources to call on or where to go regarding discrimination in housing choice.



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Appendix B: RHNA Sites List



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Appendix C: RHNA Sites Map



Address	Zip Code	Assessor Parcel Number	Consolidated Sites	General Plan Existing	Zoning Designation Existing	Proposed General Plan	Proposed Zoning	Maximum Density (Proposed)	Size (Acres)	Existing Use- Existing Units	Infrastructure	Publicly Owned	Last Two Cycles	Lower Income Capacity	Moderate Income Capacity	Above Moderate	Total Capacity
20505 PIONEER BLVD	90715-1346	7059-019-008	A	MDR	MFR	MDR	MFR	50	0.08	Single Family Home-1	Yes		Yes	2		0	2
20509 PIONEER BLVD	90715-1346	7059-019-009	A	MDR	MFR	MDR	MFR	50	0.11	Single Family Home-1	Yes		Yes	3		0	3
11730 205TH ST	90715-1325	7059-019-011	A	MDR	MFR	MDR	MFR	50	0.45	Two Units-2	Yes		Yes	15		0	15
11748 205TH ST	90715-1325	7059-019-010	A	MDR	MFR	MDR	MFR	50	0.10	Single Family Home-1	Yes		Yes	3		0	3
11728 207TH ST	90715-1331	7059-021-003	B	MDR	MFR	MDR	MFR	50	0.16	Single Family Home-1	Yes		Yes	5		0	5
11733 208TH ST	90715-1334	7059-021-019	B	MDR	MFR	MDR	MFR	50	0.16	Single Family Home-1	Yes		Yes	5		0	5
20707 PIONEER BLVD	90715-1350	7059-021-022	B	MDR	MFR	MDR	MFR	50	0.29	Single Family Home-1	Yes		Yes	10		0	10
11734 207TH ST	90715-1331	7059-021-018	B	MDR	MFR	MDR	MFR	50	0.16	Single Family Home-1	Yes		Yes	5		0	5
11734 207TH ST	90715-1331	7059-021-021	B	MDR	MFR	MDR	MFR	50	1.09	Two Units-2	Yes		Yes	39		0	39
20525 PIONEER BLVD	90715-1346	7059-019-902	C	MDR	MFR	MDR	MFR	40	0.10	Vacant-0	Yes		Yes		3	0	3
20529 PIONEER BLVD	90715-1346	7059-019-900	C	MDR	MFR	MDR	MFR	40	0.11	Vacant-0	Yes	Yes	Yes		3	0	3
20529 PIONEER BLVD	90715-1346	7059-019-901	C	MDR	MFR	MDR	MFR	40	0.10	Vacant-0	Yes	Yes	Yes		3	0	3
11723 207TH ST	90715-1330	7059-020-009		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20837 ARLINE AVE	90715-1429	7058-014-016		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
11738 WALCROFT ST	90715-1359	7059-023-025		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
21531 PIONEER BLVD	90715-2607	7065-023-023		MDR	MFR	MDR	MFR	32	0.24	Churches-1	Yes				5	0	5
20719 ARLINE AVE	90715-1427	7058-013-022		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20822 PIONEER BLVD	90715-1353	7058-014-003		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20803 ARLINE AVE	90715-1429	7058-014-019		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20722 ARLINE AVE	90715-1428	7058-016-004		MDR	MFR	MDR	MFR	32	0.19	Single Family Home-1	Yes		Yes		4	0	4
20703 ARLINE AVE	90715-1427	7058-013-020		MDR	MFR	MDR	MFR	32	0.21	Single Family Home-1	Yes		Yes		4	0	4
20826 PIONEER BLVD	90715-1353	7058-014-004		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20836 PIONEER BLVD	90715-1353	7058-014-006		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20842 PIONEER BLVD	90715-1353	7058-014-007		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20827 ARLINE AVE	90715-1429	7058-014-021		MDR	MFR	MDR	MFR	32	0.18	Single Family Home-1	Yes		Yes		3	0	3
20722 1/2 ARLINE AVE	90715-1428	7058-016-005		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20827 SEINE AVE	90715-1440	7058-017-020		MDR	MFR	MDR	MFR	40	0.32	Two Units-2	Yes		Yes		8	0	8
11885 209TH ST	90715-1457	7058-017-023		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20832 PIONEER BLVD	90715-1353	7058-014-005		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20703 SEINE AVE	90715-1438	7058-016-010		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20833 SEINE AVE	90715-1440	7058-017-021		MDR	MFR	MDR	MFR	40	0.32	Two Units-2	Yes		Yes		8	0	8
11889 209TH ST	90715-1457	7058-017-024		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11650 206TH ST	90715-1305	7059-015-026		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3

Address	Zip Code	Assessor Parcel Number	Consolidated Sites	General Plan Existing	Zoning Designation Existing	Proposed General Plan	Proposed Zoning	Maximum Density (Proposed)	Size (Acres)	Existing Use- Existing Units	Infrastructure	Publicly Owned	Last Two Cycles	Lower Income Capacity	Moderate Income Capacity	Above Moderate	Total Capacity
20603 ALBURTIS AVE	90715-1338	7059-015-033		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11649 207TH ST	90715-1328	7059-015-902		MDR	MFR	MDR	MFR	32	0.16	Vacant-0	Yes	Yes	Yes		4	0	4
20503 ALBURTIS AVE	90715-1308	7059-016-001		MDR	MFR	MDR	MFR	32	0.18	Single Family Home-1	Yes		Yes		3	0	3
11641 206TH ST	90715-1304	7059-016-009		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11614 205TH ST	90715-1303	7059-016-023		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
11626 205TH ST	90715-1303	7059-016-025		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
11732 208TH ST	90715-1335	7059-022-026		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11725 209TH ST	90715-1336	7059-023-011		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11721 209TH ST	90715-1336	7059-023-012		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11737 CENTRALIA ST	90715-1323	7059-024-005		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11710 209TH ST	90715-1337	7059-024-016		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11722 209TH ST	90715-1337	7059-024-019		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11636 WALCROFT ST	90715-1357	7059-012-023		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11640 WALCROFT ST	90715-1357	7059-012-024		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11643 207TH ST	90715-1328	7059-015-900		MDR	MFR	MDR	MFR	32	0.24	Vacant-0	Yes		Yes		6	0	6
11647 206TH ST	90715-1304	7059-016-008		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11728 208TH ST	90715-1335	7059-022-027		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11722 WALCROFT ST	90715-1359	7059-023-021		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11726 WALCROFT ST	90715-1359	7059-023-022		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11730 WALCROFT ST	90715-1359	7059-023-023		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11742 WALCROFT ST	90715-1359	7059-023-026		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11723 CENTRALIA ST	90715-1323	7059-024-008		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11719 CENTRALIA ST	90715-1323	7059-024-009		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11711 CENTRALIA ST	90715-1323	7059-024-011		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11702 209TH ST	90715-1337	7059-024-014		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11726 209TH ST	90715-1337	7059-024-020		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11630 WALCROFT ST	90715-1357	7059-012-022		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11644 206TH ST	90715-1305	7059-015-901		MDR	MFR	MDR	MFR	32	0.24	Vacant-0	Yes		Yes		6	0	6
11623 206TH ST	90715-1304	7059-016-014		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20802 ALBURTIS AVE	90715-1343	7059-022-031		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11729 209TH ST	90715-1336	7059-023-010		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11703 209TH ST	90715-1336	7059-023-015		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11734 WALCROFT ST	90715-1359	7059-023-024		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2

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11739 CENTRALIA ST	90715-1323	7059-024-004		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11715 CENTRALIA ST	90715-1323	7059-024-010		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11736 209th Street	90715-1337	7059-024-022		MDR	MFR	MDR	MFR	32	0.09	Single Family Home-0	Yes		Yes		2	0	2
20859 PIONEER BLVD	90715-1366	7059-023-001		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20849 PIONEER BLVD	90715-1366	7059-023-003		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11737 209TH ST	90715-1336	7059-023-008		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11733 209TH ST	90715-1336	7059-023-009		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11727 CENTRALIA ST	90715-1323	7059-024-007		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11706 209TH ST	90715-1337	7059-024-015		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11707 CENTRALIA ST	90715-1323	7059-024-028		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11448 216TH ST	90715-2507	7060-024-013		MDR	MFR	MDR	MFR	32	0.24	Single Family Home-1	Yes		Yes		5	0	5
6500 DEL AMO BLVD	90713-2205	7061-008-048		LDR	R-1	MDR	MFR	50	1.04	Churches-2	Yes			37		0	37
6500 DEL AMO BLVD	90713-2205	7061-008-049		LDR	R-1	MDR	MFR	50	0.76	Churches-0	Yes			28		0	28
6540 DEL AMO BLVD	90713-2205	7061-008-050		PUB	MFR	PUB	MFR	50	1.79	Churches-1	Yes			66		0	66
11844 CENTRALIA ST	90715-1434	7065-004-014		MDR	MFR	MDR	MFR	50	0.99	Schools (Private)-0	Yes			37		0	37
11844 CENTRALIA ST	90715-1434	7065-004-013		MDR	MFR	MDR	MFR	50	1.05	Churches-2	Yes			37		0	37
5756 ROCKET ST	90713-1040	7165-014-022		MDR	MFR	MDR	MFR	32	0.24	Churches-1	Yes			5		0	5
20727 ARLINE AVE	90715-1427	7058-013-013		MDR	MFR	MDR	MFR	40	0.31	Single Family Home-1	Yes		Yes		8	0	8
3200 E CARSON ST	90712-4038	7149-002-027		IND	M-1	IND	M-1	48.78	4.92	Office Buildings-0	Yes			96		144	240
4010 WATSON PLAZA DR	90712-4037	7149-002-012		IND	M-1	IND	M-1	51.28	3.12	Office Buildings-0	Yes			64		96	160
4060 WATSON PLAZA DR	90712-4033	7149-002-011		IND	M-1	IND	M-1	50.96	3.14	Office Buildings-0	Yes			64		96	160
4001 WATSON PLAZA DR	90712-4034	7149-002-026		IND	M-1	IND	M-1	45.15	2.99	Warehousing, Distribution, Storage-0	Yes			54		81	135
4126 ANDY ST	90712-1007	7160-019-042		MDR	MFR	MDR	MFR	32	0.21	Single Family Home-1	Yes				4	0	4
4142 ANDY ST	90712-1007	7160-019-045		MDR	MFR	MDR	MFR	32	0.22	Single Family Home-1	Yes				4	0	4
4120 ANDY ST	90712-1007	7160-019-041		MDR	MFR	MDR	MFR	32	0.21	Single Family Home-1	Yes				4	0	4
11849 207TH ST	90715-1455	7058-012-016		MDR	MFR	MDR	MFR	32	0.19	Single Family Home-1	Yes		Yes		4	0	4
20614 ARLINE AVE	90715-1426	7058-012-011		MDR	MFR	MDR	MFR	32	0.25	Single Family Home-1	Yes		Yes		5	0	5
11881 207TH ST	90715-1455	7058-012-027		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20722 PIONEER BLVD	90715-1351	7058-013-005		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20620 ARLINE AVE	90715-1426	7058-012-014		MDR	MFR	MDR	MFR	32	0.22	Single Family Home-1	Yes		Yes		4	0	4
20613 SEINE AVE	90715-1436	7058-012-021		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
11877 207TH ST	90715-1455	7058-012-028		MDR	MFR	MDR	MFR	32	0.20	Single Family Home-1	Yes		Yes		4	0	4
20621 SEINE AVE	90715-1436	7058-012-022		MDR	MFR	MDR	MFR	32	0.18	Single Family Home-1	Yes		Yes		3	0	3

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11863 207TH ST	90715-1455	7058-012-026		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11918 207TH ST	90715-1462	7058-019-002		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11924 207TH ST	90715-1462	7058-019-003		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11940 206TH ST	90715-1465	7058-011-017		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11936 206TH ST	90715-1465	7058-011-018		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11859 207TH ST	90715-1455	7058-012-017		MDR	MFR	MDR	MFR	32	0.19	Single Family Home-1	Yes		Yes		3	0	3
11863 1/2 207TH ST	90715-1455	7058-012-025		MDR	MFR	MDR	MFR	32	0.18	Single Family Home-1	Yes		Yes		3	0	3
20728 PIONEER BLVD	90715-1351	7058-013-006		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
5035 HEDDA ST	90712-1229	7168-030-035		LDR	R-1	MDR	MFR	50	0.60	Churches-2	Yes			21		0	21
20713 ROSETON AVE	90715-1243	7059-009-007		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11634 208TH ST	90715-1333	7059-013-021		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11618 208TH ST	90715-1333	7059-013-032		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11630 207TH ST	90715-1329	7059-014-046		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11633 207TH ST	90715-1328	7059-015-009		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11624 207TH ST	90715-1329	7059-014-019		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11638 207TH ST	90715-1329	7059-014-022		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11601 208TH ST	90715-1332	7059-014-025		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11610 207TH ST	90715-1329	7059-014-900		MDR	MFR	MDR	MFR	32	0.25	Vacant-0	Yes		Yes		6	0	6
11618 207TH ST	90715-1329	7059-014-901		MDR	MFR	MDR	MFR	32	0.25	Vacant-0	Yes		Yes		6	0	6
20615 ALBURTIS AVE	90715-1338	7059-015-003		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11629 207TH ST	90715-1328	7059-015-010		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11731 206TH ST	90715-1326	7059-019-006		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11634 207TH ST	90715-1329	7059-014-021		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11620 206TH ST UNIT 22	90715-1305	7059-015-020		MDR	MFR	MDR	MFR	32	0.24	Two Units-2	Yes		Yes		4	0	4
20811 ROSETON AVE	90715-1245	7059-009-012		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
11644 208TH ST	90715-1333	7059-013-023		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11614 208TH ST	90715-1333	7059-013-031		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11628 208TH ST	90715-1333	7059-013-034		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20703 ALBURTIS AVE	90715-1340	7059-014-001		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20709 ALBURTIS AVE	90715-1340	7059-014-002		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20726 ROSETON AVE	90715-1244	7059-014-026		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
21536 ROSETON AVE	90715-2515	7060-022-018		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
21524 ROSETON AVE	90715-2515	7060-022-020		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2

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21503 ROSETON AVE	90715-2514	7060-022-012		MDR	MFR	MDR	MFR	32	0.23	Single Family Home-1	Yes		Yes		5	0	5
11533 216TH ST	90715-2508	7060-022-007		MDR	MFR	MDR	MFR	40	0.31	Three Units (Any Combination)-3	Yes		Yes		6	0	6
21515 ROSETON AVE	90715-2514	7060-022-013		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
21530 ROSETON AVE	90715-2515	7060-022-019		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
21413 BLOOMFIELD AVE	90715-2350	7066-010-025		MDR	MFR	MDR	MFR	40	0.31	Single Family Home-1	Yes				8	0	8
11650 215TH ST	90715-2103	7065-023-004		MDR	MFR	MDR	MFR	40	0.31	Two Units-2	Yes		Yes		7	0	7
4130 PARAMOUNT BLVD	90712-3914	7151-024-021		C	C-4	C	C-4	63.16	1.33	Stores-0	Yes			14		22	36
3114 E SOUTH ST	90805-3743	7157-007-010		MDR	MFR	MDR	MFR	50	1.51	Parking Lots (Commercial Use Properties)-0	Yes			57		0	57
3114 E SOUTH ST	90805-3743	7157-007-011		MDR	MFR	MDR	MFR	50	2.59	Churches-1	Yes			96		0	96
4119 ANDY ST	90712-1006	7160-016-057		MDR	MFR	MDR	MFR	32	0.19	Single Family Home-1	Yes				4	0	4
4109 ANDY ST	90712-1006	7160-016-059		MDR	MFR	MDR	MFR	32	0.18	Single Family Home-1	Yes				3	0	3
4113 ANDY ST	90712-1006	7160-016-058		MDR	MFR	MDR	MFR	32	0.18	Single Family Home-1	Yes				3	0	3
6150 BELLFLOWER BLVD	90713-1064	7165-025-027		LDR	R-1	MDR	MFR	50	1.02	Churches-0	Yes			38		0	38
5650 DUNROBIN AVE	90713-1400	7171-004-017		LDR	R-1	MDR	MFR	50	1.25	Churches-3	Yes			44		0	44
4625 WOODRUFF AVE	90713-2555	7175-027-002		PUB	MFR	PUB	MFR	50	0.23	Schools (Private)-1	Yes				8	0	8
4645 WOODRUFF AVE	90713-2555	7175-027-001		PUB	MFR	PUB	MFR	50	3.00	Churches-1	Yes			111		0	111
4130 WOODRUFF AVE	90713-3141	7185-002-014		C	C-4	C	C-4	13.86	4.33	Shopping Centers (Neighborhood, community)-0	Yes			24		36	60
6482 SOUTH ST	90713-1713	7048-001-031		C	C-3	C	C-3	38.21	7.54	Shopping Centers (Neighborhood, community)-0	Yes			56		85	141
20737 ARLINE AVE	90715-1427	7058-013-014		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20712 PIONEER BLVD	90715-1351	7058-013-017		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20713 ARLINE AVE	90715-1427	7058-013-010		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11859 209TH ST	90715-1457	7058-017-029		MDR	MFR	MDR	MFR	40	0.44	Churches-1	Yes				12	0	12
11867 209TH ST	90715-1457	7058-017-030		MDR	MFR	MDR	MFR	32	0.24	Two Units-2	Yes		Yes		4	0	4
20622 PIONEER BLVD	90715-1349	7058-008-004		MDR	MFR	MDR	MFR	40	0.30	Single Family Home-1	Yes		Yes		8	0	8
20718 PIONEER BLVD	90715-1351	7058-013-018		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
11879 209TH ST	90715-1457	7058-017-031		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11606 209TH ST	90715-1319	7059-011-013		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11636 209TH ST	90715-1319	7059-011-019		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
20920 ROSETON AVE	90715-1248	7059-011-900		MDR	MFR	MDR	MFR	32	0.21	Single Family Home-1	Yes		Yes		4	0	4
11631 209TH ST	90715-1318	7059-012-010		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11624 WALCROFT ST	90715-1357	7059-012-021		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20714 ALBURTIS AVE	90715-1341	7059-021-014		MDR	MFR	MDR	MFR	32	0.20	Single Family Home-1	Yes		Yes		4	0	4
20706 ALBURTIS AVE	90715-1341	7059-021-015		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2

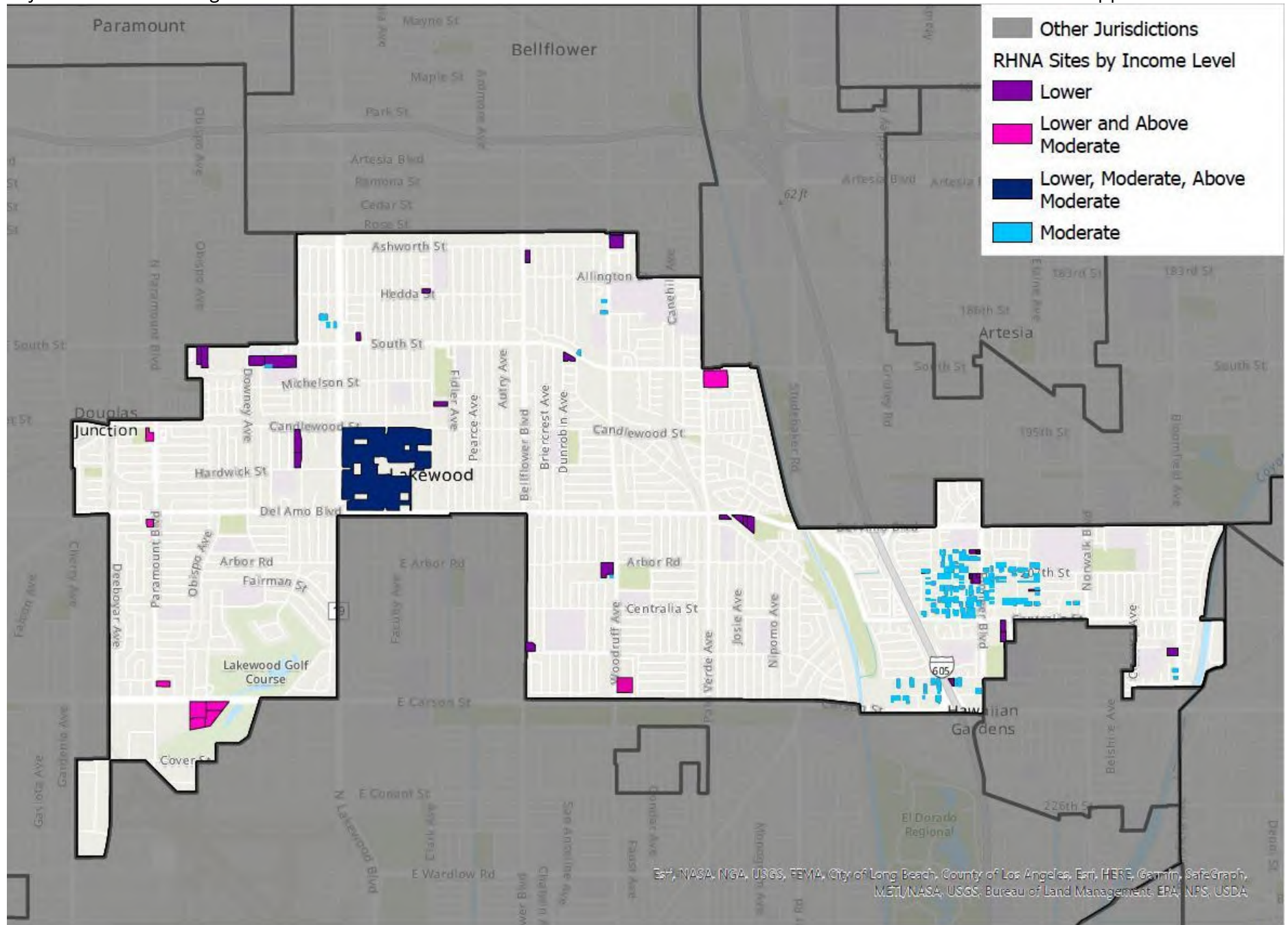
Address	Zip Code	Assessor Parcel Number	Consolidated Sites	General Plan Existing	Zoning Designation Existing	Proposed General Plan	Proposed Zoning	Maximum Density (Proposed)	Size (Acres)	Existing Use- Existing Units	Infrastructure	Publicly Owned	Last Two Cycles	Lower Income Capacity	Moderate Income Capacity	Above Moderate	Total Capacity
20821 PIONEER BLVD	90715-1352	7059-022-004		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11624 209TH ST	90715-1319	7059-011-017		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11630 209TH ST	90715-1319	7059-011-018		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
20835 ALBURTIS AVE	90715-1365	7059-012-001		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20841 ALBURTIS AVE	90715-1365	7059-012-002		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11741 206TH ST	90715-1326	7059-019-004		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20817 PIONEER BLVD	90715-1352	7059-022-003		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11721 WALCROFT ST	90715-1358	7059-022-014		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11729 WALCROFT ST	90715-1358	7059-022-016		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20845 ALBURTIS AVE	90715-1365	7059-012-003		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11620 WALCROFT ST	90715-1357	7059-012-020		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20726 ALBURTIS AVE	90715-1341	7059-021-012		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
20811 PIONEER BLVD	90715-1352	7059-022-002		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11635 CENTRALIA ST	90715-1322	7059-011-009		MDR	MFR	MDR	MFR	32	0.20	Single Family Home-1	Yes		Yes		4	0	4
11602 209TH ST	90715-1319	7059-011-012		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
11620 209TH ST	90715-1319	7059-011-016		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11650 209TH ST	90715-1319	7059-011-022		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11641 209TH ST	90715-1318	7059-012-008		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11733 WALCROFT ST	90715-1358	7059-022-017		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20806 ALBURTIS AVE	90715-1343	7059-022-024		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11342 215TH ST	90715-2020	7060-023-005		MDR	MFR	MDR	MFR	40	0.40	Three Units (Any Combination)-3	Yes		Yes		9	0	9
11436 215TH ST	90715-2022	7060-023-013		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11410 216TH ST	90715-2507	7060-024-002		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11442 216TH ST	90715-2507	7060-024-010		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11420 216TH ST	90715-2507	7060-024-005		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11436 216TH ST	90715-2507	7060-024-009		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11428 215TH ST	90715-2022	7060-023-012		MDR	MFR	MDR	MFR	32	0.28	Two Units-2	Yes		Yes		5	0	5
11402 216TH ST	90715-2507	7060-024-001		MDR	MFR	MDR	MFR	32	0.26	Single Family Home-1	Yes		Yes		5	0	5
11436 1/2 215TH ST	90715-2022	7060-023-014		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11416 216TH ST	90715-2507	7060-024-003		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11424 216TH ST	90715-2507	7060-024-006		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
6440 DEL AMO BLVD	90713-2204	7061-007-019		LDR	R-1	MDR	MFR	50	0.73	Churches-1	Yes			27		0	27
21529 PIONEER BLVD	90715-2607	7065-023-024		MDR	MFR	MDR	MFR	32	0.18	Single Family Home-1	Yes		Yes		3	0	3

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11610 WALCROFT ST	90715-1357	7059-012-018		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
3547 SAINT PANCRATIUS PL	90712-1416	7159-006-052		PUB	MFR	PUB	MFR	50	6.57	Schools (Private)-1	Yes			245		0	245
3519 SAINT PANCRATIUS PL	90712-1416	7159-006-016		PUB	MFR	PUB	MFR	50	2.74	Churches-1	Yes			102		0	102
4103 ANDY ST	90712-1006	7160-016-060		MDR	MFR	MDR	MFR	32	0.19	Single Family Home-1	Yes				4	0	4
11823 207TH ST	90715-1416	7058-008-024		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11905 207TH ST	90715-1461	7058-011-009		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20713 ELAINE AVE	90715-1525	7058-019-016		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
20719 ELAINE AVE	90715-1525	7058-019-017		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
20826 SEINE AVE	90715-1463	7058-020-008		MDR	MFR	MDR	MFR	40	0.32	Three Units (Any Combination)-3	Yes		Yes		7	0	7
20837 ELAINE AVE	90715-1501	7058-020-022		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
20830 SEINE AVE	90715-1463	7058-020-050		MDR	MFR	MDR	MFR	40	0.32	Three Units (Any Combination)-3	Yes		Yes		6	0	6
11925 207TH ST	90715-1461	7058-011-012		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11976 206TH ST	90715-1465	7058-011-013		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20703 ELAINE AVE	90715-1525	7058-019-010		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
20803 ELAINE AVE	90715-1501	7058-020-052		MDR	MFR	MDR	MFR	50	0.36	Four Units (Any Combination)-4	Yes		Yes	9		0	9
11911 207TH ST	90715-1461	7058-011-010		MDR	MFR	MDR	MFR	32	0.19	Single Family Home-1	Yes		Yes		4	0	4
20838 SEINE AVE	90715-1463	7058-020-010		MDR	MFR	MDR	MFR	40	0.32	Two Units-2	Yes		Yes		8	0	8
11921 209TH ST	90715-1420	7058-020-028		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20743 ELAINE AVE	90715-1525	7058-020-030		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11935 209TH ST	90715-1420	7058-020-055		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
11919 207TH ST	90715-1461	7058-011-011		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		2	0	2
20605 ELAINE AVE	90715-1523	7058-011-014		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20611 ELAINE AVE	90715-1523	7058-011-015		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20811 ELAINE AVE	90715-1501	7058-020-017		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11955 209TH ST	90715-1420	7058-020-023		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11945 209TH ST	90715-1420	7058-020-024		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20727 ROSETON AVE	90715-1243	7059-009-009		MDR	MFR	MDR	MFR	32	0.22	Single Family Home-1	Yes		Yes		4	0	4
20723 ELAINE AVE	90715-1525	7058-019-035		MDR	MFR	MDR	MFR	40	0.36	Single Family Home-0	Yes		Yes		11	0	11
12133 SCHICK LN	90715-1547	7058-027-017		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes				3	0	3
12109 SCHICK LN	90715-1547	7058-027-020		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes				2	0	2
12113 SCHICK LN	90715-1547	7058-027-019		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes				2	0	2
12141 SCHICK LN	90715-1547	7058-027-016		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes				2	0	2
20817 ROSETON AVE	90715-1245	7059-009-013		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2

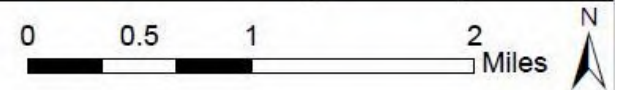
Address	Zip Code	Assessor Parcel Number	Consolidated Sites	General Plan Existing	Zoning Designation Existing	Proposed General Plan	Proposed Zoning	Maximum Density (Proposed)	Size (Acres)	Existing Use- Existing Units	Infrastructure	Publicly Owned	Last Two Cycles	Lower Income Capacity	Moderate Income Capacity	Above Moderate	Total Capacity
11546 STILLMAN ST	90715-1252	7059-009-016		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20926 NECTAR AVE	90715-1230	7059-010-004		MDR	MFR	MDR	MFR	32	0.22	Single Family Home-1	Yes		Yes		4	0	4
20833 ROSETON AVE	90715-1245	7059-010-007		MDR	MFR	MDR	MFR	32	0.22	Single Family Home-1	Yes		Yes		4	0	4
20913 ALBURTIS AVE	90715-1320	7059-011-003		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11644 WALCROFT ST	90715-1357	7059-012-025		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20807 ALBURTIS AVE	90715-1342	7059-013-002		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11714 205TH ST	90715-1325	7059-019-015		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes		Yes		3	0	3
20524 ALBURTIS AVE	90715-1309	7059-019-019		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20520 ALBURTIS AVE	90715-1309	7059-019-021		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20633 ROSETON AVE	90715-1241	7059-009-015		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20926 NECTAR AVE	90715-1230	7059-010-002		MDR	MFR	MDR	MFR	32	0.08	Single Family Home-0	Yes		Yes		2	0	2
20919 ALBURTIS AVE	90715-1320	7059-011-004		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11629 WALCROFT ST	90715-1356	7059-013-010		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20512 ALBURTIS AVE	90715-1309	7059-019-022		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20508 ALBURTIS AVE	90715-1309	7059-019-023		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11715 207TH ST	90715-1330	7059-020-008		MDR	MFR	MDR	MFR	32	0.24	Single Family Home-1	Yes		Yes		5	0	5
20614 ALBURTIS AVE	90715-1339	7059-020-013		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11534 STILLMAN ST	90715-1252	7059-009-017		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20907 ALBURTIS AVE	90715-1320	7059-011-002		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
20902 ROSETON AVE	90715-1248	7059-012-032		MDR	MFR	MDR	MFR	32	0.27	Two Units-2	Yes		Yes		4	0	4
20834 ROSETON AVE	90715-1246	7059-012-034		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
11715 206TH ST	90715-1326	7059-019-016		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
20626 ALBURTIS AVE	90715-1339	7059-020-011		MDR	MFR	MDR	MFR	32	0.15	Single Family Home-1	Yes		Yes		3	0	3
20610 ALBURTIS AVE	90715-1339	7059-020-014		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
20815 ALBURTIS AVE	90715-1342	7059-013-003		MDR	MFR	MDR	MFR	32	0.20	Single Family Home-1	Yes		Yes		4	0	4
11645 WALCROFT ST	90715-1356	7059-013-007		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11721 206TH ST	90715-1326	7059-019-017		MDR	MFR	MDR	MFR	32	0.24	Single Family Home-1	Yes		Yes		5	0	5
11737 206TH ST	90715-1326	7059-019-038		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
20618 ALBURTIS AVE	90715-1339	7059-020-012		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
21516 ROSETON AVE	90715-2515	7060-022-066		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
11604 216TH ST	90715-2510	7060-025-013		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11600 216TH ST	90715-2510	7060-025-012		MDR	MFR	MDR	MFR	32	0.28	Two Units-2	Yes		Yes		5	0	5
21504 ROSETON AVE	90715-2515	7060-022-064		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2

Address	Zip Code	Assessor Parcel Number	Consolidated Sites	General Plan Existing	Zoning Designation Existing	Proposed General Plan	Proposed Zoning	Maximum Density (Proposed)	Size (Acres)	Existing Use- Existing Units	Infrastructure	Publicly Owned	Last Two Cycles	Lower Income Capacity	Moderate Income Capacity	Above Moderate	Total Capacity
11606 216TH ST	90715-2510	7060-025-014		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
11526 216TH ST	90715-2535	7060-025-017		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes		Yes		2	0	2
21508 ROSETON AVE	90715-2515	7060-022-065		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11644 215TH ST	90715-2103	7065-023-002		MDR	MFR	MDR	MFR	50	0.52	Single Family Home-1	Yes		Yes	19		0	19
11755 216TH ST	90715-2604	7065-023-022		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11702 215TH ST	90715-2104	7065-023-006		MDR	MFR	MDR	MFR	32	0.25	Two Units-2	Yes		Yes		4	0	4
21225 BLOOMFIELD AVE	90715-2347	7066-009-016		MDR	MFR	MDR	MFR	50	1.45	Churches-0	Yes			54		0	54
21435 BLOOMFIELD AVE	90715-2350	7066-010-023		MDR	MFR	MDR	MFR	32	0.17	Single Family Home-1	Yes				3	0	3
11944 206TH ST	90715-1465	7058-011-016		MDR	MFR	MDR	MFR	32	0.14	Single Family Home-1	Yes		Yes		2	0	2
5121 HAYTER AVE	90712-2305	7155-006-001		MDR	MFR	MDR	MFR	50	1.82	Churches-2	Yes			66		0	66
4815 PARAMOUNT BLVD	90712-3301	7152-005-040		C	C-3	C	C-3	18.37	0.98	Stores-0	Yes			7		11	18
5225 HAYTER AVE	90712-2307	7155-005-015		MDR	MFR	MDR	MFR	50	2.70	Churches-3	Yes			98		0	98
5933 WOODRUFF AVE	90713-1123	7165-016-018		MDR	MFR	MDR	MFR	32	0.20	Single Family Home-1	Yes				4	0	4
5935 WOODRUFF AVE	90713-1123	7165-016-012		MDR	MFR	MDR	MFR	32	0.12	Single Family Home-1	Yes				2	0	2
5903 WOODRUFF AVE	90713-1123	7165-016-016		MDR	MFR	MDR	MFR	40	0.31	Single Family Home-1	Yes				8	0	8
5818 BONFAIR AVE	90712-1120	7168-001-018		MDR	MFR	MDR	MFR	50	0.62	Churches-0	Yes			23		0	23
20724 SEINE AVE	90715-1439	7058-019-006		MDR	MFR	MDR	MFR	40	0.32	Two Units-2	Yes		Yes		8	0	8
5420 CLARK AVE	90712-1903	7170-006-002		MDR	MFR	MDR	MFR	50	1.07	Churches-1	Yes			39		0	39
20632 NECTAR AVE	90715-1224	7059-009-018		MDR	MFR	MDR	MFR	32	0.13	Single Family Home-1	Yes		Yes		2	0	2
11637 207TH ST	90715-1328	7059-015-008		MDR	MFR	MDR	MFR	32	0.16	Single Family Home-1	Yes		Yes		3	0	3
11730 209TH ST	90715-1337	7059-024-024		MDR	MFR	MDR	MFR	32	0.11	Single Family Home-1	Yes		Yes		2	0	2
4318 BELLFLOWER BLVD	90713-2507	7178-003-026		LDR	R-1	MDR	MFR	50	1.49	Churches-1	Yes			55		0	55
3555 SAINT PANCRATIUS PL	90712-1416	7159-006-051		PUB	MFR	PUB	MFR	32	0.27	Schools (Private)-1	Yes				5	0	5
6248 WOODRUFF AVE	90713-1128	7166-001-002		LDR	MFR	MDR	MFR	40	0.35	Church-0	Yes				10	0	10
0	0	7166-001-032		LDR	R-1	MDR	MFR	50	3.09	Churches-2	Yes			114		0	114
6248 WOODRUFF AVE	90713-1128	7166-001-001		LDR	R-1	MDR	MFR	50	0.53	Churches-1	Yes			19		0	19
20714 ARLINE AVE	90715-1428	7058-016-018		MDR	MFR	MDR	MFR	40	0.32	Two Units-2	Yes		Yes		8	0	8
11704 215TH ST	90715-2104	7065-023-008		MDR	MFR	MDR	MFR	32	0.25	Two Units-2	Yes		Yes		4	0	4
500 LAKEWOOD CENTER MALL	90712	7172-001-049		C	C-4	C	C-4	152.21	99.49	Shopping Centers (Regional)-0	Yes			149	51	800	1000

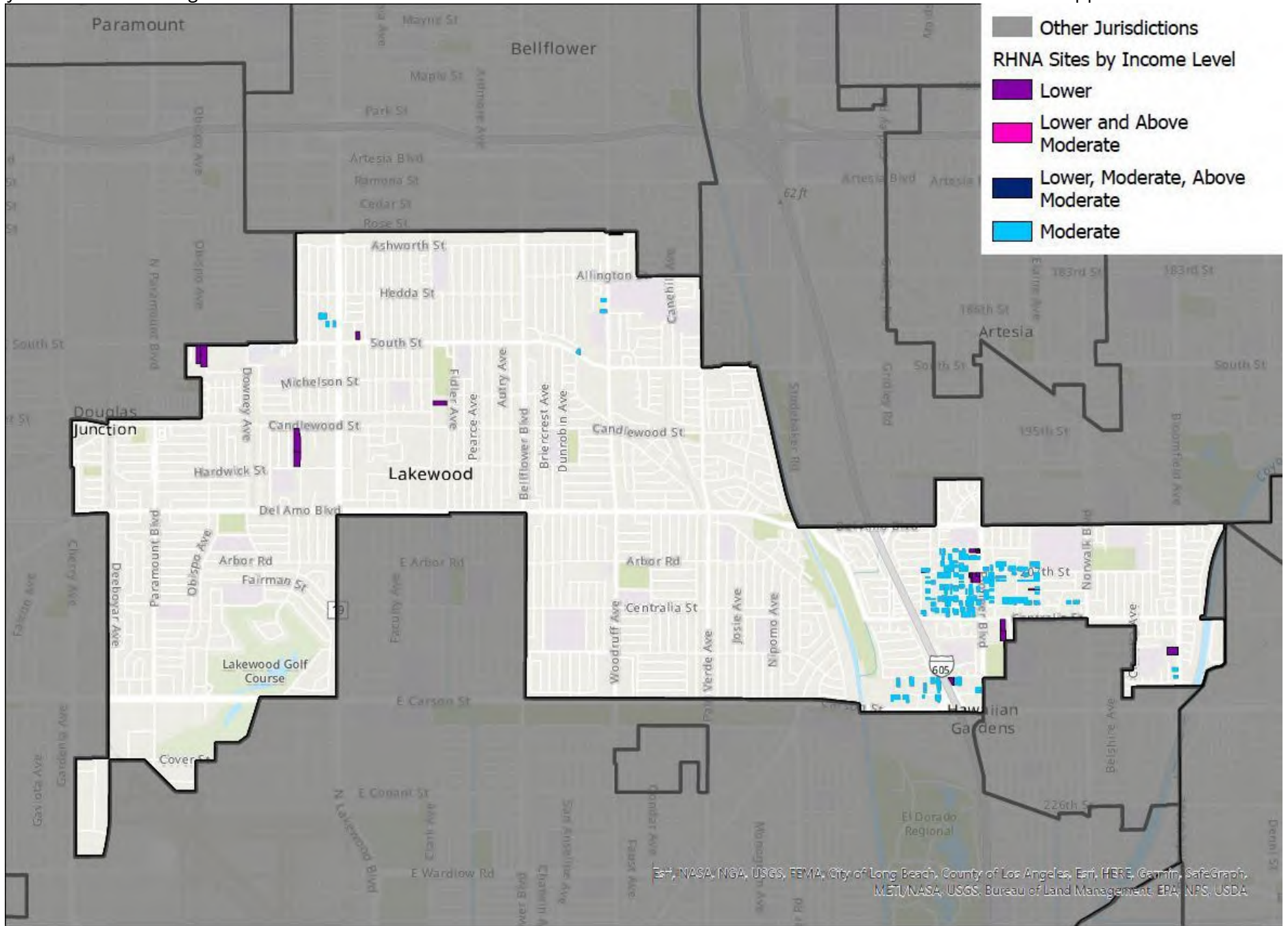
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RHNA Sites: All Approaches

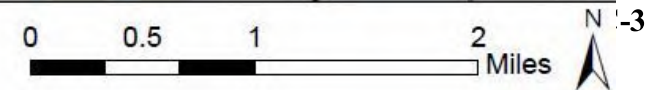


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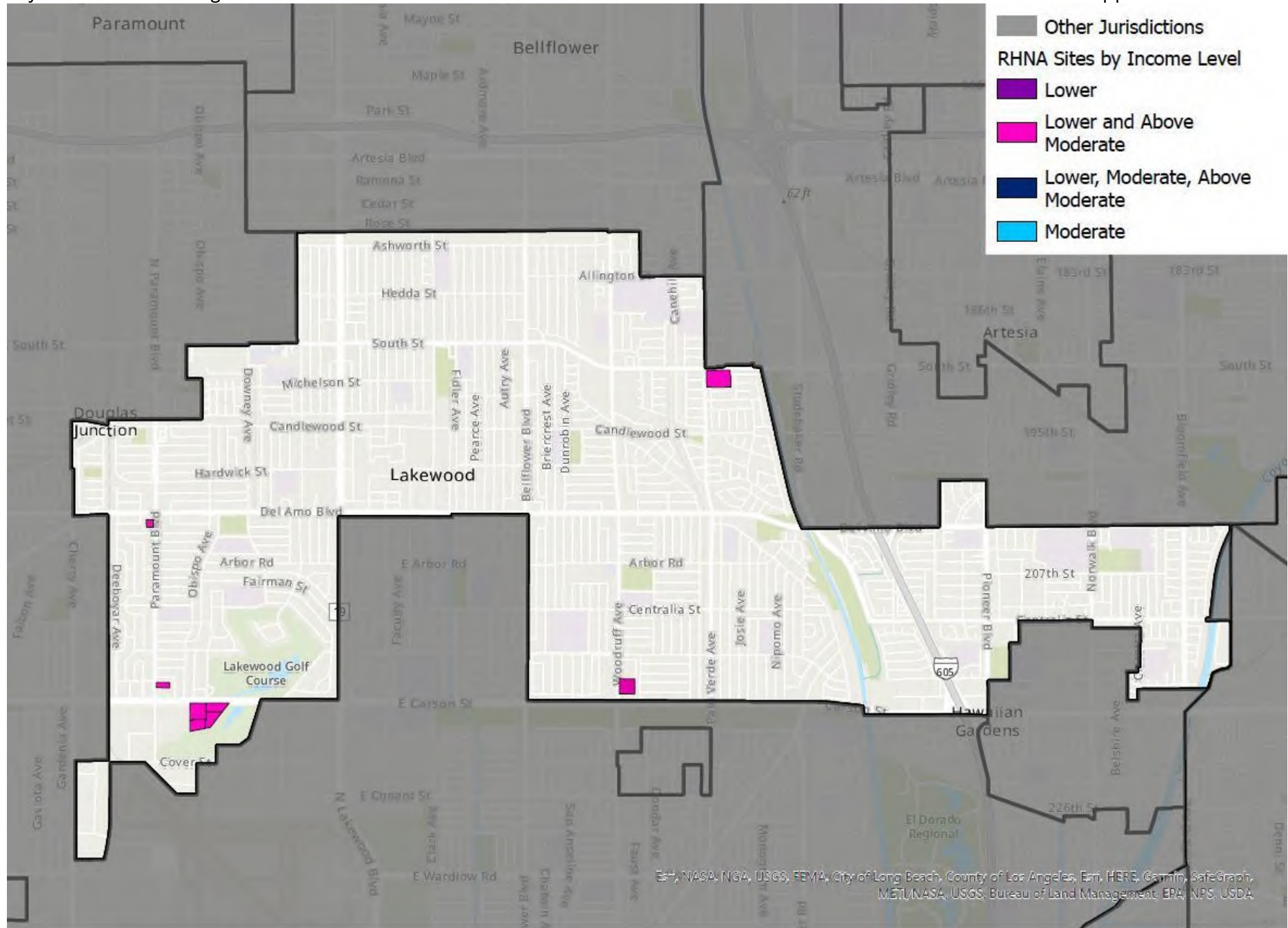


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RHNA Approach: Multi-Family Residential

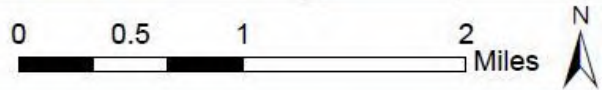


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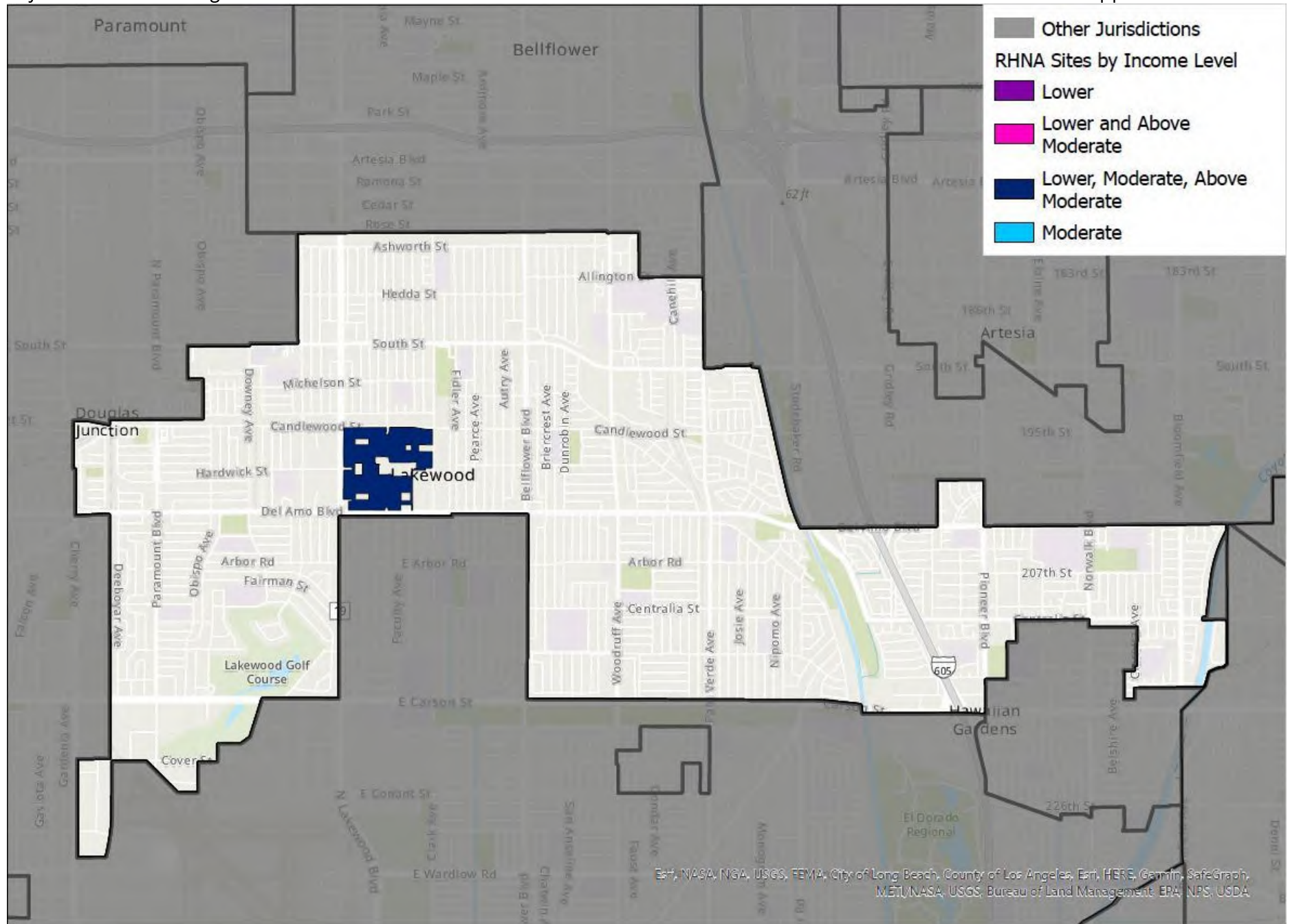


Esri, NASA, NGA, USGS, FEMA, City of Long Beach, County of Los Angeles, Esri, HERE, Garmin, SafeGraph, METI, NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

RHNA Approach: Commercial Sites

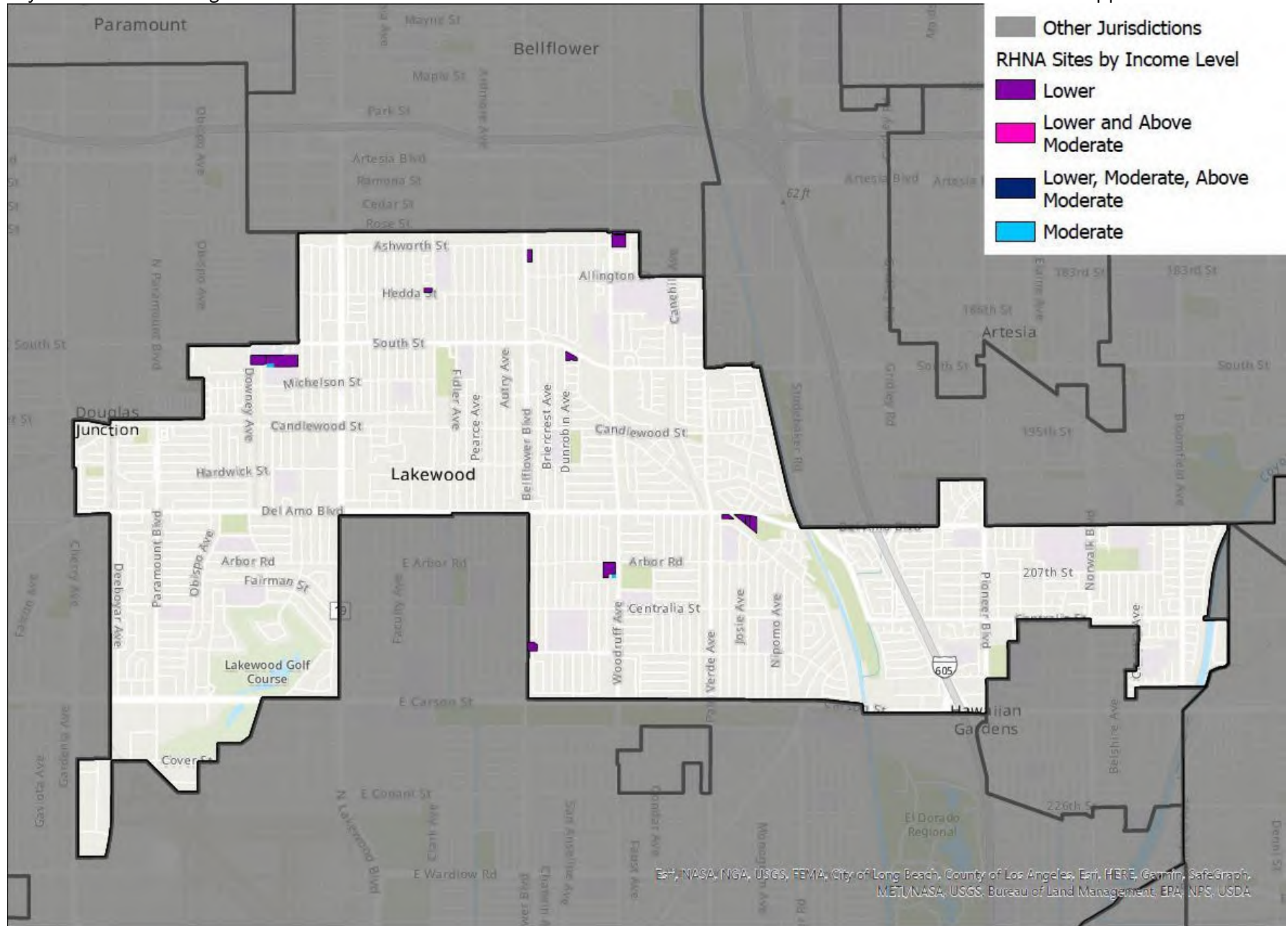


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RHNA Approach: Lakewood Center

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RHNA Approach: R1 Sites

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Appendix D: Affirmatively Furthering Fair Housing



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X. AFFIRMATIVELY FURTHERING FAIR HOUSING

A. INTRODUCTION

Assembly Bill (AB) 686 requires the housing element to provide an analysis of barriers that block or impair access to fair housing opportunities. AB 686 also requires the housing element to commit to actively and meaningfully affirmatively further fair housing. This analysis includes an assessment of fair housing enforcement, outreach activities, trends in overcrowding, housing problems, and cost burden, segregation patterns, and any other impediments to fair housing. The assessment also analyzes the extent to which the identified RHNA sites affirmatively further fair housing.

B. OUTREACH

Outreach Activities

Community members were engaged using the following methods:

- Virtual City Council study session on February 24, 2021
- Public hearing with City Council on April 5, 2021
- Virtual community workshops on May 5 and May 26, 2021
 - The virtual workshops were recorded and made available on the City website
- Online survey in English and Spanish
- Stakeholder interviews
- Public hearing with Planning and Environment Commission (PEC) on September 2
- AFFH Focused community workshop on December 7, 2021

Housing advocates, developers, community, regional, and fair housing organizations, and the public were invited to these workshops via the Lakewood *E-Magazine* and the *Press Telegram*. Notices were also posted on the City's website.

An additional community workshop was held December 7th. The workshop focused specifically on fair housing within the housing element. During this meeting, the fundamentals of affirmatively furthering fair housing were explained to members of the public and a survey regarding fair housing issues was conducted.

The results of the survey indicated that one third of participants have experienced or know someone who has experienced discrimination related to housing, and that this discrimination was based on race/ethnicity. Two-thirds of respondents were unaware of what resources to call on or where to go regarding discrimination in housing choice.



Addressing this feedback, the City has included programs E-1 (Fair Housing Education and Counseling), F-6 (Fair Housing Outreach and Enforcement), G-1 (Housing Information) and G-3 (Source of Income Protection/ Housing Mobility).

Organizations Contacted and Consulted

Organizations contacted and interviewed included:

- Right Time Development Corporation
- City Ventures
- Macerich
- Warmington
- Urban Pacific Development
- Fair Housing Consultants Inc.
- Lakewood First United Methodist Church
- Calvary Chapel of Lakewood
- Christ Presbyterian Church Lakewood
- Saint Pancratius Catholic Church
- West Lakewood Baptist Church
- Good Shepard Catholic Church
- United Church of Christ
- Cityline Church
- Life Center Church
- Lakewood Church of Christ
- The Way Christian Fellowship
- First Southern Baptist Church
- Bible Believers Missionary Baptist Church
- One Church
- Calvary Apostolic Tabernacle
- Mentor Network



- NAMI Long Beach
- Community Impact Marketing Group
- Pathways Volunteer Hospice
- LA Supportive Housing
- Greater Lakewood Chamber of Commerce
- YMCA

Results and Analysis of Outreach

Overall, the online survey received 309 responses and the two virtual community workshops had six attendees each. The survey and virtual community workshops were advertised using the City's social media accounts and in the Lakewood magazine. Due to the COVID-19 pandemic, both community workshops and the survey were hosted virtually. While the virtual component may have increased access for people unable to commute to a physical space, it also potentially excluded those without internet access. Access to the meetings was available via telephone to mitigate this limitation.

The workshops were hosted on the same weekday at the same time, which may have created a barrier for those with a consistent commitment at that time. The workshops were recorded and posted on the City's website for later viewing alongside the survey for residents who could not attend the meeting live but wanted to provide input.

Residents expressed strong concern about the impact of new housing on the community. Most indicated a strong preference for detached single-family housing. Lakewood was originally built as a single-family neighborhood, and residents voiced concern about mixed-use or multifamily development affecting the aesthetic of the City. Some community members indicated opposition to new housing development and urged the City to consider that new housing may affect public safety.

Alternatively, some community members cited how difficult it is to find large family homes that are affordable for young families. Potential solutions discussed were increased accessory dwelling units (ADUs) and affordable units, especially on church property. Responses also noted that east Lakewood has disproportionate housing needs as compared to the rest of the City. To address these responses, program sections E and F were included to address disproportionate housing needs and AFFH issues, including those issues affecting east Lakewood. Additionally, programs A-7, B-9 and B-10 were added to assist the development of ADUs. Programs have also been included to increase housing typologies to increase the number of affordable units, such as programs B-13.

Housing developers cited the City's zoning code and development process as a possible impediment to affordable housing. The City is implementing a number of constraint reduction and upzoning programs as a part of the Housing Element (see program sections A and B).



C. ASSESSMENT OF FAIR HOUSING

Fair Housing Enforcement and Outreach Capacity

The City of Lakewood contracts with Fair Housing Consultants Inc. to provide fair housing services to the City's residents. Fair Housing Consultants provides training, outreach, and education services through speaking engagements, open houses, workshops, training sessions, and distribution of materials. The Fair Housing Consultants program also provides fair housing counseling with area lenders, apartment associations, homeowners, and housing managers. In the 2018-2019 fiscal year, Fair Housing Consultants Inc. received five complaints from residents of the City of Lakewood citing discrimination based on race or familial status, all of which were referred to the Department of Fair Employment and Housing (DFEH) for further investigation.

Since 2016, Fair Housing Consultants has received 50 complaints with eight citing discrimination based on age, six citing discrimination based on disability, one citing discrimination based on sex, 23 citing discrimination based on race, and 12 citing discrimination based on familial status. Since 2016 there have been four lawsuits pertaining to fair housing injustice. There have been 11 complaints forwarded to DFEH in the last five years. Complaints have slowed over the past five years, which may be due to the City trending younger, as well as increased community trainings on understanding discrimination.

In addition to the five discrimination-based complaints, Fair Housing Consultants Inc. dealt with 389 additional landlord/tenant complaints and disputes from 241 households for the City of Lakewood, the majority of which related to rent increases, Section 8 referrals, or repairs. Complaints submitted were by 86 Hispanic community members, 83 White community members, 67 Black community members, and five Asian community members.⁵

The City of Lakewood also mediates non-financial cases between landlords and tenants, resulting in 33 cases mediated internally by the City's Code Enforcement Department regarding repairs, parking, accessibility, or security deposits. These cases are also investigated by an attorney.

Overall, the City and Fair Housing Consultants are proactive in addressing fair housing complaints and issues in Lakewood. Through its comprehensive public education program, code enforcement program,

Summary of Fair Housing Issues

Most housing in Lakewood was constructed in the 1940s, 50s, and 60s, prior to significant civil rights legislation and Supreme Court decisions that limited racial discrimination. Homes in Lakewood were financed by the Federal Housing Administration (FHA), which conditioned the project to be limited to White families only. The new postwar homes in Lakewood were not available to people of color due to federal government policy that prevented non-whites from purchasing these low-cost homes in Lakewood.⁶

⁵ Fiscal Year 2020-2024 City of Lakewood Analysis of Impediments pg. 59

⁶ Rothstein, Richard. *The Color of Law*. Page 73. 2017



The largely single-family community of Lakewood incorporated in 1954 in response to a potential annexation of the community by the City of Long Beach. At that time, Lakewood did not extend beyond the San Gabriel River to the east. Multi-family homes on the east side of the San Gabriel River were annexed into the City of Lakewood in 1966 from unincorporated Los Angeles County.

In 2021, Lakewood is a racially diverse, high resource City. There are a limited number of census tracts that show repeated fair housing concerns in the analysis below. The census tracts bisected by the I-605 freeway and those to the east of the freeway tend to have lower-incomes and indications of concentrated need compared to the rest of the City. These include tracts 5550.01, 5550.02, 5551.02, 5551.03, and 5551.04. These tracts have a concentration of multifamily housing, a slightly higher concentration of non-White, Hispanic population, higher levels of poverty, higher levels of cost-burdened renters, a larger low-moderate income population, and a higher level of overcrowding. Two of these tracts, 5551.02 and 5551.04, extend into the neighboring jurisdiction of Hawaiian Gardens, a small city that exhibits trends of concentrated housing needs.

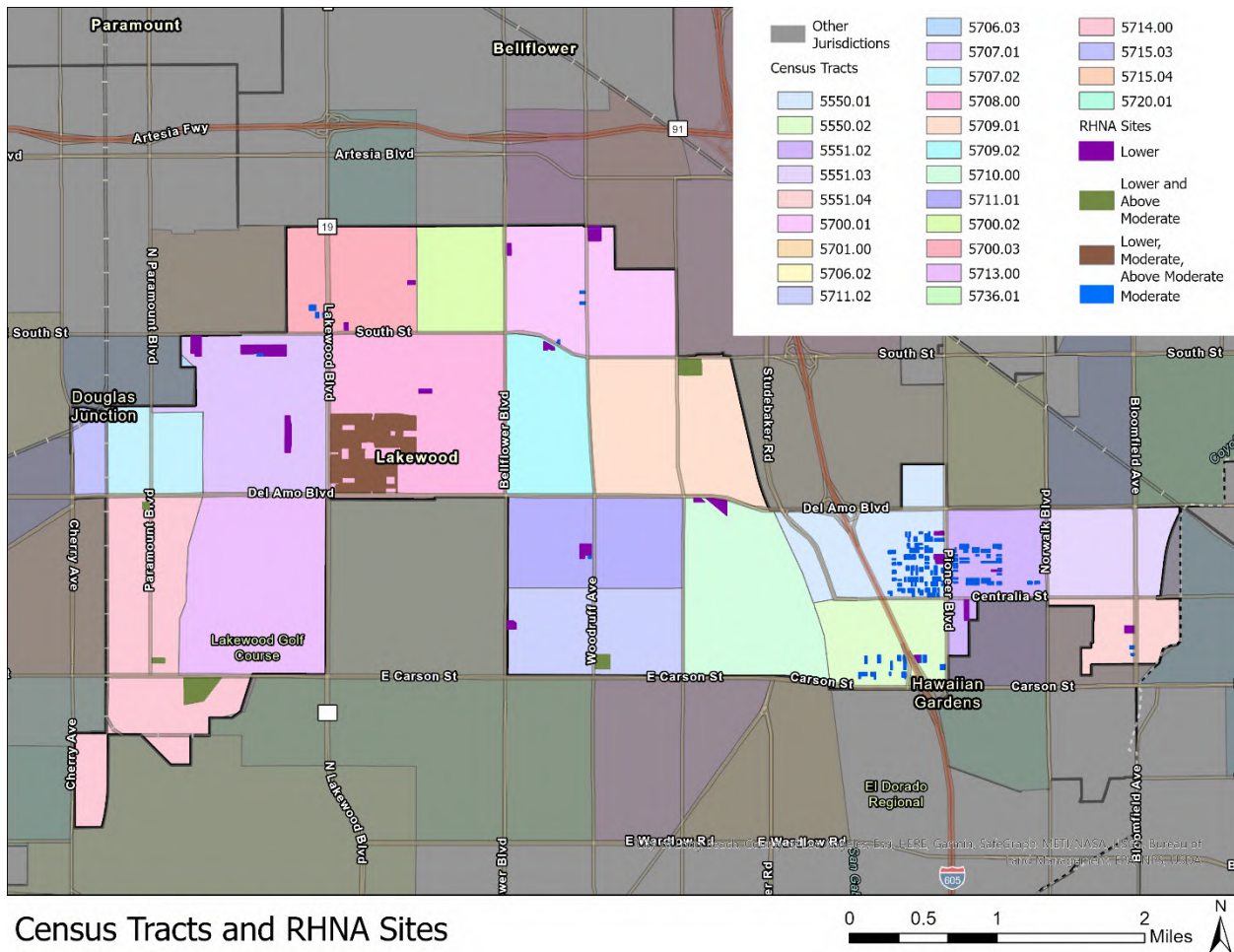
Additionally, the uses that are just outside the City on the northwest border may impact fair housing indicators in adjacent tracts, including census tracts 5700.03, 5707.01, and 5707.02. Tracts outside of the City include heavy refining and industrial manufacturing in Long Beach and Paramount, as well as dense concentrations of older multifamily housing in Bellflower. Tracts 5714.00, 5707.01, and 5707.02 have high CalEnviroScreen (CES) 4.0 scores that may indicate disparities in access to opportunities in this area. The tracts adjacent to the City have some of the highest CES percentile scores in the state. This is likely to affect the tracts in Lakewood as well.

RHNA sites and their impact on fair housing are considered within each fair housing analysis. There are few vacant parcels in Lakewood and few parcels that are greater than 0.5 acre. Due to these factors, the RHNA sites are mostly non-vacant sites and include smaller parcels. The sites are spread throughout the City with a slight concentration of moderate sites in the eastern arm of the City. These moderate sites are intended to improve access to opportunity as well as providing additional housing choice in the eastern area of the City. Furthermore, the City is upzoning all commercial zones to accommodate mixed-use. Many rezoned commercial sites with mixed-use potential are not included towards the RHNA capacity, as they are less likely to be developed in the short term than the RHNA sites. Despite not being included in the RHNA, these sites have high potential for residential/mixed-uses, and if redeveloped, will provide additional housing choice and access across Lakewood. Additionally, all of the sites are projected to be high density, above 32 units per acre, regardless of income designation.

Census tracts in and immediately adjacent to Lakewood are shown in Figure 1 along with RHNA sites by income level. There are 18 census tracts with their majority in Lakewood.



Figure 1: Lakewood Census Tracts and RHNA Sites



Source: HCD AFFH Data Viewer and City of Lakewood

Findings from 2020 Analysis of Impediments to Fair Housing Choice

The City of Lakewood published the Fiscal Year 2020-2024 Analysis of Impediments to Fair Housing Choice (AI). The report identifies impediments to fair housing in the City, analyzes factors in both the public and private sectors that may impact housing choice, assesses housing needs across income levels, and evaluates housing choices for residents.

The AI identified the following findings and impediments to fair housing for the City of Lakewood⁷:

- The average household size has increased from 2.8 to 3.1 in the last 30 years which can act as an impediment if landlords are discriminatory against larger households or children.
- The housing stock has increased by less than 3% since 1990, limiting housing availability and potentially allowing landlords to be discriminatory when being selective with renters.

⁷ Fiscal Year 2020-2024 City of Lakewood Analysis of Impediments pg. 61



- Conventional home purchase loan rates are lower for Black and non-White Hispanic residents than Asian and White residents. Loan rates correlate closely with census tract income.
- More often than not, housing cost burden is disproportionately burdening the most vulnerable members of the community.
- The majority of housing units are more than 50 years old. While generally in good condition, the age of the structures may require more units needing rehabilitation.
- The relationship between public transit, job centers, and affordable housing does not impede access to fair housing choice in the City.

Based on its analysis and findings, the AI identified the following proposed goals and strategies for the City of Lakewood to further access to fair housing choice:

1. Homeownership Assistance

- a. Fund programs to assist households with income in between 80 and 100 percent of County median family income (MFI) while exploring funding programs for households within the 30 to 80 percent MFI range.
- b. Develop four sites with affordable housing for sale and rent.
- c. Refer residents to California Housing Finance Agency (CalHFA).

2. Rehabilitation Assistance

- a. Fund programs to assist households with income in between 80 and 100 percent of County MFI, while exploring funding programs for households with income in between 30 and 80 percent of the County MFI.

3. Housing Choice Voucher Rental Assistance

- a. Refer elderly, large, and lower-income families to Housing Authority of the County of Los Angeles (HACoLA).

4. Affordable Housing Resources

- a. Pursue funding sources for affordable housing development.

5. Incentives for Affordable Housing Development

- a. Provide both financial and development incentives to owners or developers of multi-family housing.
- b. Adopt an Accessory Dwelling Unit (ADU) Ordinance that complies with California State Law.

6. Housing Element



- a. Implement policies and programs identified in the Housing Element.
7. Outreach to Lenders
 - a. Contact local lenders and explore ways to expand homebuyer assistance programs.
 - b. Work with local lenders and government institutions to provide information about government-backed financing for low- and moderate-income residents. Encourage lenders to provide information in both English and Spanish.
 8. Education and Resources
 - a. Encourage local lending institutions and Fair Housing Consultants, Inc. to hold workshops in Lakewood. Encourage the workshops to be held in both English and Spanish. Refer homebuyers and realtors to designated lenders.
 - b. Provide brochures or information on homeownership, rental assistance, and rehabilitation assistance programs in both English and Spanish.
 9. Unfair Lending Practices
 - a. Work with Fair Housing Consultants, Inc. to monitor complaints regarding unfair lending and assess lending patterns using the Home Mortgage Disclosure Act data and other data sources.
 - b. With Fair Housing Consultants Inc., participate with HUD and other agencies in investigating predatory lending in the home purchase, home improvement, and mortgage refinancing markets.
 - c. Use *Lakewood Living*, the City newsletter, or other media sources to alert residents of predatory or other unfair lending practices that may occur in Lakewood.
 10. Fair Housing Services
 - a. Provide information regarding the services provided by Fair Housing Consultants Inc. on the City website
 - b. Continue to contract with Fair Housing Consultants Inc. for fair housing workshops in the City. Make specific efforts to expand community participation in these workshops, including a greater awareness among property owners and managers.
 - c. Fair Housing Consultants Inc. will continue to work with local boards or realtors to distribute fair housing information to member agencies in the City.



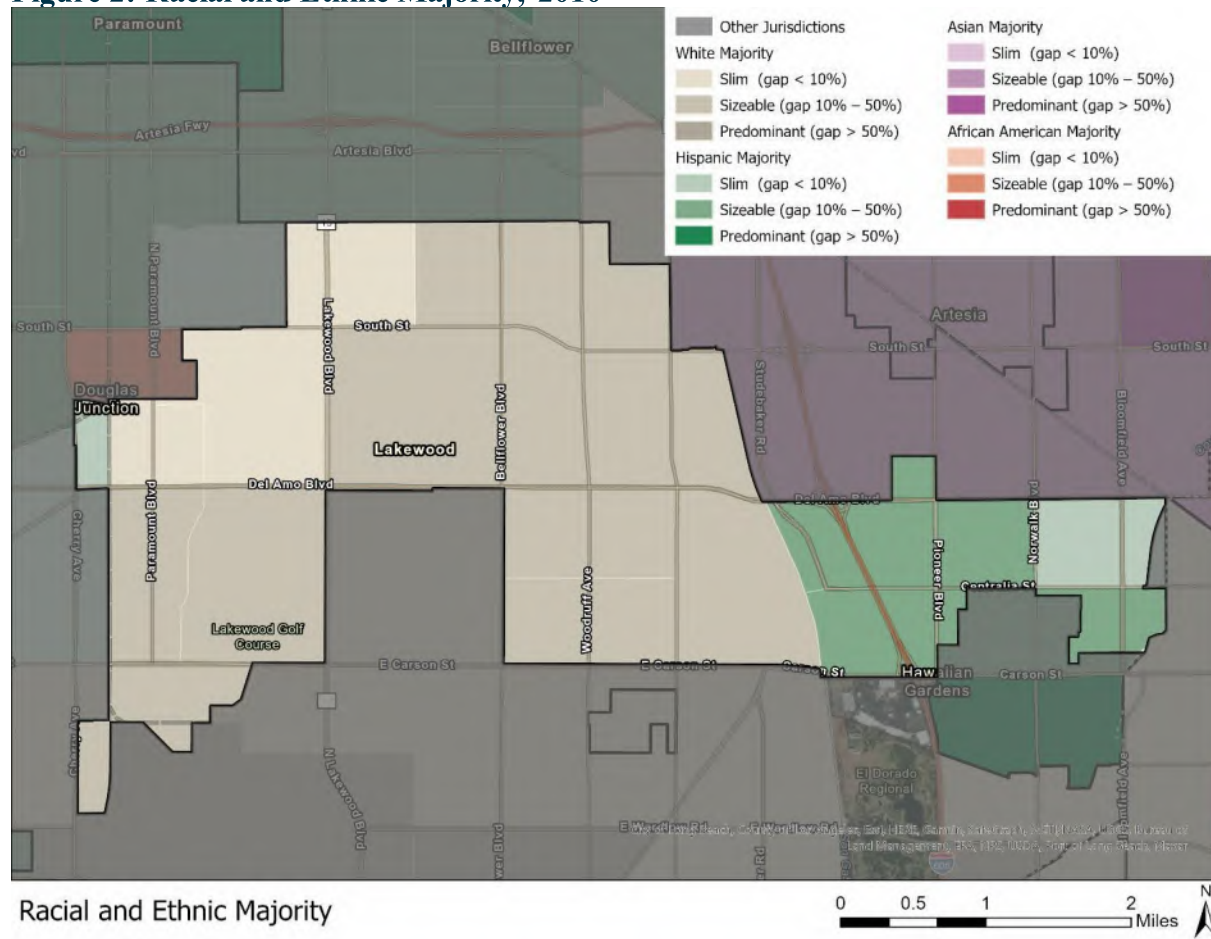
Integration and Segregation

Race and Ethnicity

An analysis of the City of Lakewood’s racial and ethnic makeup can reveal potential fair housing issues through correlation with high levels of housing problems, cost burden, overcrowding, and more to the identified majorities in the different sections of the City’s geography.

Figure 2 shows the racial and ethnic majorities for each census tract in the City of Lakewood. Most of the City has a sizeable non-Hispanic White majority, with the exception of tracts encompassing and to the east of the I-605 freeway. This area east of the San Gabriel River was annexed in 1966, twelve years after the City’s incorporation. The population in this area is sizably Hispanic.

Figure 2: Racial and Ethnic Majority, 2010



Source: HCD AFFH Data Viewer

The City of Lakewood has a slightly larger non-Hispanic White population than Los Angeles County, at 34 percent and 26 percent, respectively. Additionally, while western Lakewood has a majority White population, the surrounding areas to the north of the City have Black, Hispanic, or Asian majorities. Areas to the south of Lakewood and north of Long Beach, show similar racial trends to western Lakewood, with a majority non-Hispanic White population.

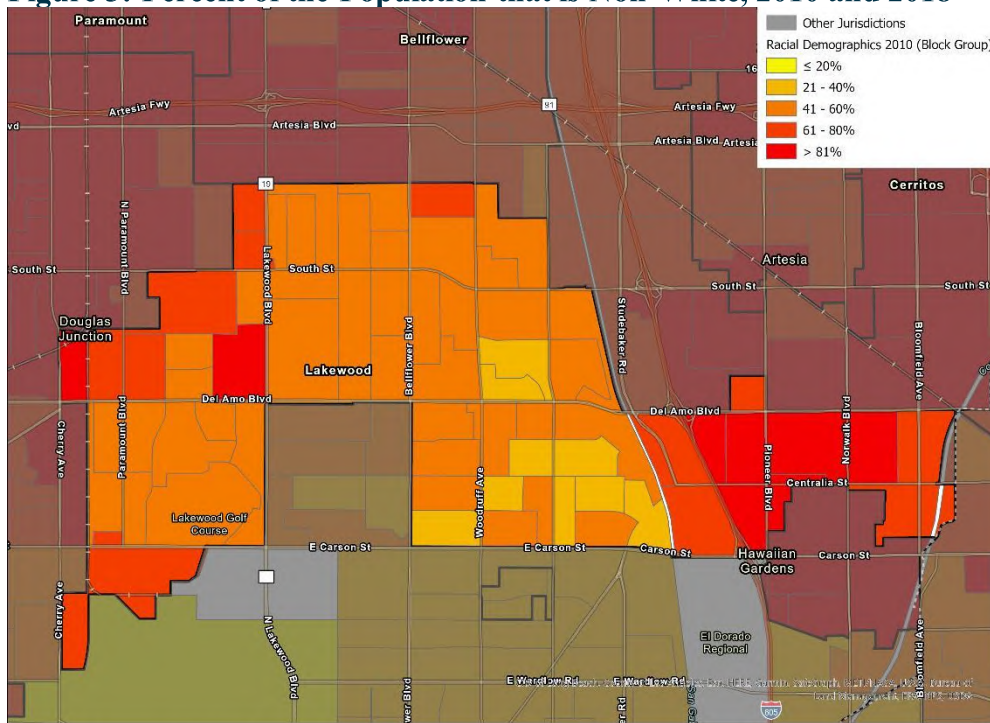


Though non-Hispanic White is the single most dominant group, it does not form a plurality in many census tracts as shown in Figure 3 which illustrates the percent of non-White individuals in each census block group in 2010 and 2018; it also displays RHNA sites. While western Lakewood shows a White majority, it still falls into the 40 to 60 percent White category, indicating minorities are highly integrated throughout the City. The percentage of non-White residents has increased in a few census tracts across the City, with the highest percent of non-White residents residing in the east side and northwest corner of the City. The large majority of the City is over 60 percent non-White, except for four southern census tracts that fall into the 40-60 percent category. Generally, there is a correlation between areas of the City with more multi-family housing and a higher percent non-White population.

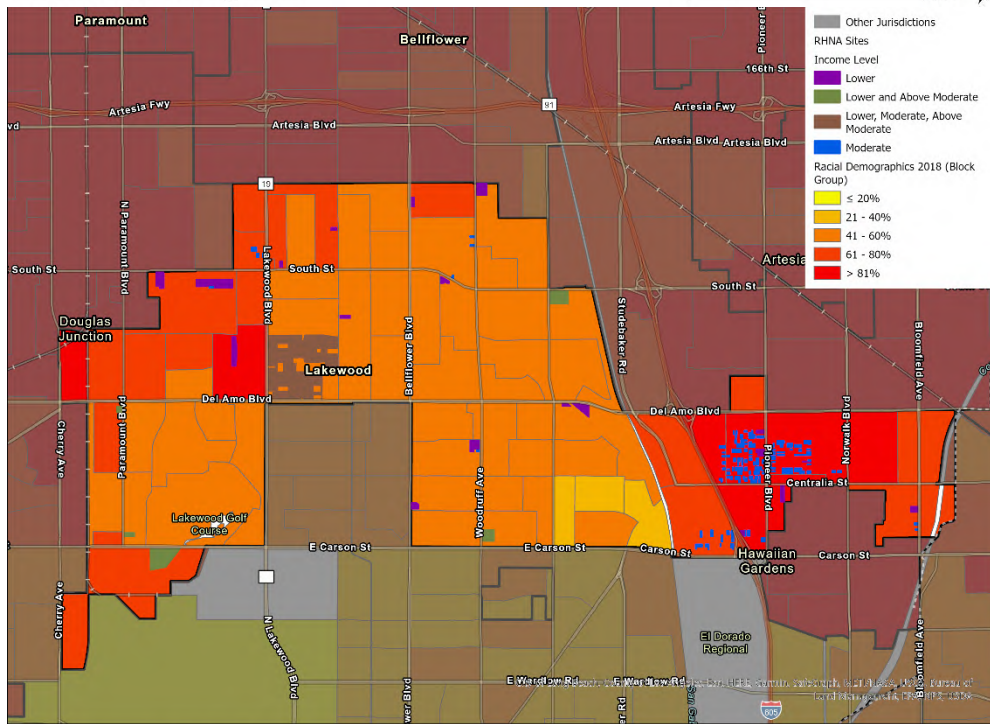
RHNA sites by income level are shown in Figure 3. Sites are largely distributed throughout the City. Figure 4 compares the distribution of RHNA units and the percentage of City acreage that falls in each quintile. All sites and over 97 percent of the City are spread across three groups and follow the same trend. The most sites and largest part of the City falls into the 40-60 percent non-White range, followed by 60-80 percent non-White and above 80 percent non-White. Due to the existing zoning and future potential for development/redevelopment, there is a concentration of moderate-income sites east of the I-605 freeway. These areas are already zoned for multifamily and consist of older housing stock that is appropriate for redevelopment to help catalyze growth and increased opportunity the area.



Figure 3: Percent of the Population that is Non-White, 2010 and 2018



Percent non-White, 2010

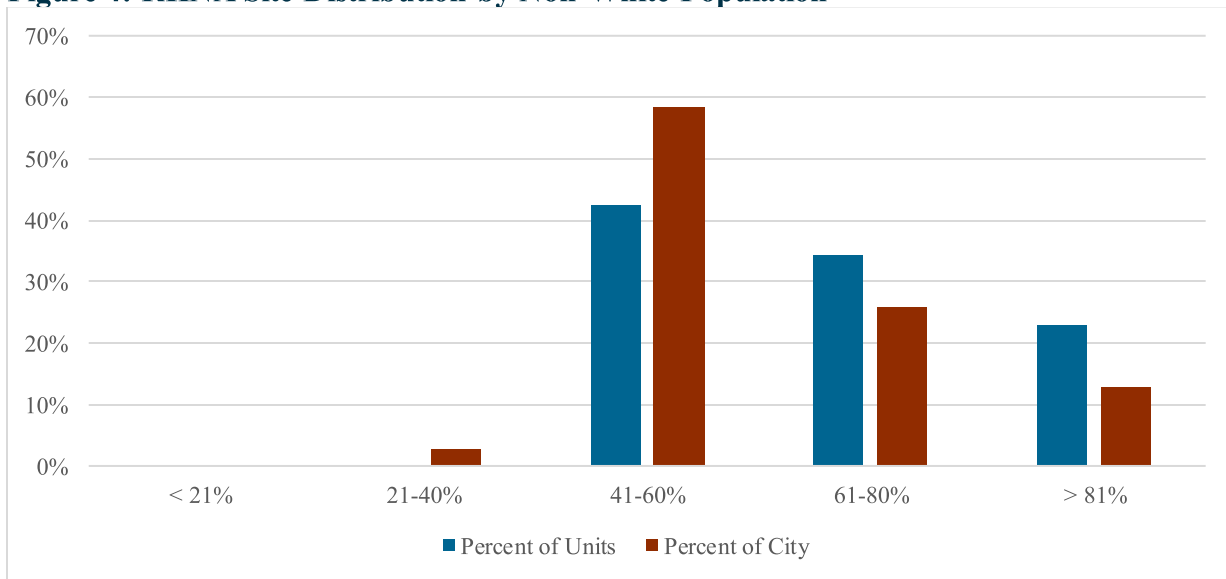


Percent non-White, 2018, and RHNA Sites

Source: HCD AFFH Data Viewer and City of Lakewood



Figure 4: RHNA Site Distribution by Non-White Population



Source: HCD AFFH Data Viewer and City of Lakewood

In addition to the map and chart, Table 1 displays the RHNA units broken down by income level for each quintile as shown on the map. The table displays both the number and percentage of units in each income category that fall into each category. It also compares the total percentage of RHNA units to the percentage of the City acreage that is in each area for reference. The chart indicates that units are generally spread across income levels, especially the low and above moderate units. The largest disparity is in the moderate income units, of which three-fourths are located in areas where greater than 80 percent of the population is non-White; this may indicate moderate income sites are concentrated in areas where a higher percentage of the population is non-White when compared to the low and above-moderate income levels. Low-income units are not disproportionately clustered in any category.



Table 1: RHNA Units by Income Level and Percent non-White

% non-White	Low Income		Moderate Income		Above Moderate Income		% of Total Units	% of City Acreage
	Number of Units	% of Low Income Units	Number of Units	% of Moderate Units	Number of Units	% of Above Moderate		
< 21%	0	0	0	0	0	0	0	0%
21-40%	0	0	0	0	0	0	0	2%
41-60%	783	38.1%	88	10.5%	943	68.8%	42.5%	58.5%
61-80%	921	44.8%	119	14.1%	428	31.2%	34.4%	25.9%
> 81%	353	17.2%	635	75.4%	0	0%	23.1%	12.7%
Total	2057	100%	842	100%	1371	100%	100%	100%

Source: HCD AFFH Data Viewer and City of Lakewood

Segregation can also be quantified by using the dissimilarity index. The dissimilarity index measures the distribution of two groups in a city and assigns a score between 1-100. Level of segregation is determined by assessing what percentage of residents of a census block would have to move for each block to have the exact same population of said group. Therefore, a decreasing dissimilarity index implies higher integration, and a more even distribution of each ethnicity when compared to the White population. A higher dissimilarity index indicates higher concentrations of the indicated ethnic groups in areas of the City, when compared to the White population distribution. The formula for this calculation is provided by HCD’s AFFH Guidance Document⁸.

The categories for the dissimilarity index on a scale of 1-100 are as follows:

- <30: Low Segregation
- 30 – 60: Moderate Segregation
- >60: High Segregation

The indices for the City of Lakewood are shown in Table 2, which illustrates segregation between the overall non-White and White populations, as well as segregation between the Hispanic and White populations, remains in the low category and has only minorly increased. Segregation between the Black and White populations, and between the Asian and White populations, has increased slightly more, but they both still remain in the lower end of the moderate segregation category. Segregation at the City level is much lower than Los Angeles County as a whole, which experiences high levels of segregation. Los Angeles County has a set goal of below 35 for its dissimilarity index between Black and White residents by 2050.⁹ Lakewood, at 38.4, is close to the County’s goal for 2050. While it is impossible to quantify or anticipate the precise impact of

⁸ AFFH Guidance for All Public Entities, pg. 67

⁹ LA 2050 Metric: <https://la2050.org/metrics/10>



the RHNA inventory on future dissimilarity indices, the distribution of the sites throughout the City makes it likely that the dissimilarity index will decrease as new housing opportunities are created in tracts that currently have no multi-family housing.

Table 2: Dissimilarity Index for Race, 1990-2019

	Lakewood				Los Angeles County			
	1990	2000	2010	2019	1990	2000	2010	2019
Non-White/White	33.0	32.5	27.8	29.7	55.3	55.5	54.6	56.9
Black/White	50.6	41.9	35.1	38.4	72.8	65.2	65.2	68.9
Hispanic/White	28.3	28.1	24.6	25.0	60.1	62.2	62.2	63.5
Asian/White	37.1	35.8	31.2	36.5	43.5	45.8	45.8	49.8

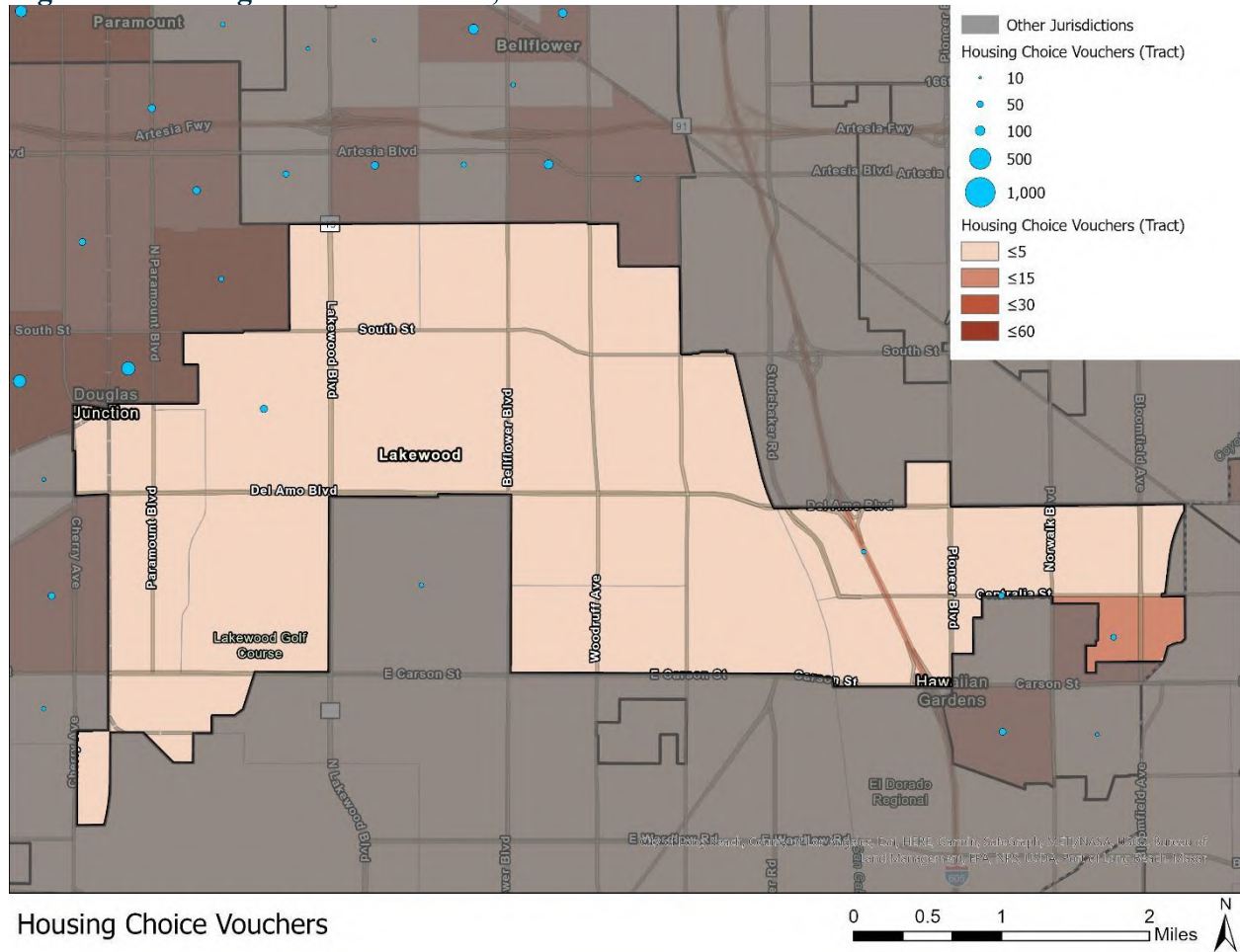
Source: Decennial Census 1990, 2000, 2010, 2019

Income

The dissimilarity index can also be used to calculate income segregation, using the same scale as provided above. The dissimilarity index between low-moderate and high income groups in Lakewood is 33.5, which indicates that Lakewood is moderately segregated by income. The countywide dissimilarity index for income is 41.1, which is also moderate, but is evident of slightly higher levels of income segregation compared to the City. Figure 5 shows the minimal use of housing choice vouchers in the City. Lakewood differs from the region as a whole as there is little to no housing choice voucher (HCV) use in the City, while surrounding areas to the west see much higher levels of utilization. This may be due to the lack of multifamily housing in the City, and the high cost of single-family housing units.



Figure 5: Housing Choice Vouchers, 2010



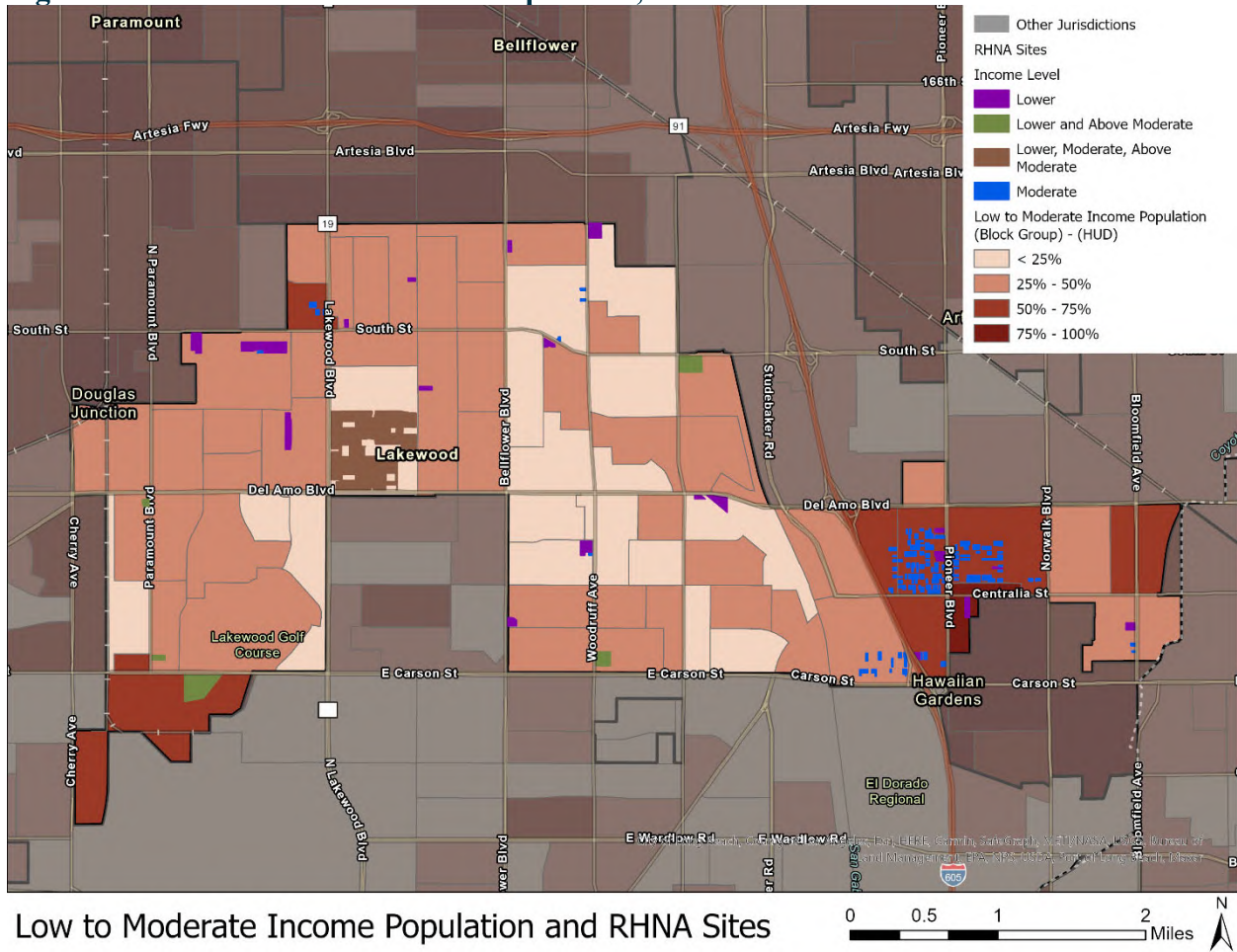
Source: HCD AFFH Data Viewer

Figure 6 shows the percentage of people within each census block group that are in the low- to moderate-income level. The east end of the City, in addition to a small section of the southwest corner, has 50-75 percent of the population in the low- to moderate-income range. This correlates with the areas that have the most multifamily housing and unit availability for HCVs.

RHNA sites by their projected incomes are also shown in Figure 6. The accompanying Figure 7 compares the RHNA site and City acreage distribution by the percentage of the population that is low-moderate income. It shows that RHNA sites are divided almost equally into thirds in the less than 25, 25-50 and 51-75 percent low-moderate income areas. The breakdown of sites differs from the City in that more sites are located in areas where less than 25 percent and between 50 and 75 percent of the population are low to moderate income than the proportion of City acreage that falls into those categories. Though there are more sites located in areas with a higher percentage of low-moderate income population, the sites in these areas are mostly low-moderate income and are intended to help increase housing stock and choice for the population in these areas.



Figure 6: Low to Moderate Income Population, 2011-2015

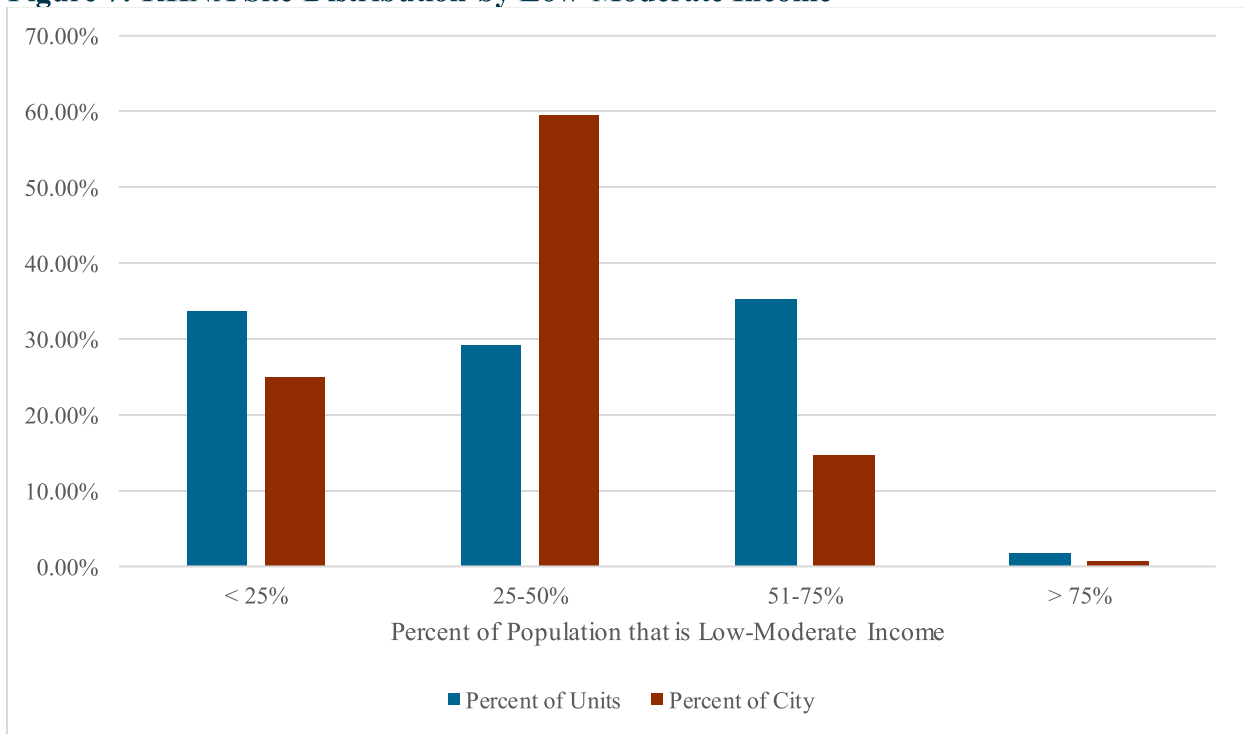


Low to Moderate Income Population and RHNA Sites

Source: HCD AFFH Data Viewer and City of Lakewood



Figure 7: RHNA Site Distribution by Low-Moderate Income



Source: HCD AFFH Data Viewer and City of Lakewood

Table 3 further breaks down the RHNA units and percentage of the population that is low-moderate income. It displays both the number and percentage of units that fall into each quartile as displayed on the map. The table shows that lower and above moderate income units are spread across each quartile; however, there is a concentration (78.5%) of moderate income units in areas where between 50 and 75 percent of the population is low-moderate income. Just over 30 percent of total units are in this area. The concentration of moderate-income units is due largely to the small parcel sizes of sites in existing multi-family residential zones in these areas that are suitable for smaller scale multi-family residential development. This type of housing is often more naturally affordable, and the densities are high enough to accommodate both affordable and market rate housing.



Table 3: RHNA Units by Income Level and Percent Low to Moderate Income

% Low-Moderate Income Population	Low Income		Moderate Income		Above Moderate Income		% of Total Units	% of City Acreage
	Number of Units	% of Low Income Units	Number of Units	% of Moderate Units	Number of Units	% of Above Moderate		
< 25%	551	26.8%	88	10.5%	800	26.8%	58.4%	25%
25-50%	1001	48.7%	93	11.0%	154	48.7%	11.2%	59.5%
51-75%	431	21.0%	661	78.5%	417	21%	30.4%	14.7%
> 75%	74	3.6%	0	0%	0	3.6%	0.0%	0.8%
Total	2057	100%	842	100%	1371	100%	100%	100%

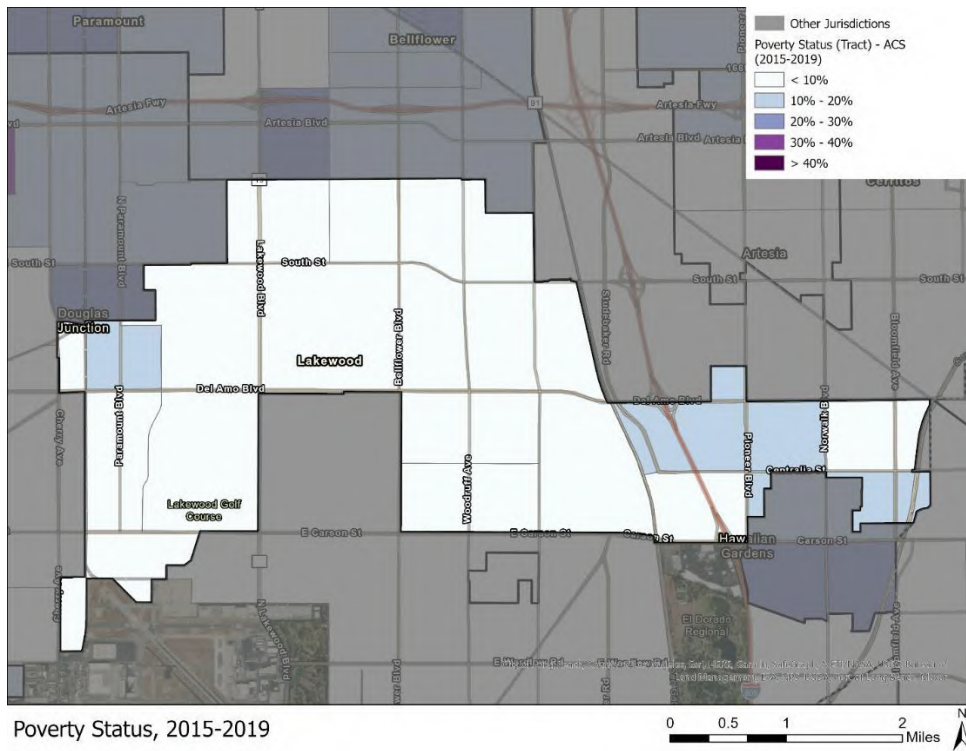
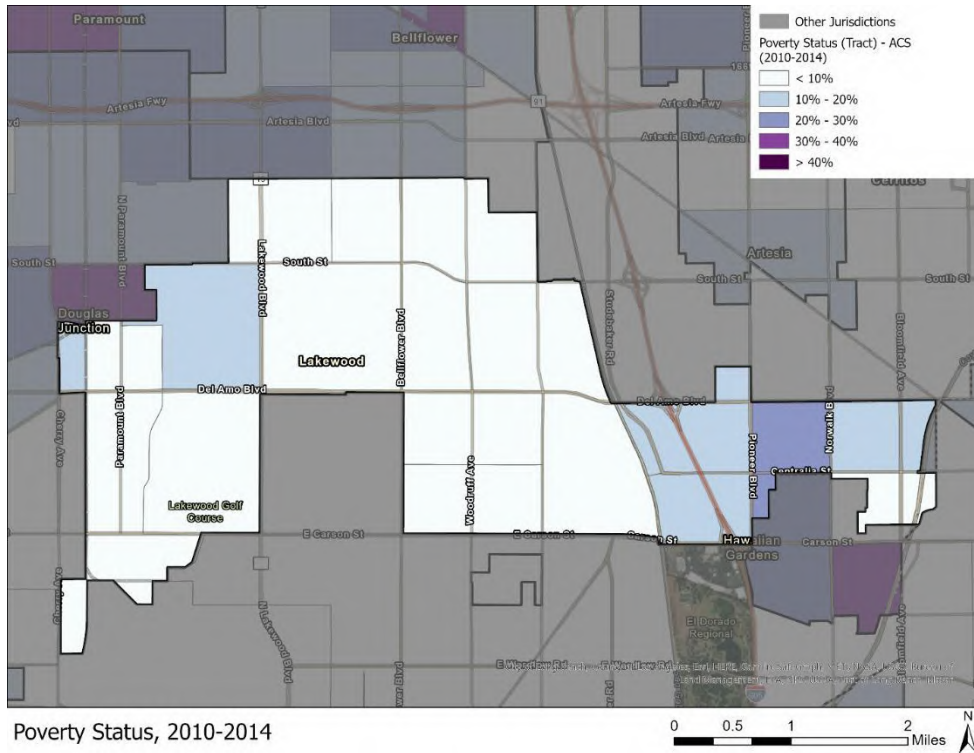
Source: HCD AFFH Data Viewer and City of Lakewood

As discussed in the Household Income section of the City Profile, Lakewood has a higher median income than Los Angeles County. The difference in 2019 was just over 37 percent (\$93,432 to \$68,044). Historically, Lakewood has had a higher median income than the County. This is in part due to historic land use practices relative to nearby Cities. Historic land use practices in the City saw largely single-family residential development with limited opportunity to build multi-family housing. Efforts in the housing element to address this include rezoning land to accommodate for multi-family housing (Program A-1) and the study and adoption of an inclusionary housing ordinance (Program A-6).

Figure 8 shows the percentage of households whose incomes are below the federal poverty level in each census tract from 2010-2014 and 2015-2019. The number of residents living below the federal poverty line has decreased since 2010-2014, as the east side of the City sees a change from having 20-30 percent of the population in poverty, to having 10-20 percent in poverty. As of 2015-2019, there is no tract where over 20 percent of residents are living in poverty.



Figure 8: Poverty Status, 2010-2014 and 2015-2019



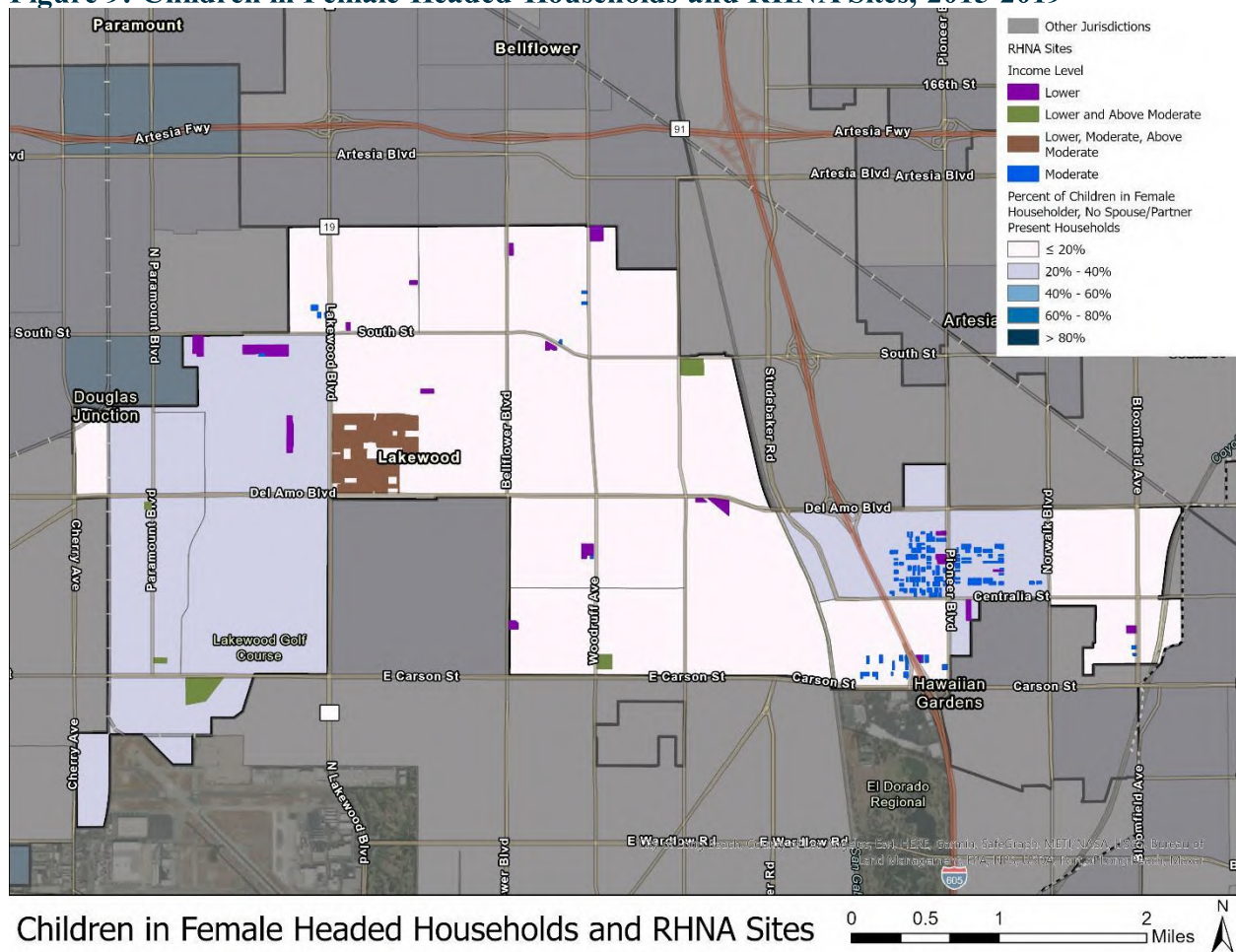
Source: HCD AFFH Data Viewer



Familial Status

Figure 9 shows the percentage of children that are living in female-headed households with no spouse by census tract. It also shows the RHNA sites. Overall, the majority of the City has few to no female-headed households, with the exception of the east and west sides, which have 20-40 percent of children living in female-headed households. Female-headed households make up 14.7 percent of the population, which is comparable to the 14.3 percent of the Southern California Association of Governments (SCAG) region. RHNA sites are distributed throughout the City and are not expected to impact fair housing concerns bases on familial status, as there is no location with a concentration of children in female-headed households. The City of Lakewood Analysis of Impediments estimates that in 2016, 8.8 percent of children lived in single-parent households¹⁰.

Figure 9: Children in Female-Headed Households and RHNA Sites, 2015-2019



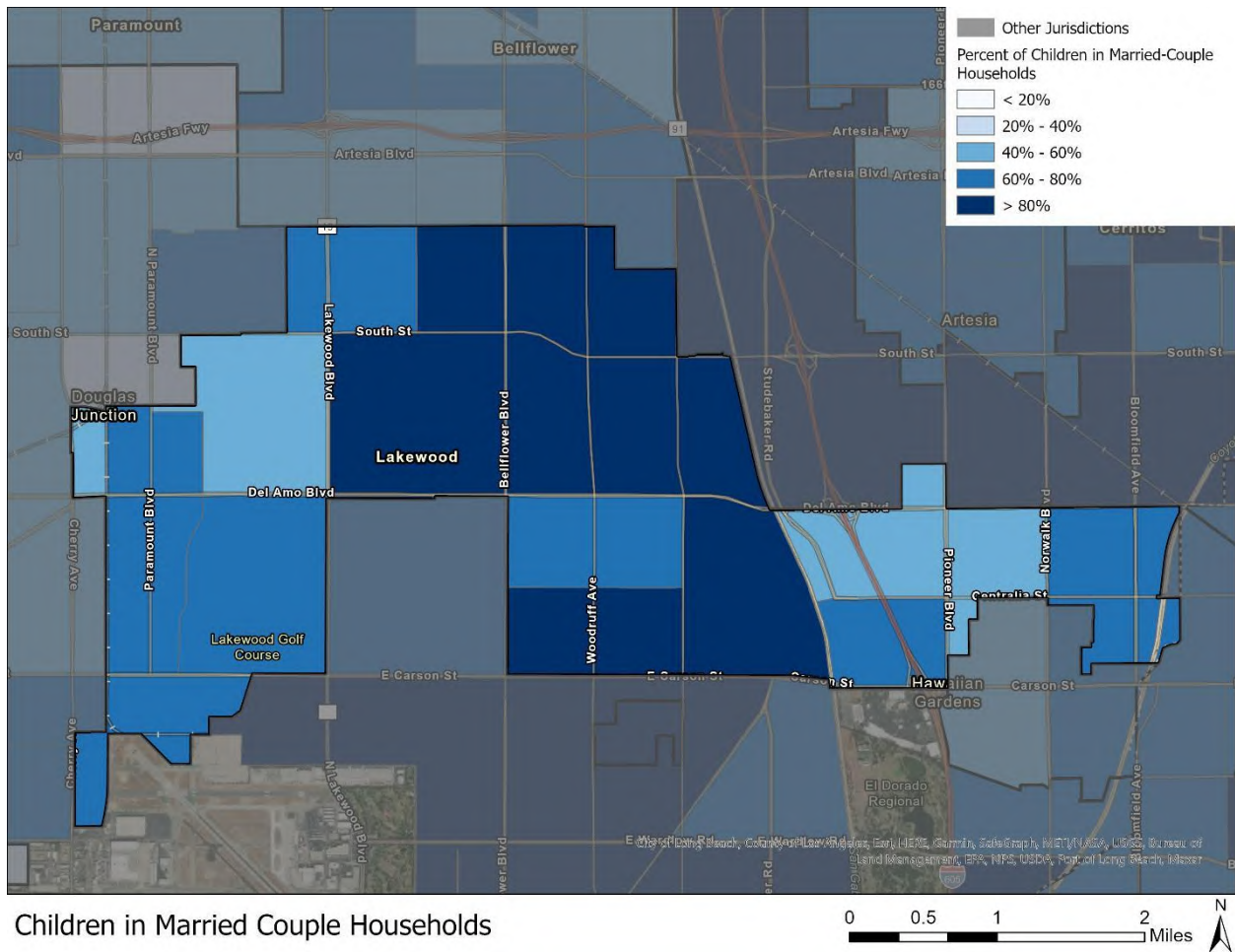
Source: HCD AFFH Data Viewer and City of Lakewood

Figure 10 shows that the majority of children in married-couple households are in the central City, the opposite areas from children in female-headed households. In this main central section, over 80 percent of children are in married-couple households.

¹⁰ Fiscal Year 2020-2024 City of Lakewood Analysis of Impediments pg. 19



Figure 10: Children in Married Couple Households, 2015-2019



Source: HCD AFFH Data Viewer

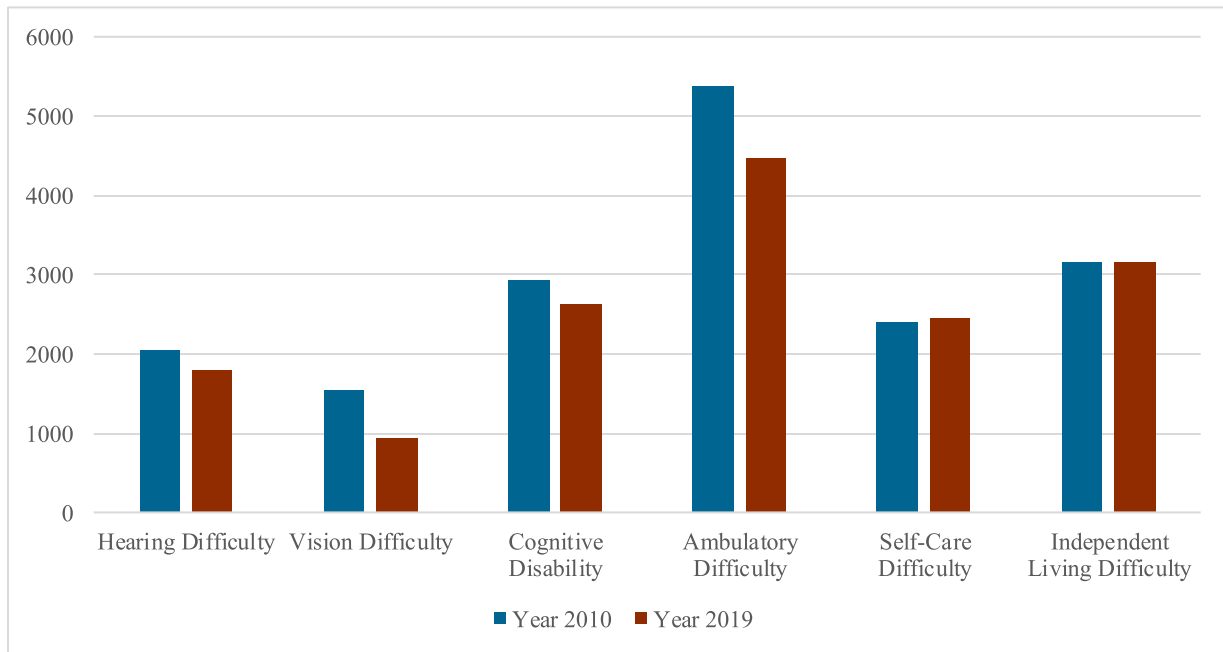
Persons with Disabilities

A disabled person, as defined by the US Census, is someone who has a hearing, vision, cognitive, ambulatory, self-care, or independent living difficulty. Approximately 9.2 percent of the population in the City of Lakewood has at least one disability¹¹. Countywide, there is a similar proportion of the population reporting a disability at an estimated 9.9 percent. The disability characteristics from 2010 to 2019 are displayed in Figure 11. About 6 percent of the population has an ambulatory, or walking, difficulty. Ambulatory issues are also the highest reported disability countywide. A large population with walking difficulty creates a need for single-story housing, elevators, transit access, wheelchair access, larger homes for live-in help, and proximity to health facilities.

¹¹ ACS 2019 Five Year Estimates



Figure 11: Disability Characteristics



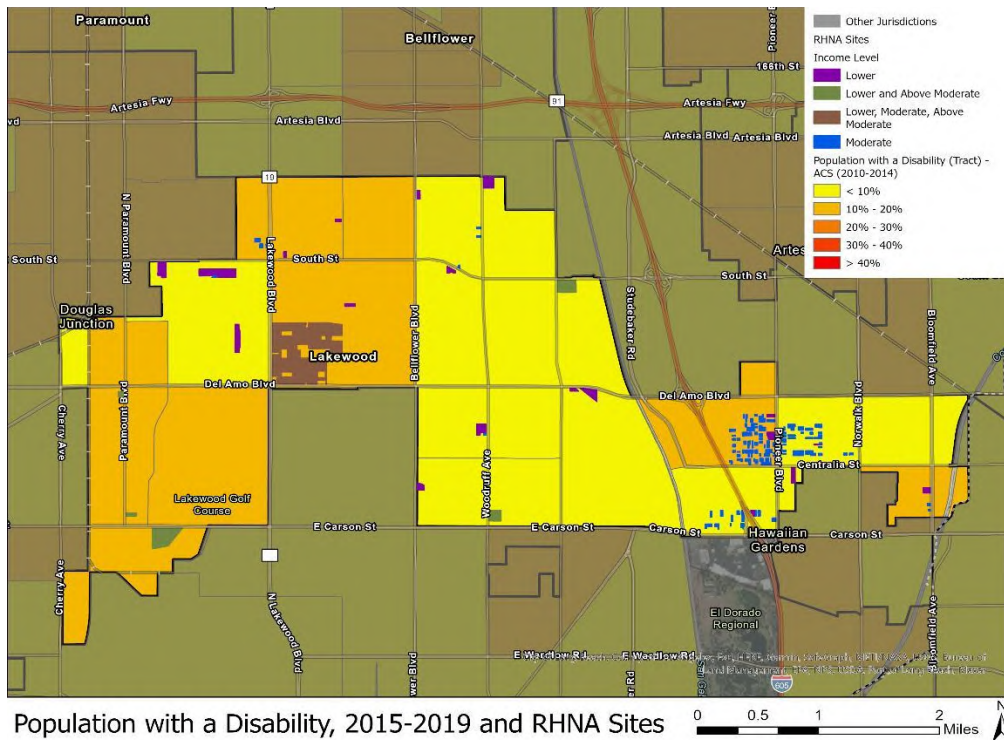
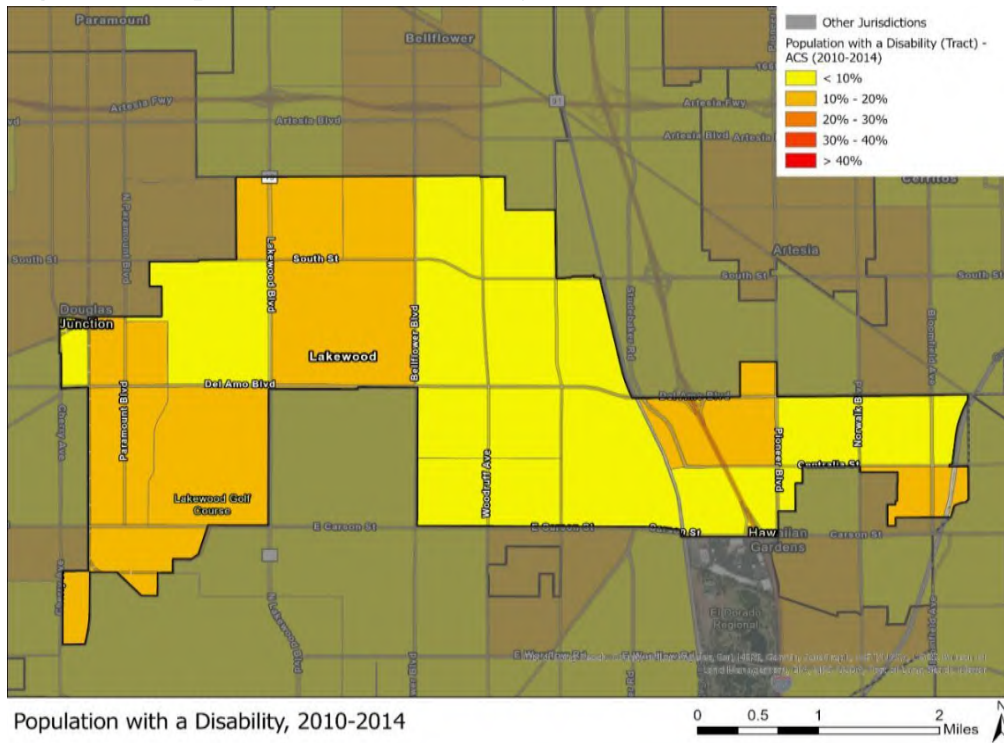
Source: ACS 2010, 2019 Five Year Estimates

Figure 12 shows that the disabled population is relatively evenly distributed throughout Lakewood without an extreme concentration. There were no large changes in location or concentration of those with a disability from 2010-2014 and 2015-2019. There are no patterns of correlation between disability and any other protected status. A larger or more concentrated disabled population may indicate a greater need for access to healthcare. While Lakewood has no concentrations of the population with a disability, the even distribution indicates a need for well distributed health care access throughout the community. Lakewood has few health care facilities within City limits, but there is an even distribution of facilities surrounding the City.

Figure 12 also shows the RHNA sites in the context of persons with a disability. Lakewood has a relatively low disabled population and no such concentration in any geographic area. The RHNA sites are spread across the City and are also not concentrated in any specific area. As such, the sites are not expected to cause fair housing concerns as they relate to residents with a disability.



Figure 12: Population with a Disability, 2010-2014 and 2015-2019



Source: HCD AFFH Data Viewer and City of Lakewood



Findings

Overall, the City of Lakewood has a mixed racial demographic that aligns mostly with the County as a whole, though the City has a slightly higher concentration of White residents and a lower concentration of Asian and Pacific Island residents. Compared to the County, Lakewood has much lower indices of segregation. The wealthier areas in the central tracts have more married couples with children, though there is no concentration of single, female-headed households in the City. There is no concentration or geographic pattern of persons with a disability throughout the City.

RHNA sites are distributed across Lakewood in a manner that does not exacerbate any trends of segregation in the City. There is a slight concentration of sites in areas with a higher population of low-moderate income residents, due to the potential and capacity in those areas. Sites are not concentrated in any way that would negatively affect persons with disabilities or protected familial status.

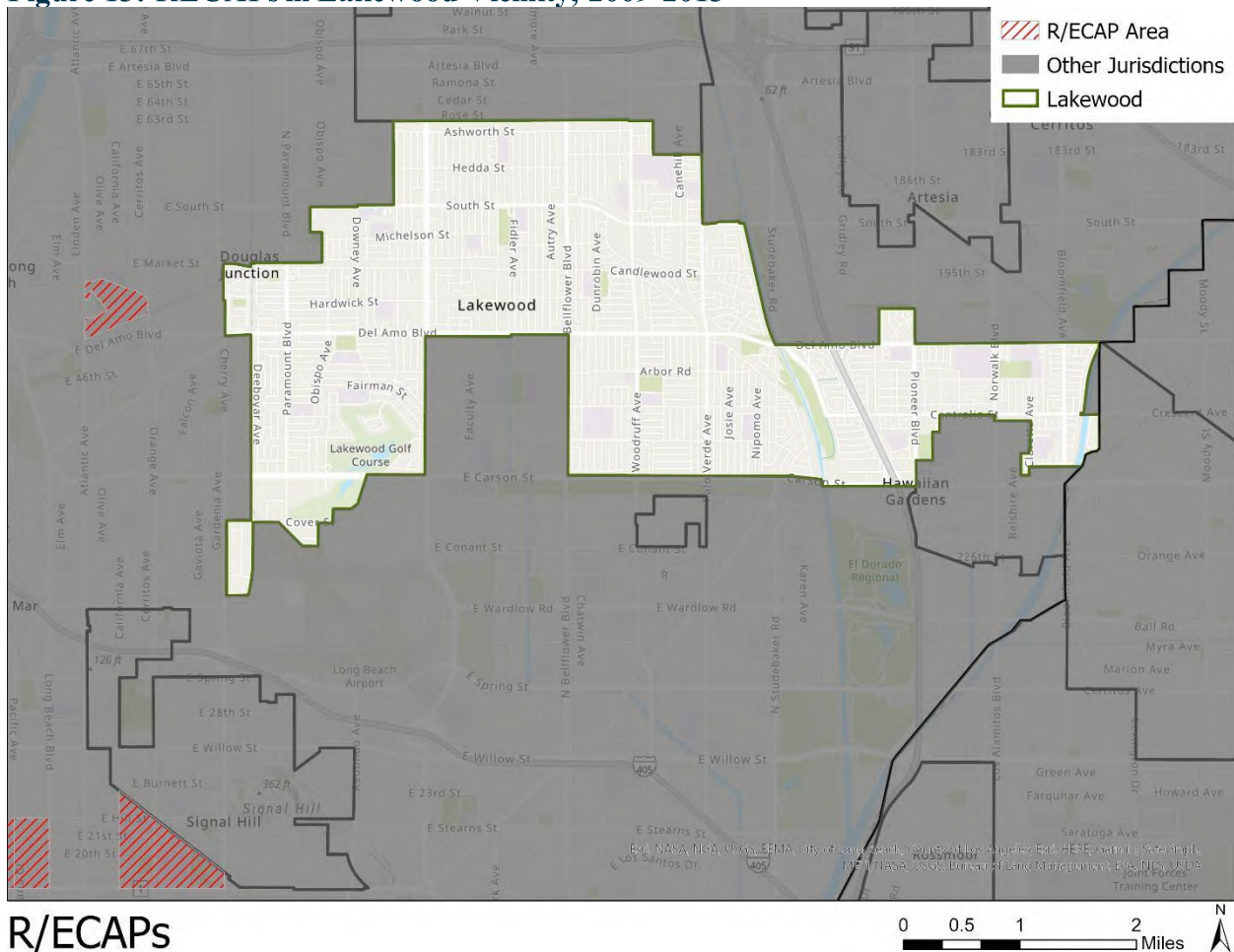
Racially and Ethnically Concentrated Areas of Poverty and Affluence

R/ECAPs

HUD defines Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) as an area where the percentage of the population that is non-White is over 50 percent and the percentage of households with incomes below the poverty line is over 40 percent. There are no R/ECAPs in Lakewood. The closest R/ECAP lies just to the west of the City, in the City of Long Beach. The R/ECAP is located at the Carmelitos Housing Project, a roughly 700-unit public housing development owned and maintained by the County of Los Angeles.



Figure 13: RECAPs in Lakewood Vicinity, 2009-2013



R/ECAPs

Source: HCD AFFH Data Viewer

RCAAs

Per HCD’s AFFH document, a Racially Concentrated Area of Affluence (RCAA) is an area with a population that is greater than 80 percent White and has a median household income level over \$125,000. There are no block groups in Lakewood that are over 80 percent White. Thus, there are no RCAAs in the City.

Findings

As there are no R/ECAPs or RCAAs in the City, no RHNA units are in a R/ECAP or RCAA. The sites are not anticipated to cause the creation of a R/ECAP or RCAA.

Disparities in Access to Opportunities

California Tax Credit Allocation Committee (TCAC)

One tool that can be used to analyze disparities in access to opportunities is the California Tax Credit Allocation Committee’s (TCAC) Opportunity Area scores. These were prepared by a task force commissioned by TCAC and HCD to identify areas statewide whose economic, educational,



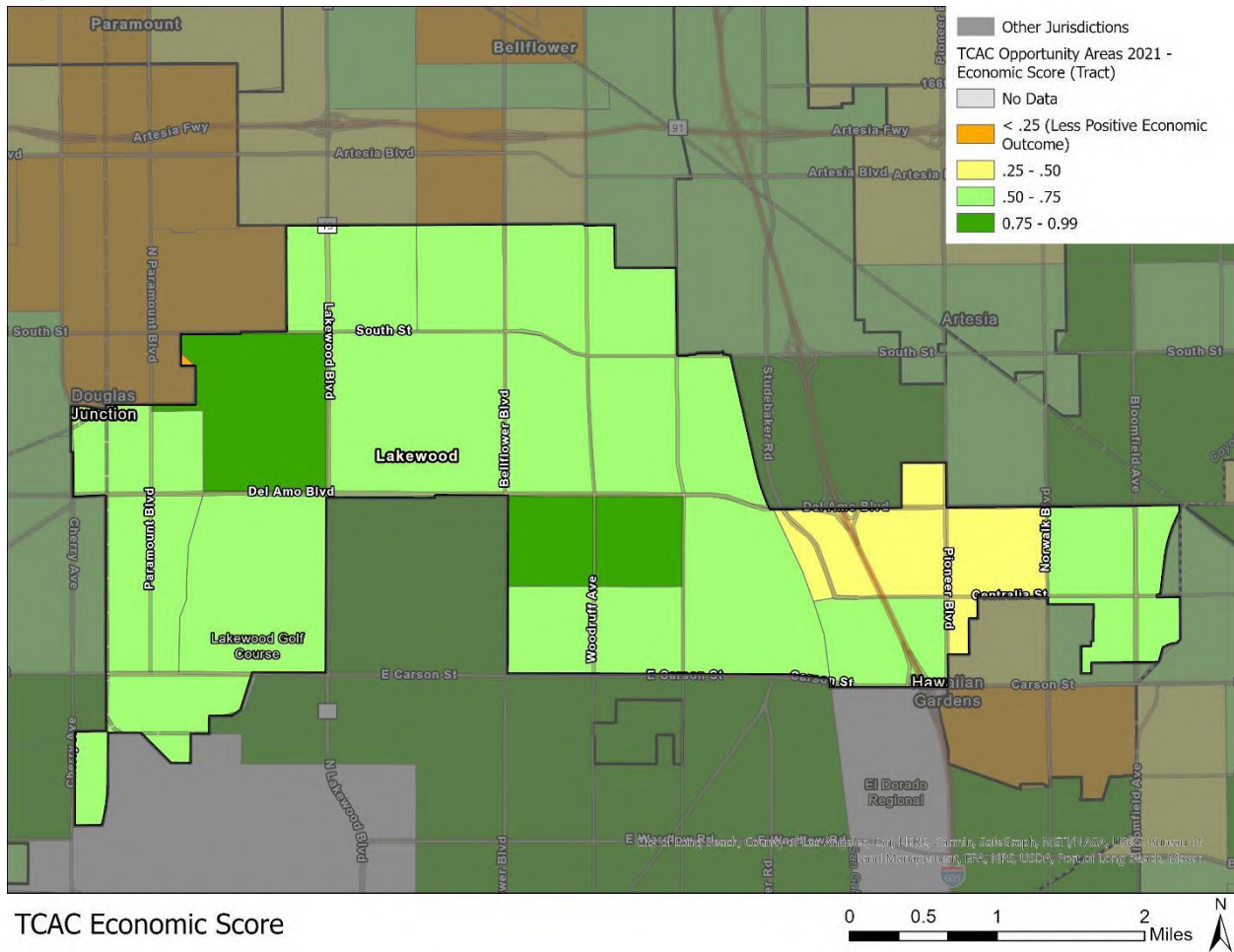
and environmental characteristics support positive outcomes for low-income families. The map is updated annually. Opportunity maps are made for three domains: economic, environmental, and education. Each map uses categorical indicators to determine its individual score. A composite score and resource designation combining all three designations is then assigned to each block group.

To determine the final resource category, the top 20 percent of overall scores in a county are labeled as highest resource and the next 20 percent of scores are labeled as high resource. Then, any areas that are considered segregated and that have at least 30 percent of the population living below the federal poverty line are labeled as an area of High Segregation and Poverty. Any remaining uncategorized areas in the County are evenly divided between moderate resource and low resource areas.

Economic indicators include poverty, adult education, employment, job proximity, and median home value. The scores for Lakewood are shown in Figure 14. Lakewood has mostly positive economic outcomes with the exception of two tracts in the eastern arm. One of these tracts has a large portion in the neighboring Hawaiian Gardens, which has low economic scores in the whole City. The low economic scores in eastern Lakewood may be associated with the lower incomes and home values in this area.



Figure 14: TCAC Economic Score, 2021





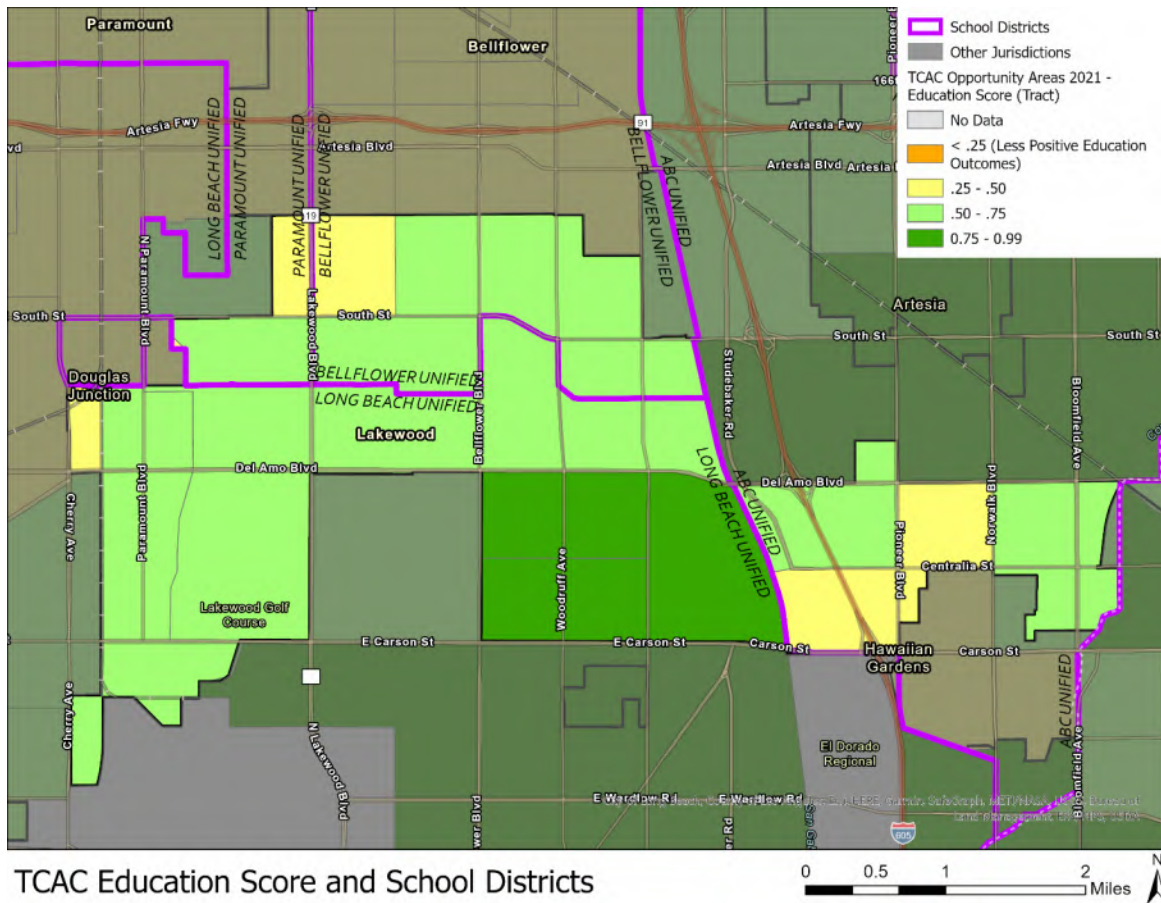
Education indicators include math and reading proficiencies of fourth graders, high school graduation rates, and the student poverty rate. There are four different school districts that serve Lakewood: Long Beach Unified, Bellflower Unified, Paramount Unified and ABC Unified. As shown in Figure 15, Lakewood has mostly positive education scores throughout the City. The exceptions to this are two tracts in the northwest and two in the eastern arm. These four tracts have lower education scores. These tracts are adjacent to some outside the City that also have low education scores. The education scores correlate somewhat with the boundaries of school districts in Lakewood. As such, the lower scores in different areas of the City may be due to the differences in performance among school districts.

The vast majority of schools in the Bellflower Unified School District and Paramount Unified School district are considered average based on the Great Schools¹² ratings. The ratings are based on academics, equity, and the school environment compared to other public schools in the state. While still average, Paramount has the lowest score in the City. Long Beach Unified is an above average school district in the scale of the state. This correlates with the high-resource, higher income white area of the City. ABC Unified is also considered above average, which includes the area with the highest percentage of non-white population, the most multifamily housing, and the place that was annexed later in the City's history.

¹² Great Schools Rating, Lakewood: <https://www.greatschools.org/california/lakewood/#districts>



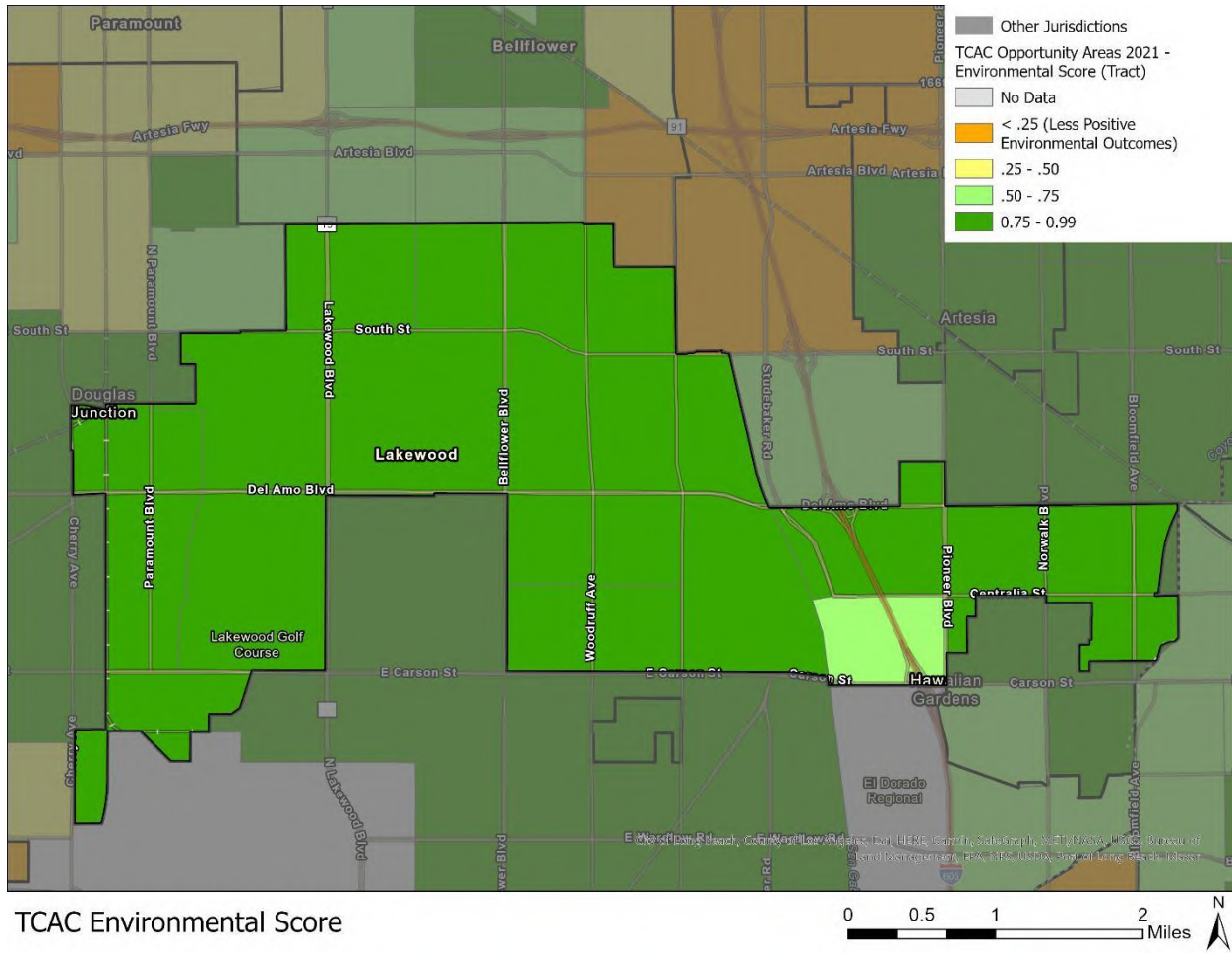
Figure 15: TCAC Education Score, 2021



The environmental domain utilizes CES 3.0 pollution indicators and values. All census tracts in Lakewood fall into the highest category, except one that falls into the second highest quartile, as shown in Figure 16. While the TCAC indicates positive environmental outcomes for all of Lakewood, the updated CES 4.0 scores indicate lower environmental outcomes for the City, especially the eastern arm. The TCAC environmental score may be inflating the resource category of tracts that experience greater environmental burdens, as noted in the CES section discussed below.



Figure 16: TCAC Environmental Score, 2021

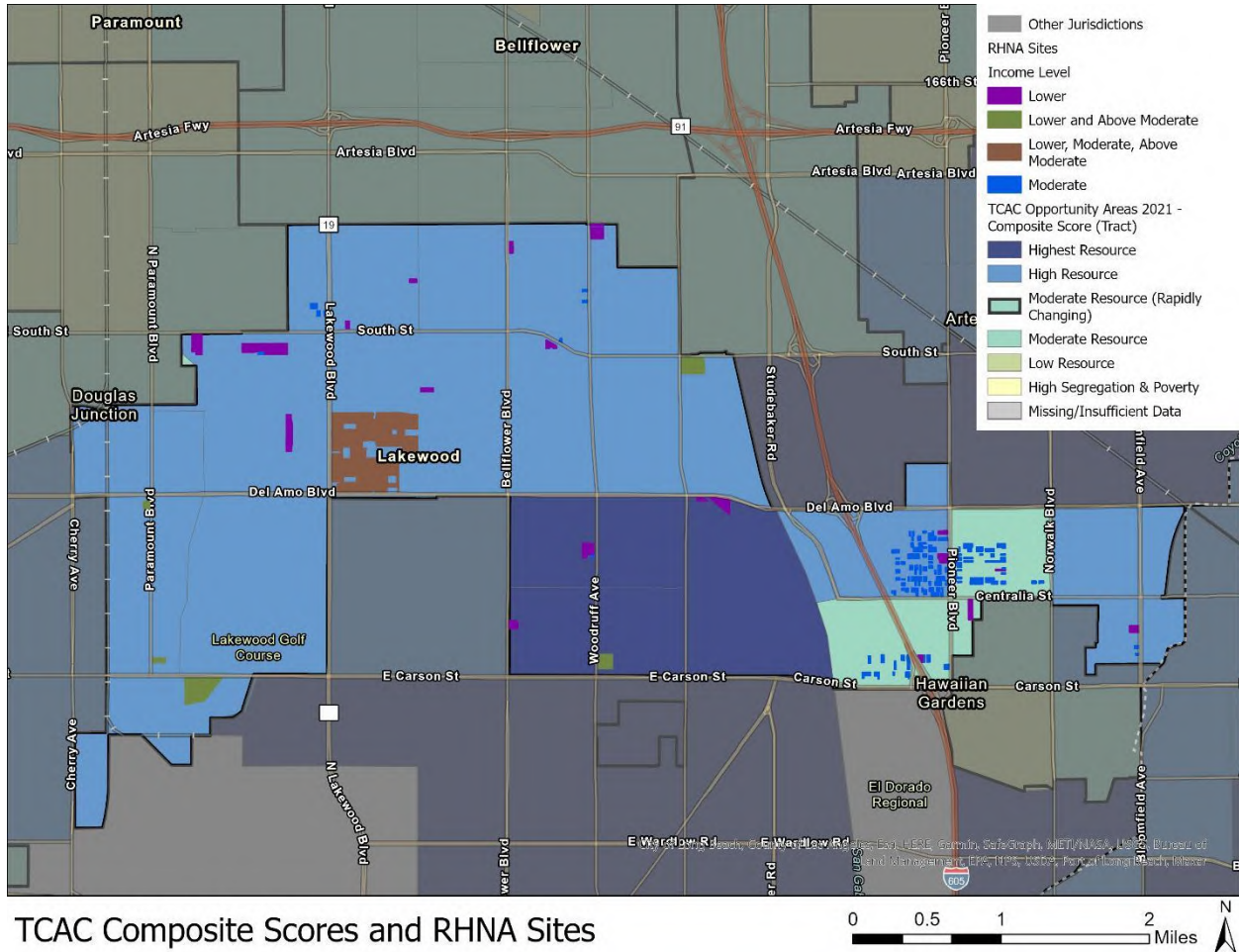


Source: HCD AFFH Data Viewer



Scores for each domain and the composite score for each census tract are shown in Figure 17. The City largely scores in the high resource category. Tracts that are moderate resource are likely due to their lower economic and education scores. Composite scores for the City and RHNA sites by income level are shown in Figure 17.

Figure 17: TCAC Composite Score and RHNA Sites, 2021

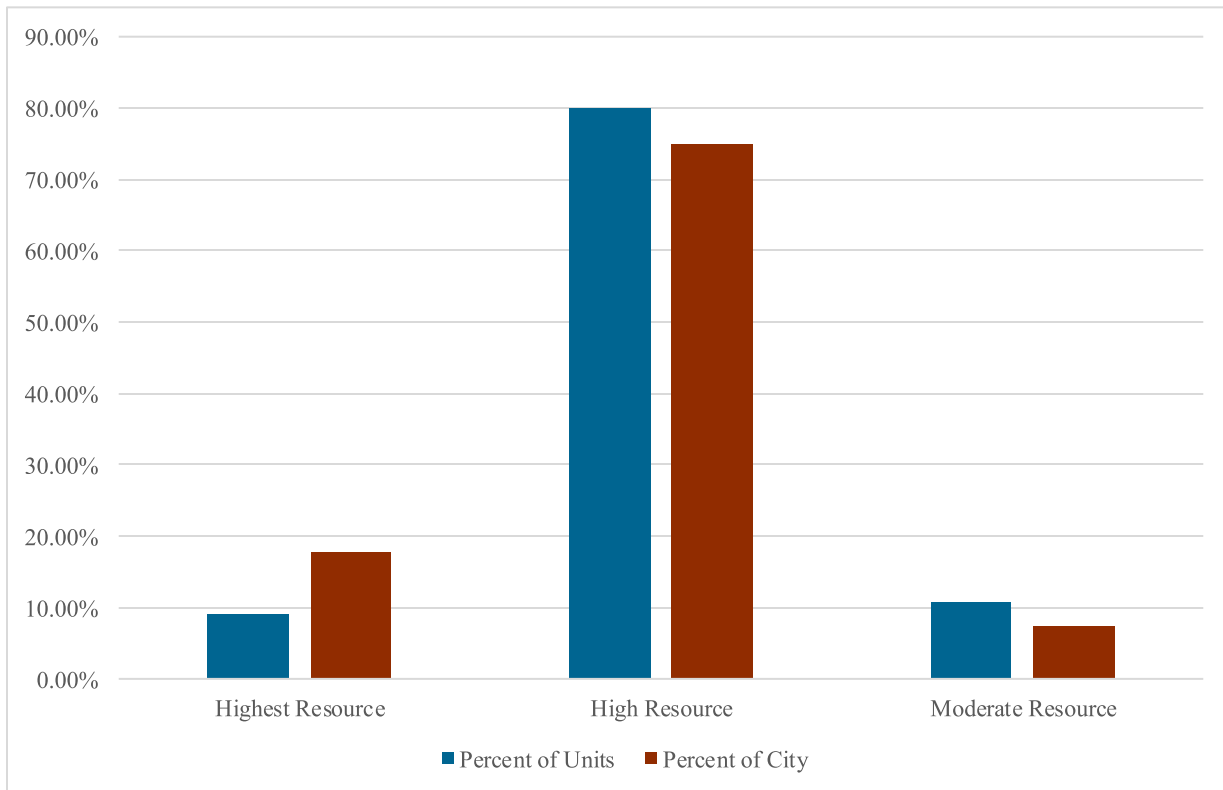


Source: HCD AFFH Data Viewer and City of Lakewood



The breakdown of sites is very close to the distribution of acreage in each category in the City, as shown in Figure 18. As most of the City is categorized as high resource, most of the sites are in high resource areas. There is not a concentration of sites in the moderate resource area of the City. Sites are not anticipated to have an adverse effect on access to opportunities in Lakewood.

Figure 18: TCAC Composite Score Comparison



Source: HCD AFFH Data Viewer and City of Lakewood

Table 4 displays the RHNA units down by income level that are in each TCAC composite category. Most of the City, and thus most of the unit, are in the high resource category. This includes 78% of the low-income units. There are no low resource areas in the City. Additionally, almost 17 percent of low-income units are located in the highest resource category and only 5 percent are located in the moderate resource category. As over 90 percent of the City is in a high or highest resource category, there is little variation in category among the sites, and just over 89 percent of sites are in the high or highest resource category areas. Program F-1 and F-2 consist of place-based improvements in eastern Lakewood, which is the area of the City that is in the moderate resource category.



Table 4: RHNA Units by Income Level and TCAC Opportunity Category

TCAC Category	Low Income		Moderate Income		Above Moderate Income		% of Total Units	% of City Acreage
	Number of Units	% of Low Income Units	Number of Units	% of Moderate Units	Number of Units	% of Above Moderate		
Low Resource	0	0	0	0	0	0	0	0
Moderate Resource	102	5.0%	357	42.4%	0	0.0%	10.7%	7.4%
High Resource	1607	78.1%	477	56.7%	1335	97.4%	80.1%	74.8%
Highest Resource	348	16.9%	8	1.0%	36	2.6%	9.2%	17.7%
Total	1987	100%	842	100%	1441	100%	4270	100.0%

Source: HCD AFFH Data Viewer and City of Lakewood

Access to Opportunities Regional Comparison

HUD has developed a series of indices for fair housing analysis to assist cities in identifying disparities in access to opportunity. The index scores provided by HUD are based on nationally available data sources and are shown by race and ethnicity for Lakewood and Los Angeles County in Table 5. The indicators are scored on a scale from zero to 100. The following indicators are provided¹³:

- **Low Poverty Index:** The low poverty index captures poverty at the census tract level. The higher the score, the less exposure to poverty.
- **School Proficiency Index:** The school proficiency index uses the performance of fourth grade students on state exams to describe which areas have higher and lower performing schools. The higher the score, the higher the school system quality.
- **Labor Market Index:** The labor market index measures the relative intensity of labor market engagement and human capital. The index is calculated using employment levels, labor force participation, and education attainment. The higher the score, the higher the labor market participation in a neighborhood.
- **Transit Index:** The transit index is based on estimates of transit trips taken by a three-person, single-parent family with income at 50 percent of the median income for renters for the region. The higher the index, the more likely that the residents use public transit.

¹³ [HUD Affirmatively Furthering Fair Housing Data and Mapping Tool \(AFFH-T\) Data Documentation](#)



- **Low Transportation Cost Index:** The low transportation cost index is calculated based on estimates for a three-person, single-parent family with income at 50 percent of the median income for renters for the region. The higher the index, the lower the cost of transportation.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region. Larger employment centers are more heavily weighted. The higher the index, the better access to employment opportunities.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to a variety of toxins that are harmful to human health. The higher the index, the less exposure to toxins¹⁴.

Compared to the wider Los Angeles-Long Beach-Anaheim region as a whole, Lakewood scores higher in the low poverty index for all groups, and higher in the labor market index and school proficiency index for all groups other than White, non-Hispanic and Asian or Pacific Islander, non-Hispanic, in which it scores lower. This means that Lakewood generally has less exposure to poverty, a high labor market participation, and higher performing elementary school students. Lakewood scores are about the same as the region's scores in the transit index and low transportation cost index. Lakewood has a lower score in the environmental health index, indicating higher exposure to toxins than the region. In general, White, non-Hispanics have higher index scores throughout than the other four groups, which have lower scores that are generally close.

¹⁴ HUD AFFH Data Documentation Guidelines



Table 5: Opportunity Indicators, 2021

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Lakewood							
Total Population							
White, Non-Hispanic	78.2	58.8	58.3	85.8	70.4	31.7	4.3
Black, Non-Hispanic	68.5	49.7	58.2	86.3	74.2	30.9	4.5
Hispanic	66.1	52.0	52.4	86.3	73.0	28.6	4.4
Asian or Pacific Islander, Non-Hispanic	64.6	49.5	52.5	86.4	73.9	28.2	4.5
Native American, Non-Hispanic	69.2	54.5	54.8	86.2	72.2	32.4	4.3
Population below federal poverty line							
White, Non-Hispanic	76.6	56.6	54.9	85.7	71.4	31.0	4.3
Black, Non-Hispanic	63.3	46.2	58.2	86.1	76.2	29.0	4.7
Hispanic	58.1	46.6	52.9	86.9	75.2	24.6	4.6
Asian or Pacific Islander, Non-Hispanic	68.4	48.9	56.2	85.8	75.0	33.0	4.5
Native American, Non-Hispanic	79.5	49.7	63.8	85.9	74.1	40.2	4.3
Los Angeles-Long Beach-Anaheim Region							
Total Population							
White, Non-Hispanic	65.2	68.0	67.4	77.6	73.1	54.6	21.4
Black, Non-Hispanic	36.1	33.8	35.3	87.3	79.0	40.7	11.9
Hispanic	35.5	39.7	35.7	86.5	77.8	43.7	12.4
Asian or Pacific Islander, Non-Hispanic	55.0	61.9	57.6	85.1	76.0	51.1	13.1
Native American, Non-Hispanic	48.4	50.7	48.6	81.0	75.4	45.9	17.7
Population below federal poverty line							
White, Non-Hispanic	53.7	60.6	59.6	83.2	78.5	57.0	18.5
Black, Non-Hispanic	24.1	28.0	26.4	88.3	81.1	36.9	11.7
Hispanic	25.1	33.7	29.5	89.1	80.9	44.6	10.6
Asian or Pacific Islander, Non-Hispanic	45.5	57.6	51.4	88.6	80.6	52.9	11.1
Native American, Non-Hispanic	33.6	39.1	36.1	84.4	78.2	47.7	16.2

Source: Decennial Census; American Community Survey; Great Schools; Common Core of Data; School Attendance Boundary Information System; Local Affordability Index; Longitudinal Employer Household Dynamics; National Air Toxics Assessment

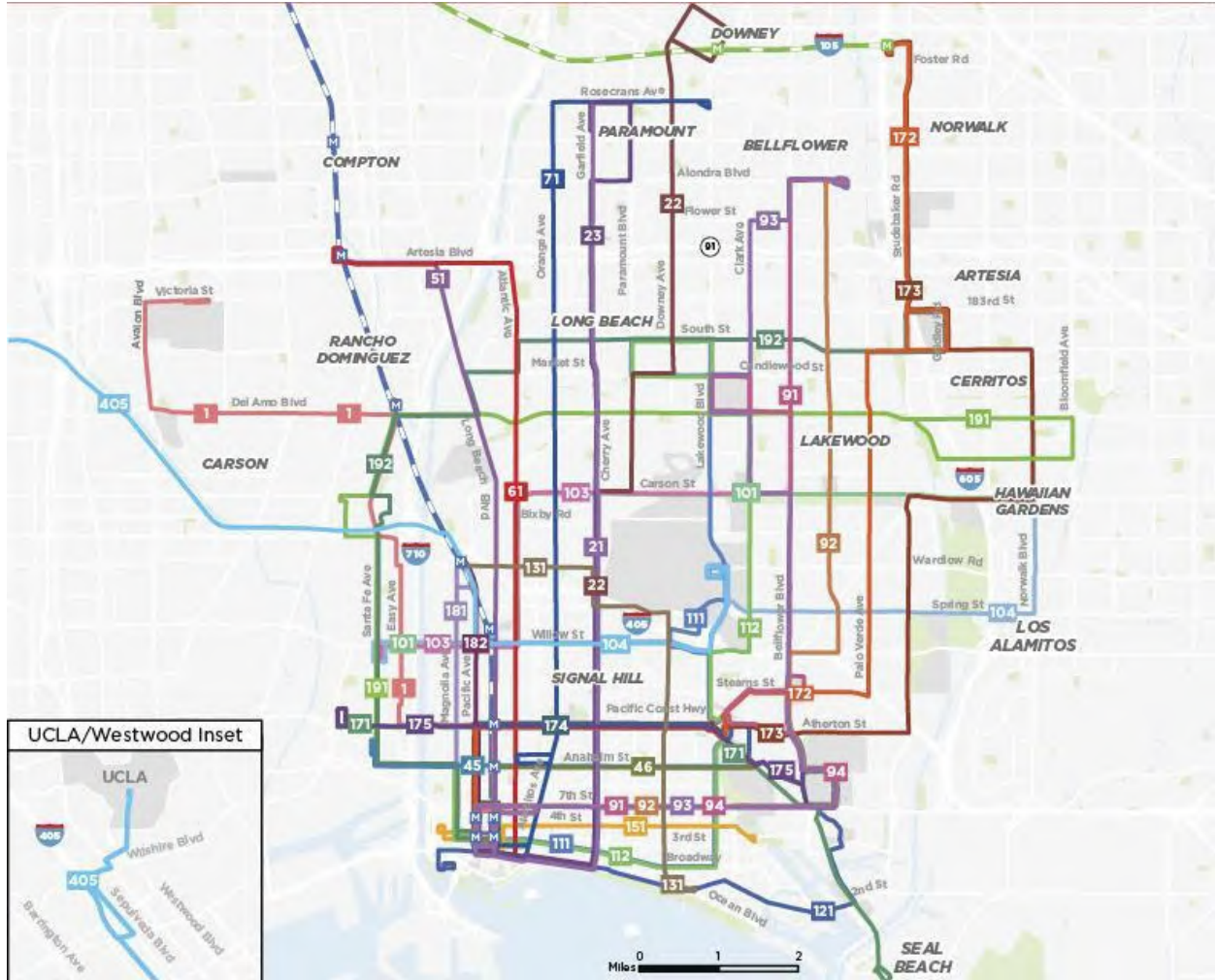
Transportation

Access to adequate transportation and a variety of transit options can help illustrate disparities in access to opportunities. Long Beach Transit is the primary transit service provider for the City of Lakewood and the surrounding areas. Long Beach Transit provides bus service and access to the Metro Rail lines in Los Angeles County. The whole City is well served by bus with the 21, 22, 23,



91, 92, 93, 101, 103, 173, 191, and 192 Long Beach Transit lines. Long Beach Transit and Lakewood’s DASH transportation system also offer free dial-a-ride programs for elderly and disabled residents.

Figure 19: Long Beach Transit Route Map, 2021



Source: Ride Long Beach Transit Routes and Services

The City also has a robust network of bicycle lanes and bicycle paths, providing safer, non-motorized transportation options within the City. The major thoroughfares of South St, Del Amo Blvd, Paramount Blvd, and Woodruff Ave have bike lanes, and separated bike paths along the San Gabriel River and Coyote Creek connect to larger, sub-regional bike networks.

The Lakewood Center Mall is the current main transit hub of the City, with multiple connections to the Metro Blue Line Rail and employment centers in Long Beach. The property owner of the mall is seeking opportunities for residential development on the site, which means developments there will have high levels of transit access.

Finally, Metro is planning the “West Santa Ana Branch Transit Corridor” project, a new light rail line that will serve the Gateway Cities. While the new rail line will not directly serve Lakewood,



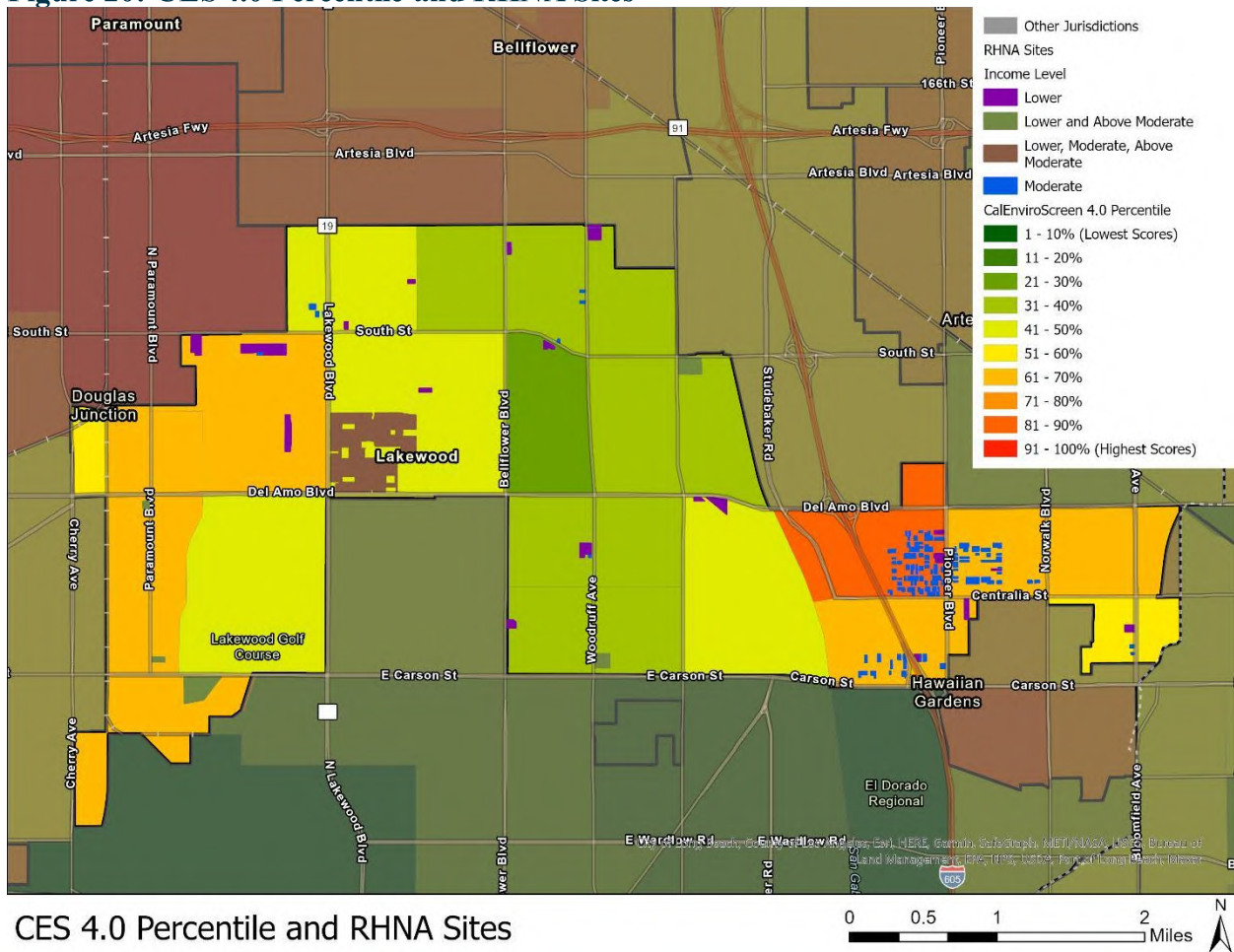
current plans indicate that there will be rail stops in Bellflower and Artesia, close to Lakewood. The planned light rail will expand public transportation access to major job centers in the Los Angeles-Long Beach corridor.

CalEnviroScreen

CES 4.0 is a tool that identifies communities in California that are disproportionately burdened by pollutants. Factors used to identify communities include ozone, particulate matter, drinking water contaminants, pesticide use, lead, diesel particulates, asthma rates, and linguistic isolation. A higher score indicates a higher effect of pollutants for the area. As shown in Figure 20, CES scores vary across the City. The central areas of the City have the lowest scores, with higher scores in the eastern arm and the western side of the City. The highest scored tract in Lakewood falls into the 81-90 percent range. The tract scores high in diesel particulate matter, toxic release, and traffic. The tract is bisected by the I-605 freeway, which is likely a driver of high scores for this and the tract directly to the south, which is also bisected by I-605. Tracts in the west side of the City are bordered by tracts with extremely high toxic releases, traffic, and negative effects from environmental cleanup sites, which all are outside of the jurisdiction. Other cities to the west of Lakewood have much higher CES scores, indicating higher pollution levels. These cities, unlike Lakewood, are more dense with more multi-family housing, and contain oil refineries. The City will adopt and implement an Environmental Justice Element to address areas with high percentile CES 4.0 scores.



Figure 20: CES 4.0 Percentile and RHNA Sites



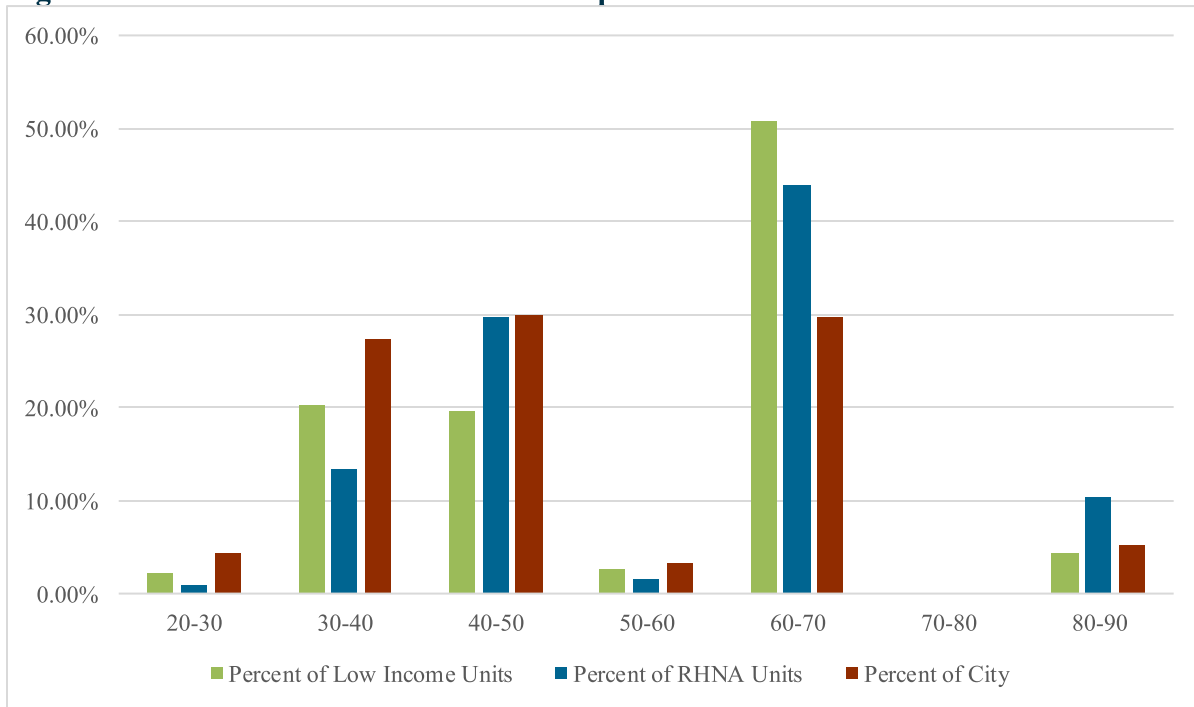
CES 4.0 Percentile and RHNA Sites

Source: HCD AFFH Data Viewer

Figure 21 displays the comparison of RHNA sites, low-income units, and City acreage in each CES score group. While they largely follow similar trends, there is a slight concentration of sites in the 60-70 percent range, especially low-income sites. This concentration is in part due to the interest of commercial property owners in these tracts to develop these sites, as well as availability of large properties that may accommodate lower-income housing.



Figure 21: CalEnviroScreen 4.0 Score Comparison



Source: HCD AFFH Data Viewer and City of Lakewood

Table 6 displays the RHNA unit distribution, both number and percent of each income level, that are located in each CES percentile group. The sites are spread across categories, with only one percent of sites located in the highest range found in the City (80-90). Just over half of the low-income sites are in the 60-70 percentile range, with 44 percent of all sites in this percentile range. As Lakewood has a wide range of CES scores throughout the City, sites are also distributed across percentile ranges. There is not a disproportionate distribution of any income sites in areas of the City with the highest CES 4.0 score.



Table 6: RHNA Units by Income Level and CES 4.0 Percentile

CES 4.0 Percentile Scores	Low Income		Moderate Income		Above Moderate Income		% of Total Units	% of City Acreage
	Number of Units	% of Low Income Units	Number of Units	% of Moderate Units	Number of Units	% of Above Moderate		
0-10	0	0	0	0	0	0	0	0%
10-20	0	0	0	0	0	0	0	0%
20-30	44	2.1%	0	0.0%	0	0.0%	1.0%	4.3%
30-40	417	20.3%	37	4.4%	121	8.8%	13.5%	27.4%
40-50	390	19.0%	77	9.1%	800	58.4%	29.7%	30%
50-60	54	2.6%	11	1.3%	0	0.0%	1.5%	3.3%
60-70	1065	51.8%	362	43.0%	450	32.8%	44.0%	29.7%
70-80	87	4.2%	355	42.2%	0	0.0%	10.4%	0%
80-90	44	2.1%	0	0.0%	0	0.0%	1.0%	5.3%
90-100	0	0	0	0	0	0	0	0%
Total	2057	100%	842	100%	1371	100%	100%	100%

Source: HCD AFFH Data Viewer and City of Lakewood

Findings

Trends in the access to opportunities analysis show that the City largely has good access to opportunities throughout. Most of the City is classified as high resource; however, this may be inflated by the TCAC environmental map, which does not match and appears to overestimate the CES 4.0 scores for the City. Areas in the eastern arm of the City are moderate resource and are in higher CES percentile ranges than the central area of the City. Tracts in the western edge of the City with lower CES scores are likely influenced by the land uses and policies outside of the jurisdiction. Existing uses in these neighboring tracts include petrochemical refining, industrial manufacturing, and recycling facilities.

As most of the City is classified as high resource, the majority of sites are in high-resource areas. There is a slight concentration of moderate-income units in the moderate-resource area in east Lakewood. Providing additional housing options and sites in the moderate-resource areas will help attract investment and expand housing choices in the neighborhood. Additionally, a significant amount of housing is proposed for high resource areas, ensuring that future housing will result in an expansion of access to opportunities for households at all income levels.



Disproportionate Housing Needs

Substandard Housing

Disproportionate housing needs are determined by finding trends in housing problems in the population by race, household size, or household age. A household is considered substandard or having a housing problem if it has one or more of the following housing problems:

- Housing unit lacks complete kitchen facilities
- Housing unit lacks complete plumbing facilities
- Housing unit is overcrowded
- Household is cost burdened

Table 7 shows trends in housing problems, specifically cost burden, as they relate to race, age, and housing size. Cost burden is when a household spends more than 30 percent of its monthly income on housing costs like rent, mortgage, or utilities. In the City of Lakewood, renter-occupied households experience disproportionately high levels of housing problems compared to owner-occupied households. Specifically, 84.6 percent of Native American renters, 74 percent of elderly renters, and 76.7 percent of large household renters experience at least one of the four housing problems, including cost burden.



Table 7: Housing Problems and Cost Burden by Tenure and Race/Elderly/Housing Size

Lakewood	White	Black	Asian	Nat Am	Pac Islander	Hispanic	Other	Elderly	Large	All
Has a Housing Problem										
Owner-Occupied	25.5%	49.0%	39.8%	14.0%	13.8%	38.0%	20.3%	29.9%	36.3%	31.8%
Renter-Occupied	50.0%	63.8%	71.3%	84.6%	47.5%	57.8%	51.5%	74.0%	76.7%	58.6%
All Households	30.0%	56.4%	50.3%	62.8%	43.2%	44.9%	29.5%	37.5%	49.0%	39.0%
With Cost Burden										
Owner-Occupied	24.4%	47.8%	32.2%	13.8%	0%	34.2%	19.2%	31.4%	20.0%	29.1%
Renter-Occupied	46.8%	59.9%	56.6%	84.6%	48.7%	48.7%	50%	67.5%	52.1%	51.4%
All Households	28.6%	53.8%	40.3%	62.8%	42.2%	39.3%	28.2%	37.7%	29.0%	35.5%
Has Housing Problem										
Owner-Occupied	32.1%	41.5%	38.3%	39.7%	39.6%	48.2%	36.5%	37.3%	53.8%	39.0%
Renter-Occupied	52.6%	63.7%	56.3%	56.4%	55.4%	71.1%	55.7%	65.7%	84.0%	62.3%
All Households	41.4%	56.3%	46.8%	49.4%	50.2%	62.3%	48.4%	47.5%	69.1%	51.6%
With Cost Burden										
Owner-Occupied	31.1%	40.0%	34.4%	36.9%	33.3%	39.5%	34.9%	36.2%	33.5%	35.0%
Renter-Occupied	49.4%	59.6%	47.6%	48.7%	47.8%	58.3%	50.9%	63.0%	55.9%	54.2%
All Households	39.4%	53.0%	40.6%	43.7%	43.0%	51.1%	44.8%	46.7%	44.5%	45.4%

Source: HUD CHAS Data 2013-2017

A large household is a household with three or more children, but it is also often calculated as a household with five or more people. Large and elderly households are often more likely to experience housing problems. Large households have more costs to support more people and may experience cost burden or no excess of funds to amend housing problems. Elderly households may be on a fixed income in a home bought before retirement, which affects excess funds necessary for housing maintenance.

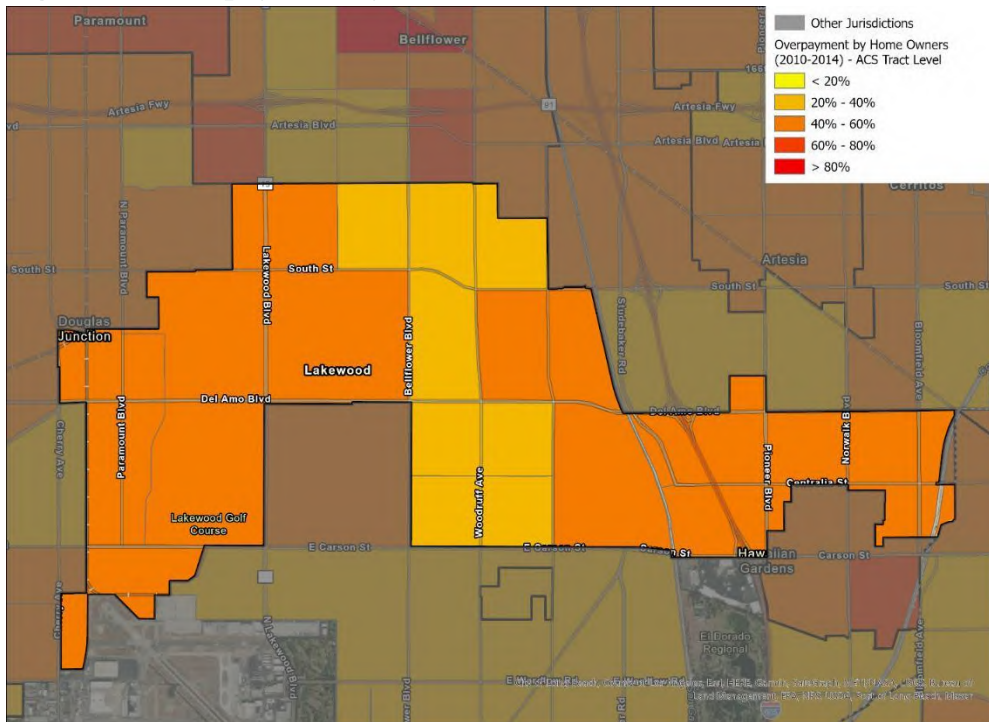
At the County level, renters also experience disproportionately high levels of housing problems, with 65.7 percent of elderly renters and 84 percent of large household renters experiencing a housing problem. While in the City, Native Americans are the population most likely to experience housing problems, countywide, the Hispanic population is most affected, which may be more indicative of population size.



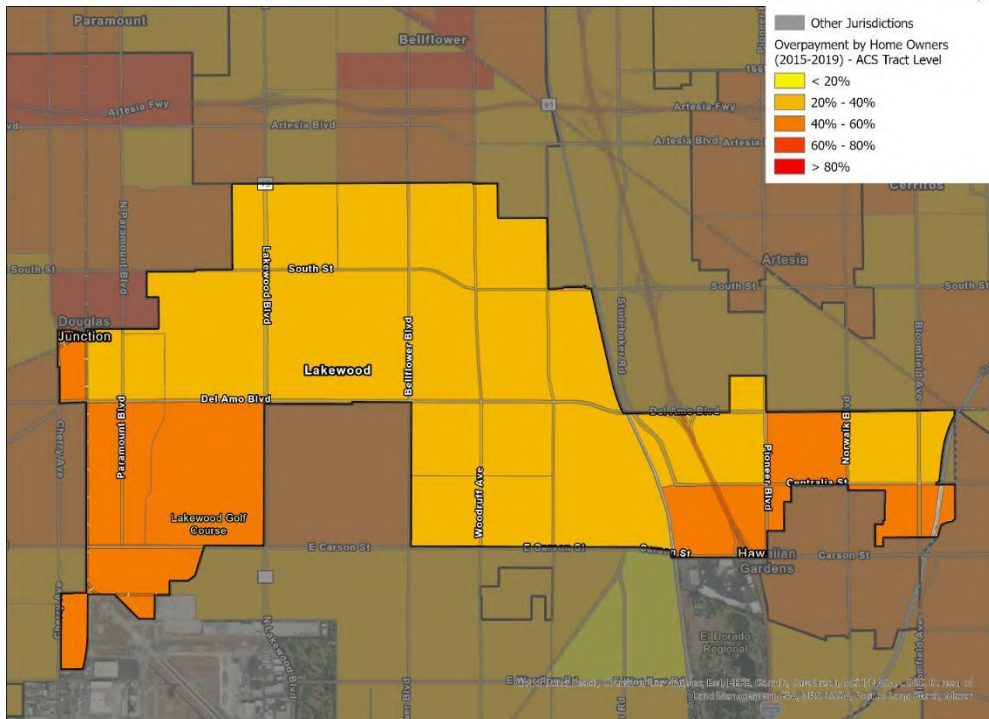
There are no concentrated areas of cost-burdened owners; see Figure 22. Over time, cost burden for homeowners decreased in the eastern and western parts of the City. As shown in Figure 23, concentrations of renters with cost burden are in the east and north tracts of the City. From 2010-2014 renters experiencing cost burden were more concentrated in the central area of the City. While the distribution of renters experiencing cost burden from 2015-2019 is less concentrated in the central portion of the City, it is higher on average across the City meaning that overpayment across the City has generally increased citywide and is not isolated to specific portions.



Figure 22: Overpayment by Owners, 2010-2014, 2015-2019



Overpayment by Owners, 2010-2014

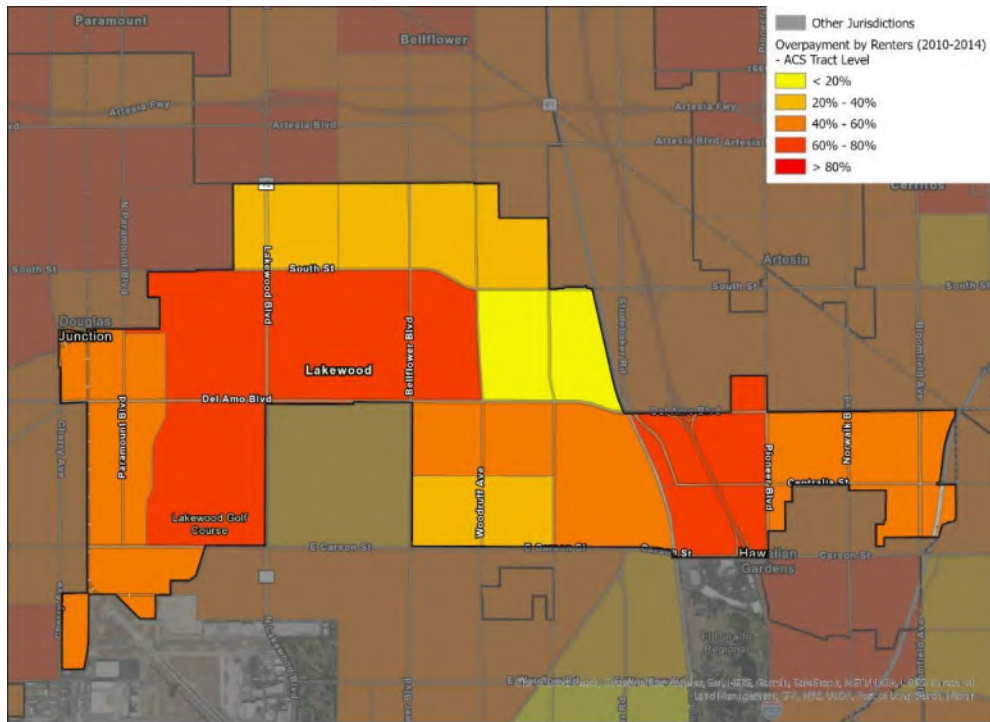


Overpayment by Owners, 2015-2019

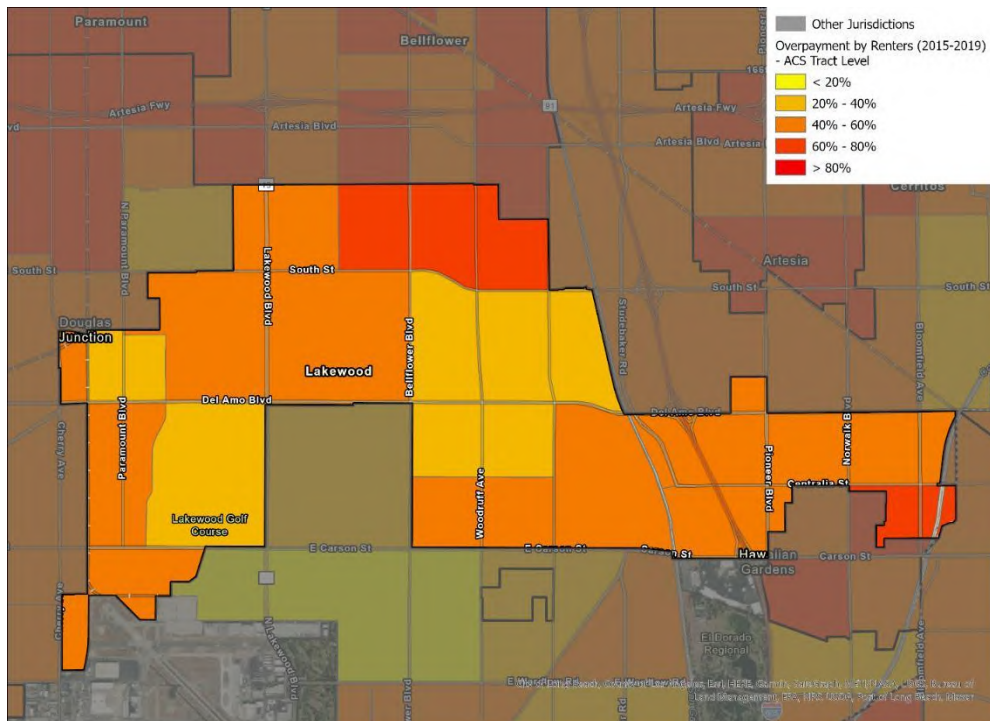
Source: HCD AFFH Data Viewer



Figure 23: Overpayment by Renters, 2010-2014 and 2015-2019



Overpayment by Renters, 2010-2014



Overpayment by Renters, 2015-2019

Source: HCD AFFH Data Viewer

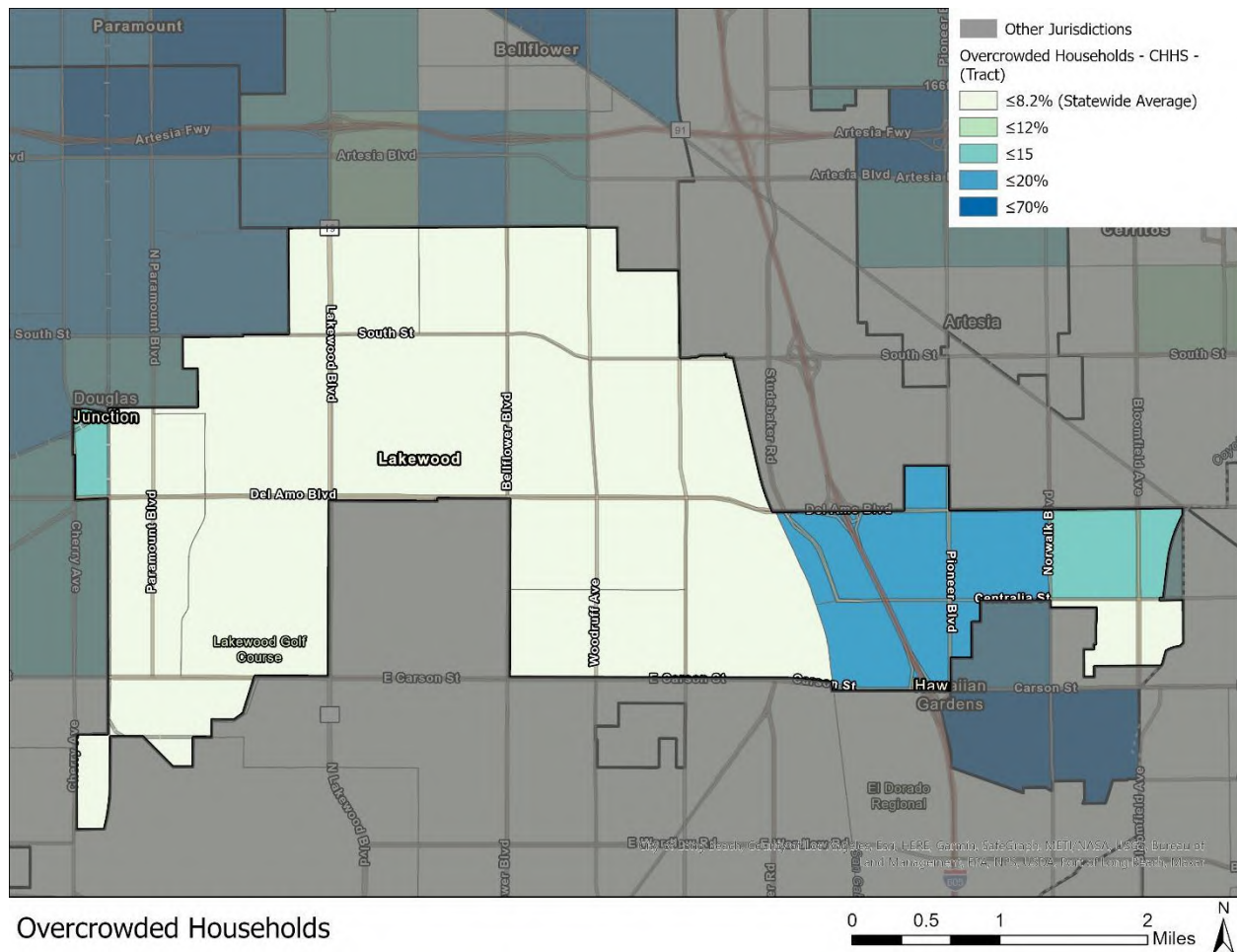


Overcrowding

A household is considered overcrowded when there is more than one person per room, including living and dining rooms but excluding bathrooms and kitchens. In 2016, 5.5 percent of the households in the City of Lakewood were considered overcrowded. The overcrowding is concentrated in the east end of the City. This correlates with the area with the most non-White residents and the most multifamily housing. Between 12 and 20 percent of households in this area are overcrowded. The rest of the City is below the statewide average of 8.2 percent. Placing moderate- and low-income RHNA sites in this area may help to diversify housing stock and add additional, affordable housing options to help ease overcrowding.

In Los Angeles County, cities near Lakewood, such as Compton and Lynwood, have rates of overcrowding of over 20 percent. Lakewood has low levels of overcrowding compared to other cities in the County.

Figure 24: Overcrowded Households, 2010



Source: HCD AFFH Data Viewer

Table 8: Overcrowding, 2000-2016

	2000	2010	2016
--	------	------	------



	Overcrowded Households	Percent of Households	Overcrowded Households	Percent of Households	Overcrowded Households	Percent of Households
Lakewood	3,278	12.2%	1,495	5.8%	1,440	5.5%

Source: 2020-2024 Analysis of Impediments

Homelessness

The homeless population has disproportionately higher needs than those who are housed. The Los Angeles Homeless Services Authority conducted the 2020 Point in Time Count (PITC), which counts the unsheltered homeless population within each city in the County. Table 9 shows the PITC for the Los Angeles County. The City had 77 unsheltered homeless individuals in January 2020 in city limits and surrounding jurisdictions.

The City meets immediate needs by providing food or shelter, as well as assisting in serving long-term needs by providing health and employment services. The City also partners with People Assisting the Homeless to do outreach to the homeless community on existing services.

Table 9: Regional Point in Time Count, 2020

Jurisdiction	2018	2019	2020
Bellflower	135	148	242
Carson	469	326	158
Compton	342	424	652
Downey	180	174	258
Lakewood	103	135	77
Lynwood	146	112	85
Paramount	107	114	85
South Gate	259	357	399
Los Angeles County Total	52,765	58,936	66,436

Source: Los Angeles Almanac; 2020-2024 Analysis of Impediments

Displacement

The Urban Displacement Project at University of California, Berkeley developed a map of communities where residents may be particularly vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost; these are known as sensitive communities.¹⁵ Sensitive communities are defined based on the following set of criteria:

- The share of very low-income residents is above 20 percent.
- The tract must also meet two of the following criteria:
- The share of renters is above 40 percent.

¹⁵ University of California, Berkeley, Sensitive Communities Project, <https://www.sensitivecommunities.org/>.



- The share of people of color is above 50 percent.
- The share of very low-income households (50 percent AMI or below) that are severely rent burdened is above the county median.
- They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
 - The percentage change in rent above county median for rent increases OR
 - The difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure 25 shows the areas vulnerable to displacement as identified by the Urban Displacement Project. There are two identified tracts in the eastern arm of the City. One of these tracts extends into Hawaiian Gardens, which has additional areas identified as high displacement risk. Areas northwest of the City, which are outside of the City limits, are also identified as at risk for displacement.

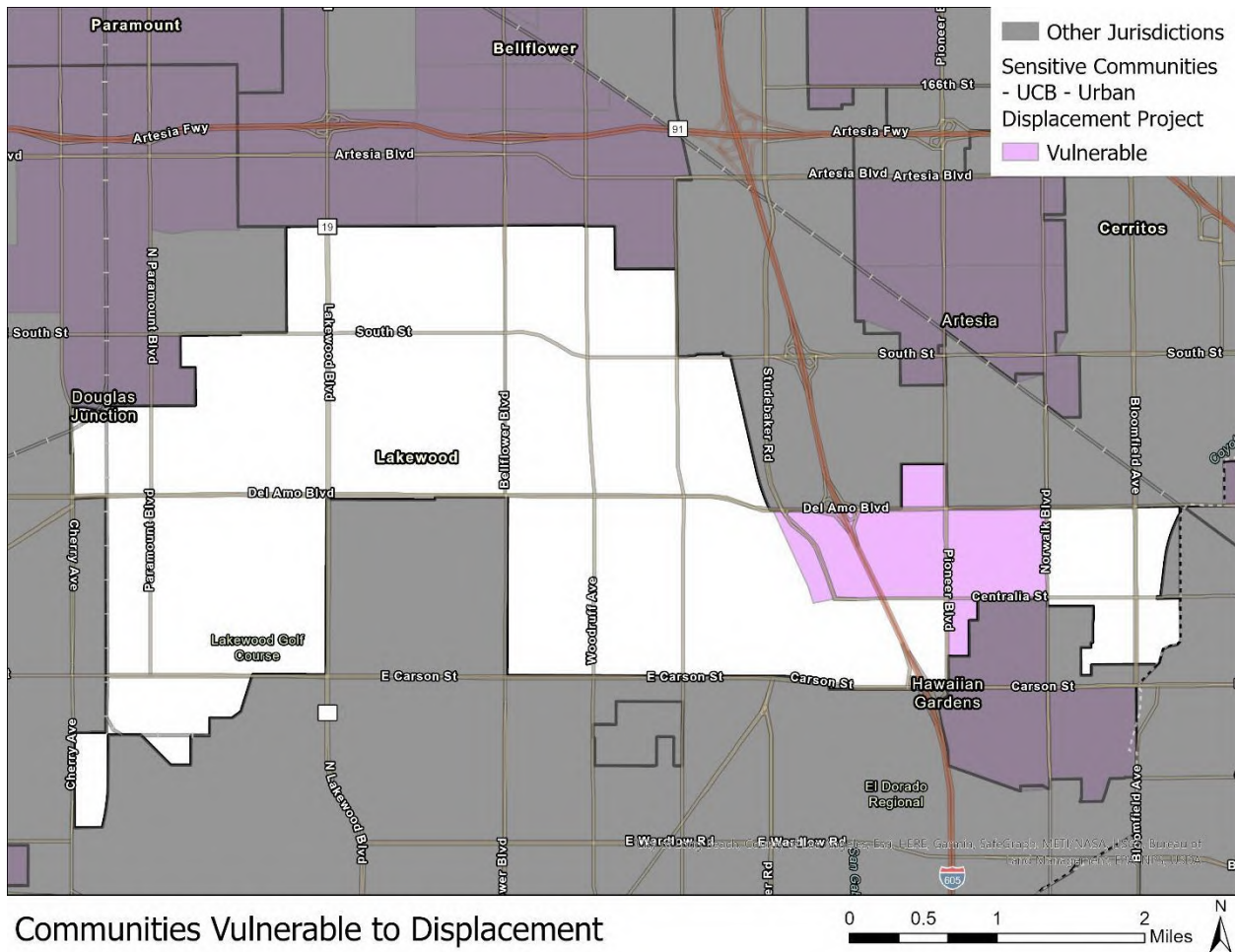
In general, the City is attempting to meet its RHNA without displacing existing residents by identifying commercial and institutional uses. However, given the size of the City's RHNA and lack of available non-residential land, the City is including some properties with existing residential use in the sites inventory. Nearly all of these are single-family homes, which tend to be owner-occupied. Only 21 properties out of 293 sites have any type of multi-family housing located on them currently. Therefore, the City's RHNA strategy is not anticipated to exacerbate risk of displacement. Instead, it is expected to minimize displacement by providing new housing opportunities for all income levels in areas with greater risk.

According to the Urban Displacement Project's Policy Map,¹⁶ Lakewood has three anti-displacement policy measures in place: the preservation of mobile home parks, single-room occupancy with a conditional use permit, and a condominium conversion regulation that prohibits converting apartments to condominiums. The City is also implementing anti-displacement programs in the housing element, such as Program C-8: Displacement Prevention. This will ensure that for any unit that is demolished to build additional housing, an equivalent number of units will be included for households of the same affordability.

¹⁶ Los Angeles Policy Map: <https://www.urbandisplacement.org/los-angeles/los-angeles-policy-map>



Figure 25: Communities Vulnerable to Displacement, 2017



Source: HCD AFFH Data Viewer

Findings

The analysis of disproportionate housing needs shows similar trends to the access to opportunities and integration and segregation analysis. The eastern portion of the City shows higher needs than western Lakewood, including higher rates of overcrowding and possible displacement risk. Additionally, renters, elderly households, and large households experience the greatest rate of housing problems in the City.

RHNA sites are distributed throughout the City and are not concentrated in areas with disproportionate housing needs.



Other Contributions

Mortgage Lending and Home Financing

Historic Lending Practices

Most of Lakewood was built immediately following World War II under the premise that returning veterans and their new families should have access to high quality, affordable homes. The ability to purchase a low-cost home was not extended to everybody; in Lakewood, the Federal Government required that the post-war subdivisions be limited to white families only, directly facilitating segregation on a racial basis by excluding non-Whites from the City.

While Lakewood originally was created as an all-White community, the City has diversified greatly over the last 50 years and is now 36 percent White, with overall demographics close to the County average. This generally indicates that previous discriminatory practices have a more limited effect on Lakewood today, approximately 70 years from the City’s construction. Based on current racial and ethnic composition of the City, the long-term effects of previous discrimination appear to be moderate in Lakewood. However, discriminatory lending practices, racial covenants, and redlining continue to have lasting impacts, particularly in the southern Los Angeles area. This discrimination prevented people of color from obtaining home equity and building generational wealth, and often forced communities of color to live adjacent to industrial and noxious uses.

Current Lending Practices

Table 10 displays the disposition of conventional home purchase loan applications by race in 2017. The AI discusses that conventional home purchase loan approval rates for Black and Hispanic applicants are significantly lower than those for White and Asian and Pacific Islanders in the City.

Through its AI, the City has committed to multiple programs to address current patterns of lending disparities. Particularly, the City will be publishing information about lending discrimination, closely monitor trends through HMDA data, and working with local lenders to improve mortgage access.

Table 10: Disposition of Conventional Home Purchase Loan Applications by Race, 2017

		Total	Approved	Denied	Withdrawn	Not Used/ Closed
RACE	American Indian or Alaska Native	0.3%	0.5%	0%	0%	0%
	Asian	22.2%	23.2%	22.9%	39.1%	14.1%
	Native Hawaiian/Pacific Islander	1.9%	2.1%	0%	0%	2.0%
	White	48.7%	55.7%	43.8%	32.6%	34.9%
	Information Not Provided	13%	12.4%	20.8%	19.6%	10.1%
	Not Applicable	9.6%	1.6%	2.1%	2.2%	36.9%
ETHNICITY	Hispanic or Latino	16.7%	19.9%	18.8%	4.2%	10.6%
	Not Hispanic or Latino	61.4%	67.9%	56.2%	70.8%	40.8%
	Information not Provided	12.5%	10.5%	22.9%	22.9%	11.6%
	Not Applicable	9.4%	1.7%	2.1%	2.1%	36.7%

Sources: Consumer Financial Protection Bureau, <http://www.consumerfinance.gov/hmda/explore>
Federal Financial Institutions Examination Council, http://www.ffiec.gov/hmda/hmdaproducts.htm#LAR_TS



Community Opposition to Density and Intensification

Opposition to new housing development can slow or stop projects from moving forward, and directly contributes to a lack of new housing and zoning practices that may inhibit development. During stakeholder engagement, many Lakewood residents expressed concern and skepticism over new housing development, indicating that there may be some amount of local resistance to new housing construction. Despite possible community resistance, the City has not denied any housing proposals in recent years. Instead, community attitudes have been reflected through the zoning ordinance, which limits where new multi-family housing may be built. The City is implementing multiple programs to remove constraints to new housing production and facilitate ministerial approval of the housing, which will limit the impact of community opposition. Additionally, the Housing Element is proposing a program to provide community education about the benefits of new housing. Finally, the City will be engaging in a comprehensive stakeholder engagement process to identify the specific development standards for multi-family and mixed-use properties. By obtaining and incorporating stakeholder feedback through a comprehensive planning process, the impacts of project specific community opposition can be limited.

Regional Land Use Patterns

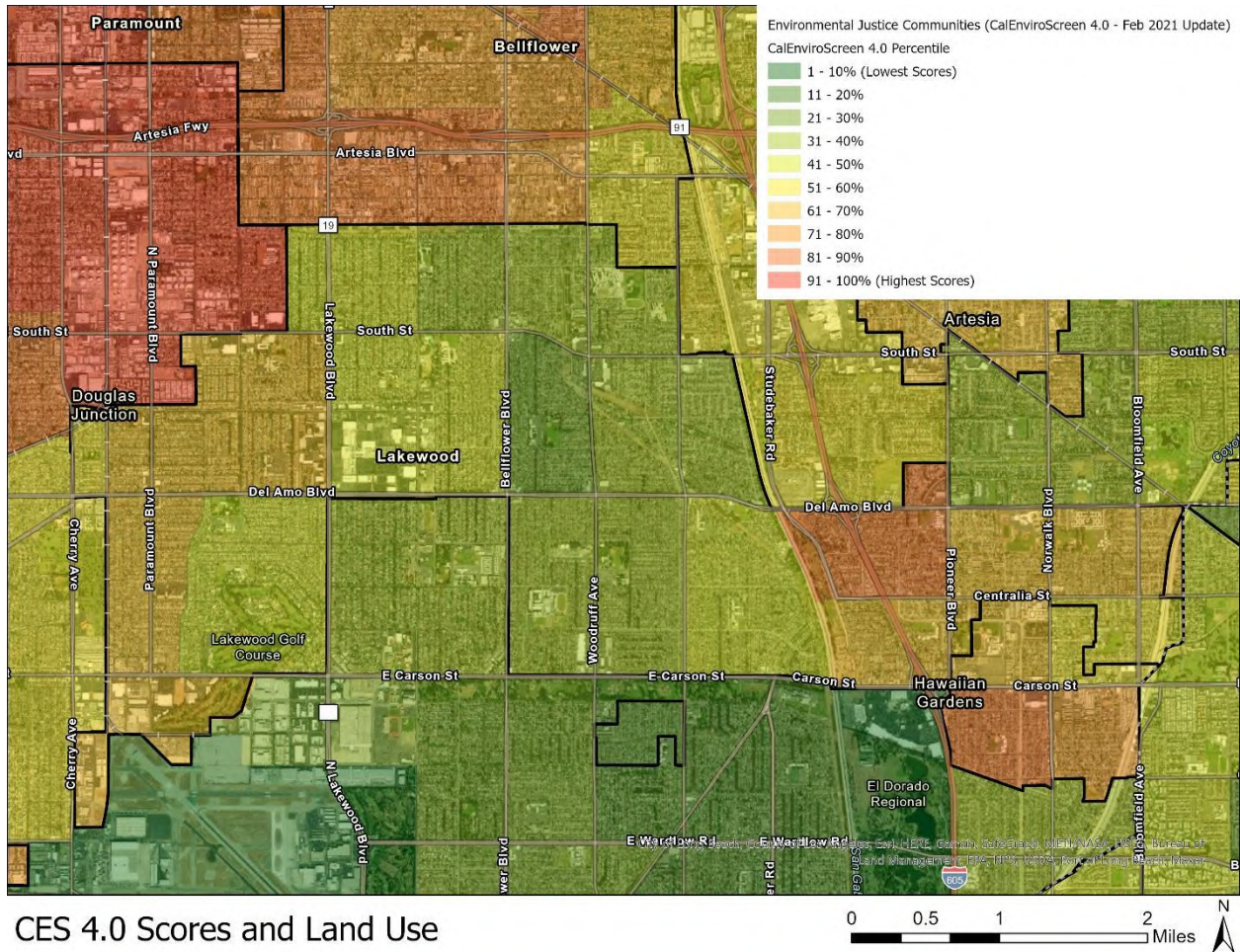
Land use patterns in adjacent jurisdictions have a large effect on health and housing conditions in Lakewood. The historic concentration of industrial land just outside the City also impacts the residents of north Long Beach, Paramount, and Rancho Dominguez. Industrial uses, including heavy refining, manufacturing, repair, are located a few blocks away from the City's northwestern boundary. The outcomes of these industrial uses can be clearly visible in the CES Maps (Figure 20) where the City limits act as a clear demarcation between census tracts with health disparities. The adjacent industrial uses also have an effect on the CES scores in north Lakewood.

Lakewood's southern border abuts the Long Beach Airport. Most aircraft taking off/landing at the airport do not fly directly over Lakewood at low altitudes. Despite this, the airport may still be a source of noise pollution that affects some Lakewood residents.

Additionally, there is a high concentration of older multi-family properties directly north of Lakewood, in the City of Bellflower. The prevalence of multi-family uses in south Bellflower, contrasted with the prevalence of single-family residential typology in north Lakewood may be a contributing factor to the apparent discrepancy in the environmental quality (CES) and opportunity (TCAC) that occurs on the city's border. Figure 26 illustrates the CES scores over an aerial image of Lakewood and its immediate surroundings. While it is difficult to identify precise land-uses at a small scale, it is possible to clearly see the prevalence of industrial uses along North Paramount Blvd. in Long Beach, as well as the concentration of multi-family housing in south Bellflower. In contrast, the area of Long Beach directly south of the City consists almost wholly of single-family homes, with no industrial uses in close proximity.



Figure 26: CES 4.0 Scores and Land Use



Source: HCD AFFH Data Viewer



D. IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

While the City views all contributing factors as an important priority to address, in determining the level on the table higher priority was given to factors that limit fair housing choice and or negatively impact fair housing, per Government Code section 65583(c)(10)(A)(iv).

Table 11 displays the identified fair housing issues, contributing factors, and meaningful actions taken to address them. The City has adopted goals and actions that specifically address the contributing factors identified in the AFFH analysis. Section F of the Housing Programs includes nine programs designed to address fair housing contributing factors. There may be other relevant programs that address fair housing in other sections, such programs are noted appropriately in the contributing factors table below. Other relevant programs include public education programs in Section G and constraint removal programs in Section B.

Programs are referenced in the action column for each contributing factor. Extensive place-based improvement programs have the longest implementation timelines. Place-based programs for areas of east Lakewood are designed to address clear trends of fair housing concerns in east Lakewood as shown by the AFFH analysis. Additional programs included in fair housing address the need for more multi-family housing opportunities across the City. One clear contributing factor is the impact of historic land use and zoning laws in the City. Programs included to address this include the development of an inclusionary housing ordinance (Program A-6), programs relating to housing for the elderly and persons with disabilities (Programs E-2 and D-5) to ensure objective standards and allow for licensed group care facilities in residential areas throughout the City.

While the City views all contributing factors as an important priority to address, in determining the level on the table higher priority was given to factors that limit fair housing choice and or negatively impact fair housing, per Government Code section 65583(c)(10)(A)(iv).

Table 11: Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factor	Action	Priority
Disproportionate Housing Needs in East Lakewood	Land use and zoning laws Overcrowding in eastern census tracts	<ul style="list-style-type: none"> ▪ Add opportunities for additional multifamily housing across the City. Provide opportunities for small-scale residential and naturally affordable housing in East Lakewood to mitigate overcrowding issues. See Housing Mobility Program (F-4) ▪ Diversity of Land Use Designation and Building Type (B-13) ▪ Source of Income Protection/Housing Mobility (G-3) 	High
Segregation and Integration	Concentration of lower-income individuals in eastern Lakewood Land use and zoning laws	<ul style="list-style-type: none"> ▪ Adding new multi-family housing across the City by upzoning large R-1 parcels and commercial sites. (A-8) ▪ Study and implement an inclusionary housing requirement to ensure housing for all incomes is available across Lakewood. (A-6) ▪ Council District Program (F-8) 	High



<p>Access to Opportunities and Resources</p>	<p>Concentrations of environmental hazards and industrial uses adjacent to City boundary</p> <p>Lack of community resources in east Lakewood</p> <p>Lack of public transit options</p> <p>Lack of multi-family housing options in central Lakewood</p>	<ul style="list-style-type: none"> ▪ Place-Based Community Resource - Park Improvement including Bloomfield Park Renovation and Palms Park Renovation Programs. (F-1) ▪ Place-Based Community Resource – Streetscape and Right of Way Improvements including Del Amo Boulevard/Coyote Creek Bridge Replacement and Lakewood Boulevard Regional Corridor Capacity Enhancement Project. (F-2) ▪ Adopt new Environmental Justice Element that focuses on pollution mitigation strategies and addresses the needs of sensitive communities. (F-5) ▪ Transit Improvements Program (F-7) ▪ Encourage increased production and affordability of ADUs through example plan program, updated ADU Ordinance, and ADU Education Program. (B-9, B-10, and G-2) 	<p>Medium</p>
<p>Outreach and Enforcement Capacity</p>	<p>Ability to obtain fair housing assistance</p> <p>Accessibility of meetings</p>	<ul style="list-style-type: none"> ▪ Fair Housing Outreach and Enforcement, Landlord-Tenant Mediation, and Fair Housing Education and Counseling (F-6, D-3, and E-1,) ▪ Single-Family Residential Rehabilitation Loan Program (C-1) Fair Housing Enforcement and Outreach (F-6) 	<p>Low</p>

**PROPOSED
RESOLUTION
OF APPROVAL**

RESOLUTION NO. 2022-3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD AMENDING THE GENERAL PLAN BY
ADOPTING THE 2021-2029 HOUSING ELEMENT

WHEREAS, the City Council has heretofore adopted the General Plan of Land Use, including a Housing Element, Circulation, Conservation, Open Space, Noise, Safety, Recreation and Community Services, Air Quality, and Economic Development, containing a statement of population density and building intensity, by Resolution No. 96-90; and

WHEREAS, the State Legislature in 1984 by Chapter 1691 added Article 10.6, entitled "Housing Elements," commencing with Section 65583 of the Government Code pertaining to the contents of the Housing Element, determination by each locality of its share of regional housing needs, and including guidelines in the preparation and amendment of Housing Elements and provisions for its review and revision; and

WHEREAS, the City prepared and submitted a 2021-2029 Housing Element to the State Department of Housing and Community Development on September 17, 2021 and on December 21, 2021 for review pursuant to Section 65585(b) of the Government Code; and

WHEREAS, the State Department of Housing and Community Development has presented its comments and suggestions on the 2021-2029 Housing Element to the City, and said comments and suggestions were thereafter incorporated into the 2021-2029 Housing Element; and

WHEREAS, in accordance with the terms and provisions of Section 65583 of the Government Code said 2021-2029 Housing Element has been reviewed by the Planning and Environment Commission following a public hearing on December 9, 2021; and

WHEREAS, in connection with its study of the 2021-2029 Housing Element, the Planning and Environment Commission considered the potential environmental impacts of said project, and on December 9, 2021 concluded a negative declaration for this general plan amendment should be issued; and

WHEREAS, the Planning and Environment Commission on December 9, 2021 adopted Resolution 17-2021 recommending approval of the Housing Element to the City Council, and that the City Council following a public hearing adopt the 2021-2029 Housing Element; and

WHEREAS, after due notice of the time and place thereof given in the time and manner required by law, a public hearing was held before the City Council of the City of Lakewood on January 25, 2022 on the 2021-2029 Housing Element, at which time said 2021-2029 Housing Element was displayed and presented, and the City Council considered the negative declaration

prepared for the 2021-2029 Housing Element; and

WHEREAS, the City Council has considered said 2021-2029 Housing Element and all comments pertaining thereto, finds there have been no significant changes in said project requiring further environment impact studies or reports, and that the 2021-2029 Housing Element should be approved subject to any changes the City Council should insert in this Resolution.

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

SECTION 1. The City Council finds that the aforementioned recitations are true and correct and that the General Plan of the City of Lakewood is hereby amended as provided in this Resolution.

SECTION 2. Resolution No. 96-90, entitled "A Resolution of the City Council of the City of Lakewood, California, Adopting a Comprehensive, Long-Term General Plan, November 1996, including a Land Use Element, Circulation Element, a Conservation Element, an Open Space Element, a Noise Element, a Safety Element, a Recreation and Community Service Element, an Air Quality Element, an Economic Development Element superseding and replacing the previously adopted General Plan, 1990, except the Housing Element thereof, which is reaffirmed as part of the City's Comprehensive General Plan, November 1996" is hereby amended by adopting that certain document and report on file in the Office of the City Clerk, and entitled "2021-2029 Housing Element" being the Housing Element of the General Plan for the City of Lakewood. Further, staff is hereby authorized to make minor modifications to the 2021-2029 Housing Element in response to comments from the State Department of Housing and Community Development, provided said modifications do not affect or contradict policies and programs adopted by the City Council.

SECTION 3. The City Council finds the 2021-2029 Housing Element has been adopted in accordance with the terms and provisions of the Government Code of the State of California, and after consideration and review by both the Planning and Environment Commission and the Department of Housing and Community Development. The City Council further finds the review by the Planning and Environment Commission of the recommendations of the Department of Housing and Community Development, and the incorporation in the 2021-2029 Housing Element of said recommendations is reasonable and should be approved.

SECTION 4. The Planning and Environment Commission is further directed to comply with the terms and provisions of Article 10.6 entitled "Housing Element" of the Government Code, commencing with Section 65583, including the review and revision provisions thereof contained in Section 65588, and report to the City Council from time to time pertaining to its progress in this regard (the Housing Element Annual Progress Report).

SECTION 5. In connection with this project, the City Council has considered the proposed negative declaration and the comments received during the public review process. The City Council finds on the basis of the Initial Study and the comments received during the review

period and at the public hearing, that there is no substantial evidence that the project will have a significant effect on the environment. Based on these findings, the City Council approves the negative declaration for this project.

SECTION 6. The City Clerk shall certify to the adoption of this Resolution and forward a copy thereof to the Secretary of the Planning and Environment Commission for distribution to the Planning and Environment Commission. This Resolution shall be effective on the date of adoption.

ADOPTED AND APPROVED this 25th day of January, 2022.

Mayor

ATTEST:

City Clerk

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Legislation

COUNCIL AGENDA

January 25, 2022

TO: The Honorable Mayor and City Council

SUBJECT: Resolutions for the 2022 General Municipal Election

INTRODUCTION

In accordance with Section 1500 of the Lakewood Municipal Code, the municipal election shall be held on the date of the statewide primary election in each even-numbered year. The date for the 2022 Election will be June 7th.

STATEMENT OF FACTS

Lakewood's General Municipal Election will be held on June 7, 2022, to select three members of the City Council from Districts 1, 2 and 5 for terms of four years. Registered voters of the City interested in running for this office must complete the nomination process prescribed by State election law. The nomination period will be open over a four-week period beginning on Monday, February 14th and concluding on Friday, March 11th.

The City is requesting that the County of Los Angeles allow for the consolidation of the City's general municipal elections with the statewide primary election to be conducted by the County on June 7, 2022. In consolidating the City's election with the County, the Registrar would administer, manage, and oversee many facets of the City's election, including services and tasks related to the complete and successful conduct of the election; provision of all election materials and equipment; the hiring, training and supervision of poll/vote center workers; printing and distribution of ballot materials; the tallying of votes; and canvassing of election results. The City Clerk's Office would continue to handle the candidate nomination filing process, FPPC filings and publishing of official election notices relating to calling an election and nominations.

The amount budgeted for the election is \$240,000 based on estimates for election services of a consolidated election.

In accordance with requirements as set forth in the Elections Code, the City Council must adopt certain resolutions in a timely manner pertaining to General Municipal Elections. The following resolutions are presented for consideration at this time:

1. Resolution Calling and Giving Notice of the Election;
2. Resolution Requesting the Board of Supervisors of Los Angeles County to Render Specified Election Services; and
3. Resolution Adopting Regulations for Candidates for Elective Office Pertaining to Candidate Statements Submitted to the Voters.

2022 Municipal Election
January 25, 2022
Page 2

STAFF RECOMMENDATION

Staff recommends that the City Council adopt the attached resolutions pertaining to the General Municipal Election on June 7, 2022.



Thaddeus McCormack
City Manager

RESOLUTION NO. 2022-4

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, JUNE 7, 2022, FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES

WHEREAS, under the provisions of the laws relating to General Law Cities in the State of California, a General Municipal Election shall be held on, June 7, 2022, for the election of Municipal Officers.

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

SECTION 1. Pursuant to the requirements of the laws of the State of California relating to General Law Cities, there is called and ordered to be held in the City of Lakewood, California, on Tuesday, June 7, 2022, a General Municipal Election for the purpose of electing three (3) Members of the City Council from Districts 1, 2 and 5 for the full term of four years.

SECTION 2. The ballots to be used at the election shall be in form and content as required by law.

SECTION 3. The City Clerk is authorized, instructed and directed to coordinate with the County of Registrar-Recorder/County Clerk ("County Registrar") to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 4. The polls/vote centers, operated by the County Registrar, for the election shall be open as required during the identified voting period pursuant to Section 10242 and 14401 of the Elections Code of the State of California.

SECTION 5. In all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 6. Notice of the time and place of holding the election is given and the City Clerk and County Registrar are authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

SECTION 7. The City Council authorizes the City Clerk to administer said election and all reasonable and actual election expenses shall be paid by the City upon presentation of a properly submitted bill.

SECTION 8. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

ADOPTED AND APPROVED THIS 25TH DAY OF JANUARY, 2022.

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2022-5

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON, JUNE 7, 2022, WITH THE STATEWIDE PRIMARY ELECTION

WHEREAS, the City Council of the City of Lakewood will hold a General Municipal Election to be held on June 7, 2022, for the purpose of the election of three (3) Members of the City Council; and

WHEREAS, it is desirable that the General Municipal Election be consolidated with the Statewide Primary Election to be held on the same date and that within the City the precincts, polling places and election officers of the two elections be the same, and that the Los Angeles County Registrar-Recorder/County Clerk (“County Registrar”) canvass the returns of the General Municipal Election and that the election be held in all respects as if there were only one election; and

WHEREAS, Elections Code Section 10002 authorizes the City to request by resolution that the Board of Supervisors of Los Angeles County authorize the County Registrar to conduct specified election services.

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

SECTION 1. Pursuant to the requirements of Section 10403 of the Elections Code, the Board of Supervisors of the County of Los Angeles is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Statewide Primary Election on Tuesday, June 7, 2022, for the purpose of the election of three (3) Members of the City Council from Districts 1, 2 and 5 for the full term of four years.

SECTION 2. The City Council requests the Board of Supervisors of the County of Los Angeles to direct the Registrar-Recorder/County Clerk to administer, manage and perform all necessary functions, services and tasks related to the complete and successful conduct of the consolidated election; including the provision of all election materials and equipment; the hiring, training and supervision of election workers and other election personnel; the printing and distribution of ballot materials; the translation of ballot materials in the required languages for the City of Lakewood; the collection of submitted ballots; the tallying of votes; and canvassing and certification of election results. The election will be held in all respects as if there were only one election and only one form of ballot will be used. The election will be held and conducted in accordance with the provisions of law regulating the statewide or special election.

SECTION 3. The Board of Supervisors is requested to consent and agree to the consolidation of the City of Lakewood's General Municipal Election with the Statewide Primary Election to be held on June 7, 2022, and that the County of Los Angeles take any and all steps necessary for the holding of the consolidated election.

SECTION 4. The City of Lakewood recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for these costs.

SECTION 5. The candidate nomination and filing process shall occur in the City of Lakewood for convenience of residents between the dates of February 14, 2022, and March 11, 2022, unless extended to March 16, 2022, in the event that an incumbent does not file, and shall be conducted by the City Clerk with the support of the County Registrar.

SECTION 6. The City Clerk is hereby directed to file a certified copy of this resolution with the Board of Supervisors of the County of Los Angeles and the County Registrar.

SECTION 7. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

ADOPTED AND APPROVED THIS 25TH DAY OF JANUARY, 2022.

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2022-6

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATE STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE HELD ON TUESDAY, JUNE 7, 2022

WHEREAS, Section 13307 of the Elections Code of the State of California provides that the governing body of any local agency adopt regulations pertaining to materials prepared by any candidate for a municipal election, including costs of the Candidate Statement.

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

SECTION 1. GENERAL PROVISIONS. Pursuant to Section 13307 of the Elections Code of the State of California, each candidate for elective office to be voted for at an Election to be held in the City of Lakewood on June 7, 2022, may prepare a Candidate Statement on an appropriate form provided by the City Clerk. The statement may include the name, age and occupation of the candidate and a brief description of no more than 200 words of the candidate's education and qualifications expressed by the candidate himself or herself. The statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. The statement shall be filed in typewritten form in the office of the City Clerk at the time the candidate's nomination papers are filed. The statement may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 p.m. of the next working day after the close of the nomination period.

SECTION 2. FOREIGN LANGUAGE POLICY. Pursuant to the Federal Voting Rights Act, the Candidate Statement shall be translated into all languages required by the County of Los Angeles, which are Spanish, Tagalog, Vietnamese, Khmer and Korean, in addition to providing it in English. The Los Angeles County Registrar-Recorder/County Clerk ("County Registrar"), will print and mail the voters' pamphlet and candidate statements in all the required languages. Pursuant to State law, the candidates' statements must be translated and printed in the voters' pamphlet in any language at the candidates' request. The candidates will be required to pay for the actual cost of translating and printing their candidates' statements into any required foreign language pursuant to Federal and/or State law, as specified, and into any other foreign language requested by the candidate.

SECTION 3. PAYMENT. The City Clerk shall work with the County Registrar to estimate the total cost of printing, handling, translating, and mailing the Candidate Statements filed, including the costs incurred as a result of complying with the Voting Rights Act of 1965, as amended, and require each candidate filing a statement to pay in advance to the City of

Lakewood his or her estimated pro rata share as a condition of having his or her statement included in the voters' pamphlet. The estimate is just an approximation of the actual cost that varies from one election to another election and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements. Accordingly, the City Clerk is not bound by the estimate and may, on a pro rata basis, bill the candidate for additional actual expense or refund any excess paid depending on the final actual cost. In the event of underpayment, the City Clerk may require the candidate to pay the balance of the cost incurred. In the event of overpayment, the City Clerk shall prorate the excess amount among the candidates and refund the excess amount paid within 30 days of the election.

SECTION 4. MISCELLANEOUS. Translations shall be provided by professionally certified translators and the City Clerk and County Registrar shall comply with all recommendations and standards set forth by the California Secretary of State regarding occupational designations and other matters relating to elections.

SECTION 5. ADDITIONAL MATERIALS. No candidate will be permitted to include additional materials in the Official Sample Ballot Booklet/Voter Information Guide.

SECTION 6. The City Clerk shall provide each candidate or the candidate's representative a copy of this Resolution at the time nominating petitions are issued.

SECTION 7. All previous resolutions establishing City Council policy on payment for Candidate Statements are repealed.

SECTION 8. This resolution shall apply only to the election to be held on June 7, 2022, and shall then be repealed.

SECTION 9. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

ADOPTED AND APPROVED THIS 25TH DAY OF JANUARY, 2022.

Mayor

ATTEST:

City Clerk

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ORDINANCE NO. 2021-9

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, ADDING CHAPTER 8 TO ARTICLE VII OF THE LAKEWOOD MUNICIPAL CODE REGARDING THE UNIFORM PUBLIC CONSTRUCTION COST ACCOUNTING ACT AS DEFINED IN PUBLIC CONTRACT CODE SECTION 22002(C)

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

Section 1. Chapter 8 is hereby added to Article VII of the Lakewood Municipal Code entitled “Public Works Contracts” and consisting of Sections 7800 to 7805, as set forth in Exhibit “A”, attached hereto and incorporated as though fully set forth herein.

Section 2. By Resolution No. 2021-66, adopted December 14, 2021, the City opted to become subject to the Uniform Public Construction Cost Accounting Act (Public Contract Code Sections 22000, et seq.).

Section 3. The City Clerk will notify the California State Controller regarding the City’s adoption of Resolution No. 2021-66.

Section 4. In order to take advantage of the informal bidding procedures set forth in the Act, Public Contract Code (“PCC”) Section 22034 requires that the City adopt an ordinance establishing informal bidding procedures for public projects.

Section 5. If any section, subsection, clause or phrase in this Ordinance or the application thereof to any person or circumstances is for any reason held invalid, the validity of the remainder of this Ordinance or the application of such provisions to other persons or circumstances shall not be affected thereby. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases or the application thereof to any person or circumstance be held invalid.

Section 6. 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.

Section 7. This Ordinance shall take effect and be in full force 30 days after its adoption.

ADOPTED AND APPROVED this 25th day of January, 2022, 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

EXHIBIT A

CHAPTER 8

PUBLIC WORKS CONTRACTS

7800 Purpose.

This Chapter is adopted pursuant to Public Contract Code Sections 22030-22045, and any succeeding or related statutes, for the purpose of implementing the informal bid procedures set forth in the Uniform Public Construction Cost Accounting Act (Public Contract Code Sections 22000, *et seq.*) (the “Act”).

7801 Applicability.

This Chapter may be used for public projects with a value equal to or less than the amounts set forth in Public Contract Code Section 22032, which limits will be increased automatically as authorized in any successor statute or regulation, or, when applicable, as established pursuant to Public Contract Code Section 22020.

7802 Definitions.

Unless the contrary is stated or clearly appears from the context, the definitions in Public Contract Code Section 22002 and set forth below will govern the construction of the words and phrases used in this Chapter.

7803 Soliciting Bids and Awarding Contracts.

Public projects, as defined by the Act and in accordance with the limits listed in Section 22032 of the Public Contract Code, may be let to contract by informal procedures as set forth in Section 22030-22045 of the Public Contract Code. The City Manager may execute contracts up to the lower threshold of the informal bidding limit as defined in Section 22032(a) of the Public Contract Code for public projects without approval by the City Council.

7804 Contractors List.

The City shall comply with the requirements of Public Contract Code Section 22034, after performing a prequalification process in accordance with Public Contract Code Section 20101.

7805 Notice Inviting Informal Bids.

Where a public project is to be performed which is subject to the provisions of this Chapter, a notice inviting informal bids shall be circulated using one or both of the following alternatives:

1. Notice inviting informal bids may be mailed, faxed, or emailed to all contractors for the for the category of work to be bid, as shown on the list developed on accordance with Section 7805.

2. Notices inviting informal bids may be mailed to all construction trade journals as specified by the California Uniform Construction Cost Accounting Commission in accordance with Section 22036 of the Public Contract Code. Additional contractors or construction trade journals may be notified at the discretion of the City, provided however: if the product or service is proprietary in nature such that it can be obtained only from a certain contractor or contractors, the notice inviting informal bids may be sent exclusively to such contractor or contractors.

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Reports

COUNCIL AGENDA

January 25, 2022

TO: Honorable Mayor and City Council

SUBJECT: Annual City Investment Policy and Quarterly Schedule of Investments – as of December 31, 2021

INTRODUCTION

The city's investment policy is reviewed and approved by the City Council annually, as required by law, the last time being in January 2021. As expressed in our Investment Policy, the city's investment objectives continue to be safety, liquidity and yield in the investment of public funds.

STATEMENT OF FACTS

Attached is the city's investment policy. It is the same as was adopted last year. The city's first policy was adopted in 1980, and has been periodically updated since then to conform to sound investment practices and new laws. PFM Asset Management LLC (PFM), the city's professional investment consultant advises the city on these matters and has indicated that there are no relevant changes to the law nor changes in investment strategy. The current policy remains appropriate for the next 12 months.

The city's investment portfolio includes funds managed by PFM as well as deposits in the Local Agency Investment Fund (LAIF - a state-wide pooled account), and the California Asset Management Program (CAMP - a joint powers authority established to provide public agencies with professional investment services).

In addition to reviewing the city's investment policy, it is also appropriate to review PFM's investment performance. This includes a comparison of the managed investment portfolio to the established market index. Since inception, the portfolio under PFM's management has gained greater total return than the benchmark, currently the ICE Bank of America Merrill Lynch (BofAML) 1-5 Year U.S. Treasury Index provided by Bloomberg Financial Markets.

Following is a table with a comprehensive view of the city's portfolio for the quarter ending December 31, 2021, including the funds managed by PFM:

Summary - Schedule of Investments as of December 31, 2021

PMF MANAGED PORTFOLIO

Security Type	Market Value	% of Portfolio	% Change vs. 9/30/21	Permitted by Policy	In Compliance
U.S. Treasury Notes	\$ 18,554,348	47.8%	1.40%	100%	X
Corporate Notes	8,742,797	22.6%	1.80%	30%	X
Negotiable CDs	294,935	0.8%	-1.90%	30%	X
Federal Agency	4,933,751	12.7%	-1.80%	100%	X
Supranationals	1,607,730	4.2%	0.10%	30%	X
Municipal Bonds	2,215,677	5.7%	0.30%	100%	X
Federal Agency CMBS	5,282	<0.1%	0.00%	100%	X
Asset Backed Securities	2,391,630	6.2%	0.10%	20%	X
Securities Sub-Total	\$38,746,150	100%			
Accrued Interest	129,688				
Total Managed Portfolio	\$38,875,838				

POOLED INVESTMENT ACCOUNTS

Market Value

LAIF	State of CA	\$40,988,580.87
CAMP	US Bank	\$2,411,919.45
		<u>\$43,400,500.32</u>

BANK ACCOUNTS

Balance

City - Checking	F&M	\$1,664,800.57
City Payroll	F&M	\$81,784.49
Successor Housing – Checking	F&M	\$570,072.16
		<u>\$2,316,657.22</u>

Funds held in reserve as required by debt issuance or non-agency funds - not available for City expenditures:

Successor Agency – Checking	F&M	\$1,496,550.76
		<u>\$1,496,550.76</u>

Total Portfolio


\$86,089,546.30

Richard Babbe from PFM will provide a detailed investment presentation at the City Council meeting, including broader market and economic policy factors.

RECOMMENDATION

Staff recommends that the Council adopt the attached Investment Policy and receive and file the Quarterly Schedule of Investments for December 31, 2021.

Jose Gomez 
Director of Finance & Administrative Services


Thaddeus McCormack
City Manager

CITY OF LAKEWOOD
INVESTMENT POLICY - January 2022

I. Scope

This policy applies to the investment of the City of Lakewood's ("City") applies to all funds accounted for in the annual budget. Funds of the City will be invested in compliance with the provisions of, but not necessarily limited to California Government Code Section 53601 et seq. and other applicable statutes. Investments will be in accordance with these policies and written administrative procedures. This policy does not regulate the investment of bond proceeds.

II. Objectives

The objectives, in priority order, of the City of Lakewood's investment activities shall be:

Safety. Safety of principal is the primary and most important objective of the investment program. Investments of the City will be made in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, the City will endeavor to mitigate credit and market risk.

Liquidity. The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which might be reasonably anticipated. This will be achieved through maturity diversification and purchases of securities with an established secondary market.

Yield. The City's investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints, liquidity needs, and cash flow characteristics of the portfolio. Return on investment is of secondary importance compared to the safety and liquidity objectives described above.

III. Standards of Care

Prudence

The City of Lakewood adheres to the guidance provided by the "prudent investor" standard (CA 53600.3) to insure that:

"When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency. Within the limitations of this section and considering individual investments as part of an overall strategy, investments may be acquired as authorized by law."

This standard of prudence is to be used by all investment staff and will be applied in the context of managing an overall portfolio.

Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Employees and investment officials shall disclose any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of the City.

Delegation of Authority

The authority to invest City funds is delegated to the Director of Finance & Administrative Services for a period of one year. The Director of Finance & Administrative Services is also subject to the direction and supervision of the City Manager. Subject to review, the City Council may renew the delegation of authority each year or more frequently, if desired. Additionally, the City Manager is granted the ability to unilaterally reassign or modify these responsibilities. If carried out, he/she will notify the City Council no later than the subsequent City Council meeting. The Director of Finance & Administrative Services and his/her designated staff, herein referred to as investment staff, are responsible for City's investment program. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established. The Director of Finance & Administrative Services shall be responsible for all transactions undertaken and will establish a system of controls to regulate the activities of subordinate officials.

The City may delegate its investment decision making and execution authority to an investment advisor. The advisor shall follow the policy and such other written instructions as are provided.

IV. Authorized and Suitable Investments

Surplus funds of local agencies may only be invested in certain eligible securities as listed below. Percentage holding limits, where shown, apply at the time the security is purchased. Credit criteria listed in this section refers to the credit rating at the time the security is purchased. If an investment's credit rating falls below the minimum rating required at the time of purchase, the City's investment advisor (if any) and Director of Finance & Administrative Services will review the rating agency action and decide whether to sell or hold the investment. The investment strategy for the City of Lakewood is to administer an operational portfolio. A definition of an operational portfolio is to have adequate funds available at all times to meet appropriated and projected cash flow requirements for the City of Lakewood.

The City of Lakewood does **NOT** purchase or sell securities on **MARGIN**.

1. U.S. Treasury Obligations. United States Treasury notes, bonds, bills, or certificates of indebtedness, or those for which the full faith and credit of the United States are pledged for the payment of principal and interest. There are no portfolio percentage limits for U.S. Treasury obligations.

2. *U.S. Government Agency Issues.* Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There are no portfolio percentage limits for U.S. Government Agency issues.

3. *Municipal Obligations.* Municipal obligations to include the following:

(a) Registered Treasury Notes or Bonds of the State of California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the state or by a department, board, agency, or authority of the state.

(b) Bonds, notes, warrants, or other evidences of indebtedness of any local agency within the State of California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency.

(b) Registered Treasury Notes or Bonds of any of the other 49 United States in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 United States, in addition to California.

Obligations are required to be rated in a rating category of “AA” or its equivalent or better by a nationally recognized statistical rating organization (NRSRO). There are no portfolio percentage limits for municipal obligations.

4. *Negotiable Certificates of Deposit.* Negotiable certificates of deposit or deposit notes issued by a nationally or state-chartered bank or a state or federal savings and loan association or by a federally licensed or state-licensed branch of a foreign bank. Purchases are limited to securities rated in a rating category of “A” (long-term) or “A-1” (short-term) or their equivalents or better by an NRSRO. No more than 30% of the City’s portfolio may be invested in negotiable certificates of deposit.

5. *Placement Service Deposits.* Fully insured deposits placed through a deposit placement service that meets the requirements under Code Section 53601.8. No more than 30% of the City’s portfolio may be invested in placement service deposits.

6. *Money Market Funds.* Shares of beneficial interest issued by diversified management companies that are money market funds registered with the Securities and Exchange Commission under the Investment Company Act of 1940 (15 U.S.C. Sec. 80a-1, et seq.). To be eligible for investment pursuant to this subdivision, these companies shall either: (1) attain the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized statistical rating organizations; or (2) retain an investment advisor registered or exempt from registration with the Securities and Exchange commission with not less than five years' experience managing money market mutual funds with assets under management in excess of five hundred million dollars (\$500,000,000). No more than 20% of the City’s portfolio may be invested in money market funds. The purchase price of shares shall not include any commission charged by the fund. No more than 10% of the City’s portfolio may be invested in any one fund.

7. *Government Pools.* Shares of beneficial interest issued by a joint powers authority (6509.7) that invests in securities authorized by Section 53601 of the California Government Code. Each share shall represent an equal proportional interest in the underlying pool of securities owned by the joint powers authority. To be eligible under this section, the joint powers authority issuing the shares shall have retained an investment adviser that meets all of the following criteria:

(a) The adviser is registered or exempt from registration with the Securities and Exchange Commission.

(b) The adviser has not less than five years of experience investing in the securities and obligations authorized in California Government Code section subdivisions (a) to (q), inclusive.

(c) The adviser has assets under management in excess of five hundred million dollars (\$500,000,000).

There is no portfolio percentage limit for Government Pools.

8. *State of California's Local Agency Investment Fund.* Investment in LAIF may not exceed the current LAIF limit and should be reviewed periodically.

9. *Los Angeles County Pool.* Investment in the Los Angeles County Pool may not exceed the current pool limits and should be reviewed periodically.

10. *Commercial paper.* Commercial paper of “prime” quality of the highest ranking or of the highest letter and number rating as provided for by a nationally recognized statistical-rating organization. The entity that issues the commercial paper shall meet all of the following conditions in either paragraph (a) or paragraph (b):

(a) The entity meets the following criteria: (i) Is organized and operating in the United States as a general corporation. (ii) Has total assets in excess of five hundred million dollars (\$500,000,000). (iii) Has debt other than commercial paper, if any, that is rated in a rating category of “A” or its equivalent or higher by a NRSRO.

(b) The entity meets the following criteria: (i) Is organized within the United States as a special purpose corporation, trust, or limited liability company. (ii) Has program wide credit enhancements including, but not limited to, over collateralization, letters of credit, or surety bond. (iii) Has commercial paper that is rated “A-1” or higher, or the equivalent, by a NRSRO.

Purchases of commercial paper shall have a maximum maturity of 270 days. No more than 25% of the City’s portfolio may be invested in commercial paper.

11. *Corporate Notes.* Medium-term notes, defined as all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the

United States, or any state and operating within the United States. Medium-term corporate notes shall be rated in a rating category of “A” or its equivalent or better by a NRSRO. No more than 30% of the City’s portfolio may be invested in corporate notes.

12. *Supranationals*. Supranationals, defined as United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Supranationals shall be rated in a rating category of “AA” or its equivalent or better by a NRSRO. No more than 30% of the City’s portfolio may be invested in supranationals.

13. *Asset-Backed Securities*. A mortgage passthrough security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-backed certificate, consumer receivable passthrough certificate, or consumer receivable-backed bond. Securities eligible for investment under this subdivision shall be rated in a rating category of “AA” or its equivalent or better by an NRSRO. Purchases of asset-backed securities shall have a maximum maturity of five years. No more than 20% of the City’s portfolio may be invested in asset-backed securities.

V. Ineligible Investments

Any security type or structure not specifically approved by this policy is hereby prohibited; these include, but are not restricted to, the following:

- (a) "Complex" derivative securities such as range notes, dual index notes, inverse floating-rate notes, leveraged or deleveraged floating-rate notes, or any other complex variable-rate or structured note.
- (b) Interest-only strips that are derived from a pool of mortgages, or any security that could result in zero interest accrual if held to maturity except as authorized by Code Section 53601.6.
- (c) Financial Futures and Financial Options also known as forward contracts for securities.

VI. Investment Parameters

Diversification. The City’s investments shall be diversified by:

- Limiting investments to avoid over concentration in securities from a specific issuer or sector. No more than 10% of the portfolio may be invested in the securities of any one issuer, regardless of security type; excluding U.S. Treasuries, federal agencies, supranationals, and pooled investments such as LAIF, LA County Pool, and Government Pools.
- Limiting investment in securities that have higher credit risks.
- Investing in securities with varying maturities.

- Continuously investing a portion of the portfolio in readily available funds such as local government investment pools or money market funds to ensure that appropriate liquidity is maintained in order to meet ongoing obligations.

Maximum Maturities. To the extent possible, the City shall attempt to match its investments with anticipated cash flow requirements. Unless stated otherwise in Section IV of this Policy, the maximum maturity of the City's eligible investments will not exceed five years unless the City Council has granted express authority to make that investment either specifically or as a part of an investment program approved by the City Council no less than three months prior to the investment.

Sale of Securities. The City does not make investments for the purpose of trading or speculation, but buys with the prevalent intent to hold securities to maturity. The prohibition of speculative investment precludes pursuit of profit through unusual risk or conjectural fluctuations in market prices. However, fluctuations in market rates or changes in credit quality may produce situations where securities may be sold at a nominal loss in order to mitigate further erosion of principal or to reinvest proceeds of sale in securities that will out-perform the original investment.

VII. Depository Services

Legal Constraints

Money must be deposited in state or national banks, state or federal savings associations, or state or federal credit unions in the state. It may be in inactive deposits, active deposits or interest-bearing active deposits. The deposits cannot exceed the amount of the bank's or savings and loan's paid up capital and surplus.

The bank or savings and loan must secure the active and inactive deposits with eligible securities having a market value of 110% of the total amount of the deposits. State law also allows, as an eligible security, first trust deeds having a value of 150% of the total amount of the deposits. A third class of collateral is letters of credit drawn on the Federal Home Loan Bank (FHLB). As a matter of policy, the City does not accept 150% collateral in first trust deeds or 105% Letters of Credit drawn on the FHLB, even though the state statutes allow municipalities to accept them.

The Director of Finance & Administrative Services may at his discretion waive security for that portion of a deposit which is insured pursuant to federal law. Currently, the first \$250,000 of a deposit is federally insured. It is to the City's advantage to waive this collateral requirement for the first \$250,000 because we receive a higher interest rate. If funds are to be collateralized, the collateral we accept is 110% of the deposit in government securities.

Depository Services

Active deposits are demand or checking accounts which receive revenues and pay disbursements. The City of Lakewood has three demand accounts:

- General checking account
- Payroll checking account
- Successor agency project account

Successor agency housing account

Interest-bearing active deposits are money market accounts at a financial institution (i.e., bank, savings and loan, credit union). These accounts are demand accounts (i.e., checking accounts) with restricted transaction activity.

Inactive deposits are Certificates of Deposit issued in any amount for periods of time as short as 14 days and as long as several years. Interest must be calculated on a 360-day basis, actual number of days. There is no portfolio percentage limit for Inactive Deposits. The maximum maturity shall be limited to one year.

We require that each financial institution submit current financial statements which are evaluated by staff prior to the investment of funds. We use the following criteria:

The institution must have been in business at least three years.

The institution must submit audited financial statements.

The institution must have assets of at least \$50 million and a net worth to liability ratio of 3.5 to 1. For calculations, net worth does not include subordinated debt and Reserves for Allowance for Loan Losses.

City investments of less than 180 days to maturity can use a net worth to asset ratio of 3 to 1.

Investments in Credit Unions require an Equity (net worth) to Asset Value of 5.0%. The loan balance to share draft ratio is compared to industry standards, but should not exceed 90%. The City may invest funds for a period up to 120 days in institutions with a Regular Reserve to Loan Balance ratio of at least 3.25%. For longer periods of time, the ratio must be at least 4.0%.

In addition, examination is made of the Reserve for Loan Losses category to evaluate the financial trend of the institution's asset base. Comparison is made of institution ratio values to the industry averages.

Under deposits, if data is available, we track the ratio of \$250,000 certificates of deposit (brokered money) to the total deposit base. A percent greater than 50% is an area of concern.

Whenever possible, the use of several years' financial data is evaluated to present a trend of activity in the institution.

We also require that interest be paid to the City on a monthly basis (current state law only requires quarterly payment). We do not place more than \$250,000 in a savings and loan, small bank, or credit union.

VIII. Safekeeping and Custody

Delivery vs. Payment

All investment transactions conducted with deliverable securities will be executed on a delivery versus payment basis. Deliverable securities will be held in safekeeping by a third party custodian designated by the City. The custodian will be required to provide timely (written or on-line) confirmation of receipt and monthly position and transaction reports.

IX. Reporting Requirements

Monthly Reporting

The Director of Finance & Administrative Services will provide to the City Council monthly investment reports that provide a detailed summary of transactions in the City's portfolio.

Quarterly Reporting

The Director of Finance & Administrative Services will provide to the City Council quarterly investment reports which provide a detailed summary of the status of the investment program. The quarterly report will contain the following:

- The type of investment, issuer, and date of maturity par and dollar amount invested on all securities, investments and moneys held by the local agency.
- A description of any of the local agency's funds, investments, or programs that are under the management of contracted parties, including lending programs.
- A current market value as of the date of the report and the source of this same valuation for all securities held by the local agency, and under management of any outside party that is not also a local agency or the State of California Local Agency Investment Fund.
- A statement of compliance with the Government Code and this policy.
- A statement denoting the ability of the local agency to meet its pool's expenditure requirements for the next six months, or provide an explanation as to why sufficient money shall, or may, not be available.

X. Performance Standards

The City's portfolios are managed with the objective of obtaining a market rate of return, commensurate with identified risk constraints and cash flow characteristics. Because the composition of the portfolio fluctuates, depending on market and credit conditions, various indices will be used to monitor performance.

XI. Investment Advisor Review

The performance of the City's investment advisor and investment advisory firm shall be reviewed annually based on the following criteria:

- Understanding of the city's overall investment program and the investment objectives and constraints unique to the city, and approach to management of the city's portfolio.
- Experience, resources, and qualifications of the firm and individuals assigned to this account.
- Experience of the firm in managing state/local/district government reserve funds.
- Performance of the managed portion of the city's portfolio.
- Reporting methodology and additional investment of financial services offered or available through affiliation.
- Fees, relative to services.

XII. Policy Considerations

This policy shall be reviewed on an annual basis. Any changes must be approved by the investment officer and any other appropriate authority, as well as the individual(s) charged with maintaining internal controls.

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*Successor
Agency*

SUCCESSOR AGENCY AGENDA

January 25, 2022

TO: The Honorable Successor Agency to the former Redevelopment Agency to the City of Lakewood

SUBJECT: Recognized Obligation Payment Schedule (ROPS) for July 1, 2022 through June 30, 2023 – ROPS 22-23 and Administrative Budget FY 2022-23.

INTRODUCTION

The Successor Agency is required to submit an annual ROPS pursuant to California Health and Safety Code Section 34177(o)(1) to the county auditor controller and Department of Finance (DOF) no later than February 1st, with an annual amendment process as stated in Section 34177(o)(1)(E).

STATEMENT OF FACT

The ROPS 22-23 includes the following updates:

- As adopted by Oversight Board Resolution No. OB-2016-3 and as allowed by H&S Section 34191.4(b), the loan agreements between the redevelopment agency and the low and moderate income housing fund have been available for repayment since FY 2019-20. This includes the Educational Revenue Augmentation Fund (ERAF) loan outstanding in the amount of \$90,492, the Supplemental Educational Revenue Augmentation Fund (SERAF) loans totaling \$2,103,502, and the \$1,085,310 deferred housing funds. Repayment is subject to the calculation set forth by H&S Section 34191.4(b)(3)(A). Repayment of housing loans has priority over repayment of any other loans to the city.
- Per H&S Code 34191.4(b) upon issue of finding of completion by the DOF and approval of the oversight board, loan agreements entered into between the redevelopment agency and the city shall be deemed to be enforceable and shall be recalculated at three percent interest. Twenty percent of repayment is to be set-aside for the Housing Successor Agency. Loans will be re-assessed at four percent interest after DOF approval of the Last and Final ROPS.
- Per DOF's letter dated December 17, 2015, they approved the unfunded pension obligations but asked that the liabilities calculation be based on the fixed amount from 2012 and not the one updated in 2013, as originally requested by the Agency. CalPERS recalculates liabilities annually to reflect new factors. The Agency's stance is that although the Successor Agency ceased to exist in January 2012, the liabilities continue to charge therefore the calculation should be updated accordingly.

RECOMMENDATION

It is recommended that the City Council approve the Recognized Obligations Payment Schedule for July 1, 2022 through June 30, 2023 – ROPS 22-23 and the Administrative Budget for FY 2022-23.


Jose Gomez
Director of Finance & Administrative Services


Thaddeus McCormack
City Manager

Recognized Obligation Payment Schedule (ROPS 22-23) - Summary
Filed for the July 1, 2022 through June 30, 2023 Period

Successor Agency: Lakewood

County: Los Angeles

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	22-23A Total (July - December)	22-23B Total (January - June)	ROPS 22-23 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 2,185,473	\$ 2,185,473	\$ 4,370,946
F RPTTF	2,060,473	2,060,473	4,120,946
G Administrative RPTTF	125,000	125,000	250,000
H Current Period Enforceable Obligations (A+E)	\$ 2,185,473	\$ 2,185,473	\$ 4,370,946

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/ _____
Signature Date

Lakewood
Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail
July 1, 2022 through June 30, 2023

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)					22-23A Total	ROPS 22-23B (Jan - Jun)					22-23B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$18,937,303		\$4,370,946	\$-	\$-	\$-	\$2,060,473	\$125,000	\$2,185,473	\$-	\$-	\$-	\$2,060,473	\$125,000	\$2,185,473
7	County Deferral	Unfunded Liabilities	06/27/1989	06/30/2042	County of Los Angeles	County Deferral Loan	Project Area 2	756,943	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
8	City Advance to Agency	City/County Loan (Prior 06/28/11), Cash exchange	07/10/1973	06/30/2023	City of Lakewood	Initial funds to operate plan area	Project Area 1	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
9	Housing Fund Deficit	Unfunded Liabilities	06/30/1999	06/30/2022	Low and Moderate Income Housing Fund	Housing fund deficit repayments (HSC section 3334.6(d))	Project Area 1	1,085,310	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
17	Administrative Costs	Admin Costs	07/01/2020	06/30/2022	City of Lakewood	Administrative costs including staff, audit, payroll, legal, and other administrative costs.	All Project Areas	250,000	N	\$250,000	-	-	-	-	125,000	\$125,000	-	-	-	-	125,000	\$125,000
18	LMIHF Loan (SERAF)	SERAF/ERAF	05/10/2010	06/30/2042	Low and Moderate Income Housing Fund	Loan for SERAF payment to County for FY 09/10 (HSC section 33690 (c)(1))	All Project Areas	1,441,394	N	\$1,441,394	-	-	-	720,697	-	\$720,697	-	-	-	720,697	-	\$720,697
19	LMIHF Loan (SERAF)	SERAF/ERAF	05/04/2011	06/30/2042	Low and Moderate Income Housing Fund	Loan for SERAF payment to County for FY 10/11 (HSC section 33690 (c)(1))	All Project Areas	662,108	N	\$662,108	-	-	-	331,054	-	\$331,054	-	-	-	331,054	-	\$331,054
20	LMIHF Loan (ERAF)	SERAF/ERAF	05/10/2005	06/30/2042	Low and Moderate Income	Loan for ERAF payment to	All Project Areas	90,492	N	\$90,492	-	-	-	45,246	-	\$45,246	-	-	-	45,246	-	\$45,246

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	ROPS 22-23A (Jul - Dec)					22-23A Total	ROPS 22-23B (Jan - Jun)					22-23B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
					Housing Fund	County for FY 04/05 (HSC section 33681.12 (b))																
21	City Loans and Advances to Agency	City/County Loan (Prior 06/28/11), Cash exchange	12/17/1985	06/30/2042	City of Lakewood	Loans for development and financial assistance of Project Areas 1, 2, and 3 (80%)	All Project Areas	10,179,283	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
22	City Loans and Advances to Agency	City/County Loan (Prior 06/28/11), Cash exchange	12/17/1985	06/30/2042	Lakewood Housing Successor	Loans for development and financial assistance of Project Areas 1, 2, and 3 (20%)	All Project Areas	2,544,821	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
26	Legal Fee	Admin Costs - Litigation	06/11/2013	06/30/2023	City of Lakewood/ Colantuono & Levin	Legal counsel for litigation costs	All Project Areas	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
30	Proportional Share of Unfunded Pension Liabilities	Unfunded Liabilities	01/01/2020	06/30/2022	City of Lakewood	Obligation to Share in Payment of Unfunded Liabilities	All Project Areas	1,926,952	N	\$1,926,952	-	-	-	963,476	-	\$963,476	-	-	-	963,476	-	\$963,476

Lakewood
Recognized Obligation Payment Schedule (ROPS 22-23) - Report of Cash Balances
July 1, 2019 through June 30, 2020
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments
1	Beginning Available Cash Balance (Actual 07/01/19) RPTTF amount should exclude "A" period distribution amount.				577,713	1,394,288	
2	Revenue/Income (Actual 06/30/20) RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller					530,033	
3	Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)				8,641	530,033	
4	Retention of Available Cash Balance (Actual 06/30/20) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				569,072	1,394,288	\$634,501 retained to fund ROPS 20-21 obligations. \$759,787 remitted to Los Angeles County in FY 21-22.
5	ROPS 19-20 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC		No entry required				
6	Ending Actual Available Cash Balance (06/30/20) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	

Lakewood
Recognized Obligation Payment Schedule (ROPS 22-23) - Notes
July 1, 2022 through June 30, 2023

Item #	Notes/Comments
7	
8	
9	
17	
18	Per H&S Code 34191.4(b)(3)(A) the maximum repayment amount authorized each fiscal year for repayments shall be equal to one-half of the increase between the amount distributed to the taxing entities and the amount distributed to taxing entities 2012-13 base year. Listed is the estimated maximum RPTTF available for distribution to Lakewood Successor Agency to repay approved ERAF/ SERAF loans.
19	Per H&S Code 34191.4(b)(3)(A) the maximum repayment amount authorized each fiscal year for repayments shall be equal to one-half of the increase between the amount distributed to the taxing entities and the amount distributed to taxing entities 2012-13 base year. Listed is the estimated maximum RPTTF available for distribution to Lakewood Successor Agency to repay approved ERAF/ SERAF loans.
20	Per H&S Code 34191.4(b)(3)(A) the maximum repayment amount authorized each fiscal year for repayments shall be equal to one-half of the increase between the amount distributed to the taxing entities and the amount distributed to taxing entities 2012-13 base year. Listed is the estimated maximum RPTTF available for distribution to Lakewood Successor Agency to repay approved ERAF/ SERAF loans.
21	
22	
26	
30	Per DOF letter dated December 17, 2015, the DOF approved the unfunded pension obligation but stated that liabilities calculation be based on the dissolution year 2012 and not 2013 as originally requested by the Agency. CalPERS recalculated pension liabilities in 2013 to reflect new factors such as mortality rate. The Agency's stance is that although the Successor Agency ceased to exist in January 2012, the liabilities continue to exist, therefore, calculation should be updated accordingly.

**Successor Agency to the former Lakewood Redevelopment Agency
Administrative Budget FY 2022-23
July 1, 2022 to June 30, 2023**

Administrative Staff Costs

Reimbursement to the City of Lakewood for the overall administration and winding down activities of the Successor Agency for direct staff costs, including but not limited to the following positions:

- City Manager
- Deputy City Manager
- City Attorney
- City Clerk
- Assistant City Clerk
- Director of Finance and Administrative Services
- Assistant Director of Finance and Administrative Services
- Senior Accountant
- Accountant
- Accounting Technician

Total Administrative Staff Costs	244,500
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Other Costs

Contractual Services (Auditing and Reporting)	5,000
Office Expense and other costs	500
Total Other Costs	5,500

TOTAL	250,000
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*Housing
Successor*

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING
FUND SUMMARY 12/16/2021**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 423 through 423. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

3901	HOUSING SUCCESSOR AGENCY	4,750.00
		<hr/>
		4,750.00

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

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

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>VEND #</u>	<u>VENDOR NAME</u>	<u>GROSS</u>	<u>DISC.</u>	<u>CHECK AMOUNT</u>
423	12/16/2021	2177	SINDAHA SAMIR	4,750.00	0.00	4,750.00
			Totals:	<u>4,750.00</u>	<u>0.00</u>	<u>4,750.00</u>

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING
FUND SUMMARY 12/23/2021**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 424 through 424. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

3901	HOUSING SUCCESSOR AGENCY	18,000.00
		<hr/>
		18,000.00

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

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

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>VEND #</u>	<u>VENDOR NAME</u>	<u>GROSS</u>	<u>DISC.</u>	<u>CHECK AMOUNT</u>
424	12/23/2021	3699	FLORES, ALFREDO AND	18,000.00	0.00	18,000.00
			Totals:	<u>18,000.00</u>	<u>0.00</u>	<u>18,000.00</u>