



March 30, 2009

State of California
Department of Housing and Community Development
Division of Housing Policy Development
Attention: Ms. Cathy Creswell, Deputy Director
P.O. Box 952053
Sacramento, CA 94252-2053

HOUSING POLICY
DEVELOPMENT, HCD

APR 02 2009

Subject: 2008 General Plan Annual Progress Report

Dear Ms. Creswell:

In compliance California Government Code, a copy of Lakewood's General Plan Annual Progress Report has been enclosed with this correspondence. A separate copy of this report has been transmitted to the Governor's Office of Planning and Research/State Clearinghouse.

If you have any other questions or need further assistance, please do not hesitate to contact Paul Kuykendall at (562) 866-9771, extension 2344.

Sincerely,


Jack R. Gonsalves
Director of Community Development

Lakewood

The City of Lakewood 2008 General Plan Annual Progress Report

INTRODUCTION

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

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

In November 1996, the Lakewood City Council adopted the update to the City of Lakewood Comprehensive General Plan. A general plan is a State-mandated document which a city uses to plan the framework for its physical, social and economic development for about 30 years into the future. The City of Lakewood General Plan is comprised of seven State-mandated elements and three optional elements. Lakewood's General Plan elements are as follows:

- | | | |
|----------------|--------------------------------------|-------------------------|
| - Land Use | - Open Space | - Air Quality* |
| - Circulation | - Noise | - Economic Development* |
| - Housing | - Safety | |
| - Conservation | - Recreation and Community Services* | *optional elements |

Lakewood's Housing element was adopted by the City Council on September 10, 2002 and was certified by the Department of Housing and Community Development on November 8, 2002. Section 65400, et seq. of State law requires that an annual report be presented to the local legislative body, the Governor's Office of Planning and Research, and the Department of Housing and Community Development. Furthermore, Government Code Section 65400 requires that the annual progress report "be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments." This report is for the review period from January 1, 2008 to December 31, 2008.

IMPLEMENTATION STATUS OF THE ELEMENTS

Land Use Element

Lakewood is primarily a “bedroom community” with much of its land devoted to residential uses and only a very small percentage of land area devoted to land zoned for commercial and industrial uses. Lakewood is almost completely developed with a built-out ratio of approximately 99%.

Residential Development

A goal of the Land Use Element is to preserve and enhance Lakewood’s desirable residential character. The past year has seen continued development and improvement of single-family and multiple-family residences. Table 1 below shows the number of residential units that were completed during 2008:

Table 1: Residential Activity in 2008

Project Address	Units Constructed	Units Demolished	Net Gain of Units	Type of Project
11124 Del Amo Blvd.	27	1	+26	PD-SF
20519-21 Alburdis Avenue	2	1	+1	duplex (apartments)
20516 Devlin Avenue (1)	0	1	-1	single family residence
Total Net Dwelling Units:			+26	

(1) Plans to replace this single family residence with a new single family residence were approved by the Development Review Board (case no. 7235).

The development of new dwelling units provides needed housing opportunities in the City and contributes to Lakewood’s share in fulfilling the Regional Housing Needs Assessment. This subject is described in further detail in the Housing Element section of this progress report. The quality of Lakewood’s housing stock is an important factor that homebuyers consider when purchasing in Lakewood as demonstrated by Lakewood’s consistently low vacancy rate. Being generally located in the middle of a large metropolitan area, Lakewood’s home prices are partially influenced by the cost of housing in the region. Following the recession of the 1990’s, median home prices continued to rise along with home prices throughout the region, County, and State. In 1996, the year of the General Plan update, the median home price in Lakewood was approximately \$159,000 and continued to rise until it peaked in July 2006 at approximately \$550,000. In 2007, Lakewood’s median home price had decreased to \$515,000 and in 2008 it decreased again to \$414,500. By December 2008, Lakewood’s median home price had decreased again to \$400,000 (source: California Association of Realtors, <http://www.car.org/economics/marketdata/housingdata/>).

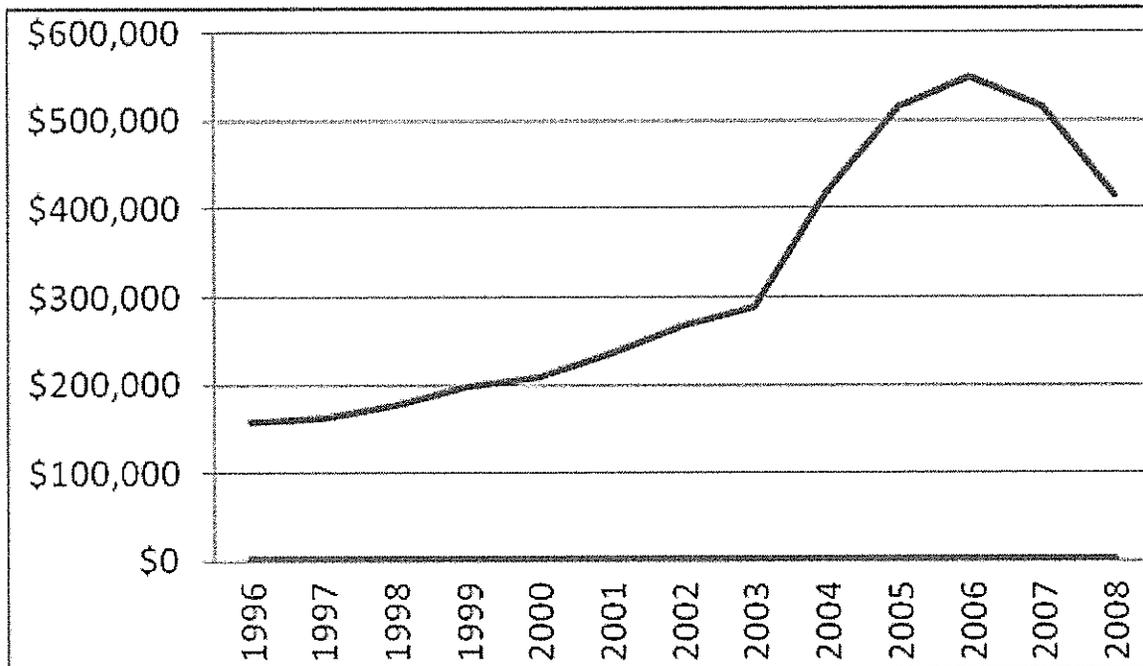
Although there has not been a significant level of new dwelling unit construction, the vacancy rate has remained stable since adoption of the General Plan. Ultimately, figures for 2008 and 2009 may be adjusted to reflect vacancies due to foreclosure increases. Table 2 and Chart 1 below show vacancy rates and median home prices for Lakewood:

Table 2: Vacancy Rates and Median Home Prices

Year	Vacancy Rate (1)	Median Home Price (2)
January 1996	2.59%	\$159,000
January 1997	2.58	164,000
January 1998	2.58	178,500
January 1999	2.58	197,900
January 2000	2.59	210,000
January 2001	1.67	236,500
January 2002	1.67	268,957 (3)
February 2003	1.67	288,500
May 2004	1.67	420,000
July 2005	1.67	517,000
February 2006	1.67	550,000
February 2007	1.67	515,000
January 1, 2008	1.67	414,500

Sources: (1) State of California, Department of Finance, *E-5 City/County Population and Housing Estimates, 2004, Revised 2001-2008, with 2000 DRU Benchmark*. Sacramento, California. (2) California Association of Realtors. (3) Average provided by GRC Associates study, October 21, 2002.

Chart 1: Lakewood's Median Home Prices



Source: California Association of Realtors, <http://www.car.org/economics/marketdata/housingdata/>.

Between 2003 and 2006, the increase in median home prices combined with low interest rates had been a significant incentive for property owners to make improvements to their homes. Over the past year, building permit activity has significantly decreased as reflected by the economy. Table 3 below shows the number of building permits issued for residential projects since adoption of the current general plan.

Table 3: Residential Building Permits Issued by Fiscal Year

Fiscal Year	Number of Building Permits Issued
1995-1996	1,267
1996-1997	1,180
1997-1998	1,255
1998-1999	1,248
1999-2000	1,195
2000-2001	1,265
2001-2002	1,400
2002-2003	1,664
2003-2004	1,735
2004-2005	1,904
2005-2006	1,783
2006-2007	1,462
2007-2008	396

Source: City of Lakewood Community Development Department

Development in the Commercial and Industrial districts

The Land Use Element seeks to preserve Lakewood’s residential character. A critical component necessary in maintaining this theme is providing a commercial component for the convenience and enjoyment of residents. Commercial activity supplies the economic resources needed to provide critical services. Thus, economic development and commercial land investment activities continues to be a high priority in Lakewood. Listed in Table 4 below are examples of how Lakewood is working towards its economic goals within the Land Use Element and how commercial properties continued to experience expansion and reuse.

Table 4: Commercial Development Activity in 2008

Project Name	Site Address	2008 Project Status
Costco	340 Lakewood Center	Under Construction
Citibank	5525 Carson Street	Under Construction
Denny’s(formerly Baker’s Square)	5520 South Street	Under Construction
Harbor Hyundai		Under Construction
Retail Center at Downey and South	3500 South Street	Project Completed
Two-story Office Building	11827 Centralia Street	In Plan Check
CVS drugstore	5505 Carson Street	In Plan Check

Circulation Element

The focus of the Circulation Element is to promote the efficient movement of people and goods. Through the Capital Improvements Program, the City continues to make improvements to its system of streets and highways as it carries out the goals of the Circulation Element. Table 5 below shows that during 2008, Lakewood's Public Works Department resurfaced about 6.5 miles of residential streets. No alleys or arterial roadways were resurfaced during this time period. The Circulation Element identifies right-of-way width standards and street classifications for Lakewood's public roadways. The standard roadway width for Local Streets is 60 feet. The Municipal Code establishes the criteria for roadway dedications. During 2008, two (2) road dedications in the M-F-R zone were required for street-widening purposes. Properties at 11630 207th Street and 20604 Alburdis Avenue each provided five-foot wide road dedications for street widening purposes.

Table 5: 2008 Street Resurfacing Projects

Street Type	Linear Miles Resurfaced
Alley (residential)	0
Local	6.5
Major Arterial	0
Total	6.5

As discussed in the Land Use Element portion of this report, Costco is constructing a store in Lakewood. The Initial Study and Environmental Checklist prepared for that project determined that a potentially significant impact may occur due to traffic impacts unless mitigated. As a result, a traffic study was prepared for this project. Generally, those impacts would occur at the intersections of Clark Avenue and Candlewood Street, Lakewood Boulevard and Candlewood Street, and at Lakewood Boulevard and South Street. The traffic study prescribed mitigation measures that would decrease said impacts to less than significant levels through restriping, adding turning lanes, and modification to traffic signals. The required off-site improvements are now being constructed.

Housing Element

The purpose of the Housing Element is to identify and make provisions for existing and projected housing needs. The Housing Element is an official policy statement with regards to the types and quantities of housing to be provided, it analyzes existing housing conditions in light of the constraints that are faced by the housing market, and it identifies opportunities for improving and expanding Lakewood's housing supply. The Housing Element was adopted on September 10, 2002 and was certified by the State Office of Housing and Community Development (HCD) in November 2002. To help accommodate regional population growth the current Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA) established Lakewood's share of the RHNA, which is 673 dwelling units. The Land Use Element portion of this report contains information relating to the number of dwelling units that are in the planning or construction process during this reporting period. The Land Use Element also discusses the number of demolished units, the number of completed units, and the net gain of units. Lakewood had filed both an appeal and a revision to its RHNA assignment on the grounds that Lakewood lacks available land for development and lacks adequate infrastructure to support such an increase in housing, however, the appeal was denied as was

the request for revision. Lakewood is completing the process of updating its Housing Element. The Housing Element was submitted to HCD and Lakewood is now responding to HCD's comments. The tables below shows the distribution of the units based on income category for Lakewood's RHNA allocation.

To identify how much of a household's income may be used towards rent or mortgage, households were categorized based on their percentage of median household income. According to the 2000 U.S. Census, Lakewood's median household size is 2.95, rounded up to 3 persons and the median household income is \$50,900. Next, the income threshold of each income category is defined as a percentage of the Category Median (30, 50, 60, 70, and 110%) and adjusted to reflect the annual income of that income category. The adjusted income is then multiplied by .3 to determine the percentage of income available for rent or mortgage, and then divided by 12 months to determine the maximum amount available for monthly rent or mortgage. This information is then used to classify new residential projects described in Tables 6A-5C below into the different income categories.

Table 6A: Lakewood's RHNA Allocation Plan

Category	Number of Households	Percentage
Very Low Income	172	25.6%
Low Income	108	16.0%
Moderate Income	115	17.1%
Above Moderate Income	227	41.2%
Total	673	100%

Source: <http://www.scag.ca.gov/Housing/rhna/index.htm>.

Table 6B: Affordable Housing Costs - Rental

Income category (figured for a three-person household)	Allowed % of median for each category	Adjusted annual income	30% of income used for rent (annual)	30% of income used for rent (monthly)
Extremely Low	30%	\$15,270.00	\$4,581.00	\$381.75
Very Low Income	50%	\$25,450.00	\$7,635.00	\$636.25
Low Income	60%	\$30,540.00	\$9,162.00	\$763.50
Moderate Income	110%	\$55,990.00	\$16,797.00	\$1,399.75
Category Median (unadjusted)		\$50,900.00		

Table 6C: Affordable Housing Costs - Ownership

Income category (figured for a three-person household)	Allowed % of median for each category	Adjusted annual income	30% of income used for mortgage (annual) (1)	30% of income used for mortgage (monthly) (1)
Extremely Low	30%	\$15,270.00	\$4,581.00	\$381.75
Very Low Income	50%	\$25,450.00	\$7,635.00	\$636.25
Low Income	70%	\$35,630.00	\$10,689.00	\$890.75
Moderate Income	110%	\$55,990.00	\$19,596.50	\$1,633.04
Category Median (unadjusted)		\$50,900.00		

(1) The moderate income category is calculated at 35% of adjusted annual income in Table 6C.

In June 2007, Government Code Section 65400 was amended by establishing new regulations that require a greater detail in reporting on the Housing Element. The new rules require each city to report on its efforts towards meeting RHNA goals. As originally idealized, April 2008 was to mark the beginning for these expanded Annual Progress Reports. The new reporting regulations require information on the Housing Element be prepared and submitted in a specific format as prescribed by HCD. The Annual Progress Reports must include information such as comprehensive data for each new housing development including household income level, density, and whether government assistance or special programs were used in development of each project. As of February 2009, HCD still had not formally adopted its official forms and formats but released drafts of how these forms will appear and the information expected on each. In anticipation of adoption of these forms, staff began collecting pertinent housing data and has incorporated those draft forms into this report as Tables 7A-7C.

Table 7A on the following page summarizes the location, category, tenure, number of affordable units by household income, whether an assistance program provided funding for certain affordable units, and whether deed restrictions are in place for the preservation of those affordable units completed during the reporting year. Table 7A is a summary of the number of above moderate-income units completed during the reporting year and Table 7B summarizes the progress made during each year of the RHNA period for the various income categories. Each year this Table will be updated with the previous year's residential development activity. Table 7C describes the implementation status of those programs which support Lakewood's Housing Element.

Table 7A: 2008 Housing Development Information (Deed Restricted Units)

1 Site Address	2 Unit Category Codes: - SF - 2-4 - 5+ - SU - MH	3 Planned Tenure at Initial Occupancy R=Renter O=Owner	4 Number of affordable units by household income (the average household size in Lakewood is 2.95 persons, rounded up to 3 persons). Lakewood's median income for a 3-person household is \$50,900. Amounts below are adjusted annual incomes from Tables 5B and 5C.			5 Total Units Per Project	6 Assistance Programs for each Development	7 Housing with Financial Assistance and/or Deed Restrictions	8 Housing without Financial Assistance or Deed Restrictions
			Very Low-Income (VL-50% of median = \$25,450)	Low-Income (L-70% of median = \$30,540 or \$35,630) (1)	Moderate-Income (M-110% of median = \$55,990)				
None built	-	-	-	-	-	-	-	-	
Total of Above Moderate from Table B below:									
Total by income units	0	0	0	0	0	-	-	-	
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported above)									
No. of Units Permitted for Above Moderate			Single Family (SF)	2 -4 Units (2-4)	5+ Units (5+)	Second Unit (SU)	Mobile Homes (MH)	Total	
			27	0	0	0	0	0	

Table provided by Department of Housing and Community Development (HCD).

(1) Moderate Income is \$30,540 or \$35,630 depending on whether a particular unit is for rent/lease or ownership.

Table 7B: Regional Housing Needs Allocation Progress

Income Level	RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	0	0								0	172
	Non-deed Restricted	0	0								0	
Low	Deed Restricted	0	0								0	108
	Non-deed Restricted	0	0								0	
Moderate	Deed Restricted	1	0								1	112
	Non-deed Restricted	0	2								2	
Above Moderate		8	27								35	242
Total RHNA by COG. Enter allocation number.		9	29									
											Total Units Remaining Need for RHNA Period	38
											634	

Table provided by Department of Housing and Community Development (HCD).

Table 7C: Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Deadline in Housing Element	Status of Program Implementation
Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Housing Preservation and Improvement Programs	These programs address affordability, condition, quantity and accessibility for preserving and improving housing.	Annual	Ongoing
Housing Production Program	Encourage and promote housing production	Annual, Density Bonuses Code Amendment completed.	Ongoing - One affordable unit created.
Housing Assistance Program	Provide affordable housing through assistance programs to offset impacts from inability to construct housing.	Annual	Ongoing
Units At-Risk Preservation Programs	Preserve low income use of existing at-risk units.	Annual	Ongoing
Special Housing Needs	Provides for fair housing and short term urgent housing	Annual	Ongoing
Housing Information	Inform and promote use of Lakewood housing programs.	Annual	Ongoing

Table provided by Department of Housing and Community Development (HCD).

Conservation Element

The Conservation Element focuses on the protection and management of local resources, including water for domestic use. The Conservation Element also addresses solid waste reduction and recycling. The City continues to reduce its solid waste stream in compliance with Assembly Bill 939. This is being accomplished through various recycling programs and public education. Lakewood purchases recycled water from the City of Cerritos, which in turn receives its supplies from the Los Angeles County Sanitation District Los Coyotes Reclamation Plant. That facility de-chlorinates and pumps the recycled water into the distribution system owned by Cerritos. The recycled water is used for landscape irrigation at various parks and facilities in Lakewood. The City's Department of Water Resources primarily serves the western part of the City. The Golden State Water Company, formerly the Southern California Water Company, serves the eastern part of the City. The data in this report reflects only the Department of Water Resources. Table 8 below shows the amount of water used.

Table 8: Annual Water Usage

Fiscal Year	Recycled Water (Acre feet)	% Change From Previous Year	Domestic Water (Acre feet)	% Change From Previous Year
1995-1996	399	-	9,157	-
1996-1997	496	24.3%	475	3.5%
1997-1998	367	-35.1%	8,613	-10.0%
1998-1999	421	14.7%	8,913	3.5%
1999-2000	477	11.7%	9,167	2.85%
2000-2001	404	-18.0%	8,758	-4.6%
2001-2002	444	9%	9,239	5.2%
2002-2003	441	-0.68%	9,024	-2.38%
2003-2004	421.84	-5%	9,494.32	5%
2004-2005	352.45	-19.69%	8,869.21	-7.05%
2005-2006	373.75	6.04%	9,233.57	4.12%
2006-2007	463.47	24%	9,965.04	8%
2007-2008	457	1.4%	9,472	-5.2%

Source: City of Lakewood Department of Water Resources, (1) Record rainfall in 1998 resulted in less water used for irrigation purposes that year. FY06-07 Domestic Water: 9,965.04 AF, 8% increase (this number includes the water extracted during the test pumping of Water Well #27. Also, last year was the lowest rainfall ever recorded. This always results in higher water use.

As part of the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) requires local agencies to reduce pollutant levels in storm water runoff through the implementation of policies and programs. While the implementation of the mandated Standard Urban Stormwater runoff Mitigation Plan (SUSMP) may create constraints due to costs associated with implementation, it does not appear to have a significant impact on development as demonstrated by the level of building activity of the type that is subject to these regulations. Street sweeping continues to take place weekly, and the City continues to make oil-recycling kits available to its residents. These programs help reduce the potential of pollution entering the storm water system.

Open Space Element

Among the amenities that make Lakewood a desirable place to live is its outstanding park system, equestrian center (located adjacent to a regional trail system), and the Centre at Sycamore Plaza, which is used for social and business events. Privately owned open space areas continue to be preserved through zoning mechanisms.

The landscape requirements for commercial and industrially zoned properties help ensure that adequate open space is preserved for soil permeability, aesthetics and urban forestry. Private open space for residential projects continues to be preserved by the zoning ordinance through direct minimum square footage requirements for both single-family and multi-family residential properties.

Noise Element

The Noise Element identifies and sets thresholds for various noise sources in the community. The City responds to noise complaints on a case-by-case basis. In reviewing new construction and business license applications, consideration is also given to potential noise impacts that may impact nearby uses. If there is the potential for noise impacts, then appropriate mitigation measures are imposed. In some cases, periodic monitoring is necessary to ensure compliance with required mitigation measures. The Community Development Department uses a sound meter that is capable of storing data for future retrieval or for downloading into a computer.

Safety Element

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

On May 11, 2004, the Council adopted Resolution 2004-20, directing staff to prepare a Hazard Mitigation Plan (HMP) in compliance with the Disaster Mitigation Act of 2000. The draft HMP was completed and forwarded to the State Office of Emergency Services and to FEMA. FEMA has required that revisions be made to the HMP and staff had released a Request for Proposals for completion of the HMP. Goettel and Associates was retained to complete the HMP and has since begun submitting draft HMP chapters for review by staff. The HMP identifies natural hazards facing Lakewood, analyzes levels of risk, and proposes action items that may be implemented in order to reduce or eliminate threats to city facilities. The HMP identifies earthquakes and, to a lesser extent, flooding and windstorms, as the likely natural hazards capable of causing economic losses, and it proposes action items designed to reduce damage and losses. Following final approval of the HMP, Lakewood will become eligible for pre- and post-disaster funding. The HMP may be tied to the Safety Element, which will allow the HMP to be updated approximately every five years in a manner similar to the Housing Element.

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

Recreation and Community Services Element

The Recreation and Community Services Element addresses the recreation and human services programs that are offered by the City. In addition to administering numerous recreational activities, the Recreation and Community Services Department also oversees programs designed to address the needs of seniors, families and persons with special needs.

Air Quality Element

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

Economic Development Element

The Economic Development Element addresses Lakewood's future economic growth in light of nearly non-existent vacant commercial land. The Element also underscores the social, fiscal and aesthetic impacts caused by blight, deterioration and obsolete commercial uses. Sales tax revenue is an indicator of an area's economy, especially where changes over time may be analyzed. Macy's completed its purchase of Robinson's-May, closed their relatively new store in Lakewood Center, renovated the former Robinson's-May store, and moved into that larger retail space. The former 210,000 square foot, two-story Macy's store is being replaced by a Costco which opens in February 2009. Combined with an economy in retraction, the city saw its revenues decrease from the previous year and this trend is expected to continue into 2009. Table 9 below shows Lakewood's sales tax revenues since adoption of the General Plan in 1996.

Table 9: Annual Sales Tax Revenues

Fiscal Year (1):	Sales Tax Revenues (in millions):	% Change From Previous Year:
1996-1997	\$6.74	-
1997-1998	\$6.98	3.56%
1998-1999	\$7.48	7.16%
1999-2000	\$8.36	11.76%
2000-2001	\$9.34	11.72%
2001-2002	\$9.56	2.36%
2002-2003	\$10.36	8.37%
2003-2004	\$10.9	5.09%
2004-2005	\$11.5 (2)	5.50%
2005-2006	\$11.7 (3)	1.74%
2006-2007	\$11.5	-1.74%
2007-2008	\$10.7	-7.5%

Source: City of Lakewood Finance Department.

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

(2) This included approximately \$2 million in "backfill" from the State.

(3) This included approximately \$2.6 million in "backfill" from the State.

The Boeing Company has closed a major portion of its facility adjacent to Lakewood's southwest edge. Approximately 238 acres of the site is located within the City of Long Beach, and 23 acres are located within the City of Lakewood. That property will be transformed significantly over the next several years, thereby bringing new opportunities and challenges to Lakewood. Proposed plans are to replace 260 acres of Boeing's aircraft production facility with new research and development, industrial, office, retail, hotel, and residential uses. Some aviation related uses may be retained, but the long-term fate of the C-17 program is not yet known nor is the fate of those manufacturing businesses that provide support to aircraft manufacturing programs.

General Plan Amendments

There were no General Plan amendments during 2008.

CONCLUSION

Lakewood will continue to face new opportunities and challenges over the next several years as a result of changes in the economy, the demand for housing, and addressing natural hazards. From the time of its adoption in November 1996, implementation of the General Plan continues to guide improvements to Lakewood's residents and businesses. Implementation of the General Plan over the past year found that there have been no instances of conflicts and/or inadequacies with those goals, which would otherwise require significant revisions and/or amendments to the General Plan Policy Document.