

Larry Van Nostran
Vice Mayor

Steve Croft
Council Member



Joseph Esquivel
Mayor

Todd Rogers
Council Member

Diane DuBois
Council Member

February 24, 2011

HOUSING POLICY
DEVELOPMENT, HCD

MAR 09 2011

State of California
Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Subject: City of Lakewood General Plan Annual Progress Report

To Whom It May Concern:

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,

A handwritten signature in blue ink, appearing to read "Sonia Dias Southwell".

Sonia Dias Southwell, AICP
Director of Community Development

Lakewood

COUNCIL AGENDA

February 22, 2011

TO: The Honorable Mayor and City Council

SUBJECT: 2010 General Plan Annual Progress Report

INTRODUCTION

Lakewood's General Plan is a State-mandated document which a city uses to plan the framework for its physical, social, and economic development for up to thirty years into the future. The City of Lakewood Comprehensive General Plan was adopted on November 12, 1996, and includes the Policy Document, the Technical Background Report, and the Master Environmental Impact Report (MEIR). The General Plan Annual Progress Report is required to discuss the progress made towards allowing for the development of housing as specified by the Regional Housing Needs Assessment (RHNA) as well as implementation of the general plan.

Government Code Section 65400 requires local planning agencies to submit an annual progress report on the status of the General Plan and progress in its implementation to the local legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). The Planning and Environment Commission reviewed the attached General Plan Annual Progress Report at its February 3, 2011 meeting and is submitting it to the City Council for review and approval prior to submitting the same to OPR and HCD. Government Code Section 65400.(a).(2) requires that the General Plan Annual Progress Report be submitted to HCD by April 1, 2011 and Government Code Section 65400.(a).(2).(B) requires that the General Plan Annual Progress Report be considered at an annual public meeting before the legislative body where members of the public may provide oral testimony and written comments.

STATEMENT OF FACT

Each year Lakewood prepares a general plan annual progress report for review and approval by the City Council prior to forwarding the reports to OPR and HCD. Annual progress reports for a given calendar year must be submitted to HCD by April 1st of the following year. The April submittal deadline is intended to afford sufficient time for local agencies to complete the progress report for the preceding calendar year.

The MEIR for the General Plan provides the basis for the preparation of subsequent environmental documents for projects that are consistent with the General Plan. The MEIR reduces the costs and time involved in the environmental review of projects that are consistent with the General Plan, and it establishes thresholds, or criteria for significance, to evaluate further projects. Implementation of the General Plan has been successful to date, and it is expected to continue to be the distinct planning tool for the future. However, some technical data became dated requiring reconfirmation of the MEIR. Subsequently, a Master Environmental Assessment (MEA) was prepared and found that the MEIR base conditions do not require revisions. On August 28, 2007, the City Council adopted Resolution No.

2007-54 approving the MEA and on September 25, 2007, the Lakewood Redevelopment Agency adopted Resolution No. LRA 2007-11, thereby approving the MEA.

In June 2007, changes were made to Government Code Section 65400 requiring greater detail on how cities are accommodating housing and meeting their RHNA goals. Beginning in 2008, the State was to begin requiring annual progress reports to include specific information on the Housing Element and that those reports be submitted in a specific format as prescribed by HCD. However, the State has yet to approve the guidelines for the required content and format of such reports.

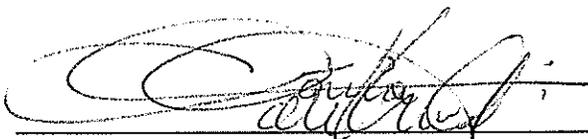
HCD will require that future annual progress reports include comprehensive data for each new residential development including the number of new residential building permits issued, density, type of housing, household income level, and whether government monetary assistance or special programs were used in development of each residential project. It is unclear how certain aspects of this data will be collected, especially data relating to household income levels of new dwelling units. As such, this annual progress report follows the same format Lakewood has used in the past, although the draft tables and forms as prepared by HCD have again been incorporated into this annual progress report.

SUMMARY

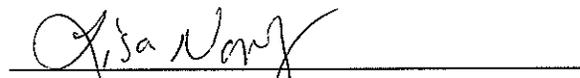
The 2010 General Plan Annual Progress Report summarizes the status of the implementation of the General Plan Policy Document in light of the goals, policies, and implementation programs contained therein. The Planning and Environment Commission reviewed the 2010 General Plan Annual Progress Report at its February 3, 2011 meeting and found that the General Plan continues to serve as an appropriate guide for the development of the City of Lakewood.

RECOMMENDATION

The Planning and Environment Commission recommends that the City Council receive and file the 2010 General Plan Annual Progress Report and direct staff to submit the same to the State of California, Governors Office of Planning and Research and the State Department of Housing and Community Development.



Sonia Dias Southwell, AICP
Director of Community Development



Lisa Novotny
Acting City Manager

The City of Lakewood 2010 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 February 23rd, 2010 and was certified by the Department of Housing and Community Development on March 22, 2010. 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, 2010 to December 31, 2010.

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. Residential building activity over the past year has been at the lowest level since adoption of the General Plan in 1996. The lack of development activity is attributed to the recession and the overall outlook on the housing market over the past few years. As shown in Table 1, there have not been any new single-family or multiple-family residences added to Lakewood’s housing stock for 2010. However, owners continued to add onto their homes and make other improvements over the past year.

A new single-family home and several multiple-family residences are expected to be completed in 2011. During 2010 building permits were issued for a 16-unit condominium project on 216th Street and a two-unit apartment project at 20823-25 Roseton Avenue. Also, the Lakewood Redevelopment Agency issued a RFP, and a developer was selected, for the development of 32 affordable housing units as part of its scattered lot acquisition program. All 32 housing units will be constructed across three sites in the eastern portion of Lakewood.

Table 1: Residential Activity in 2010

Project Address	Units Constructed	Units Demolished	Net Gain of Units	Type of Project
4164 Lakewood Drive	0	1	-1	Single-family residence
11640 208 th Street	0	1	-1	NSP program site
Total Net Dwelling Units:			-2	

The development of new dwelling units in Lakewood is necessary for Lakewood to fulfill its Regional Housing Needs Assessment (RHNA) obligations. 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 the City’s consistently low vacancy rates. 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 2009, Lakewood’s median home price had decreased to \$367,500. In January 2010 Lakewood’s median home price increased slightly to \$390,000 but by October prices dipped to \$375,000.

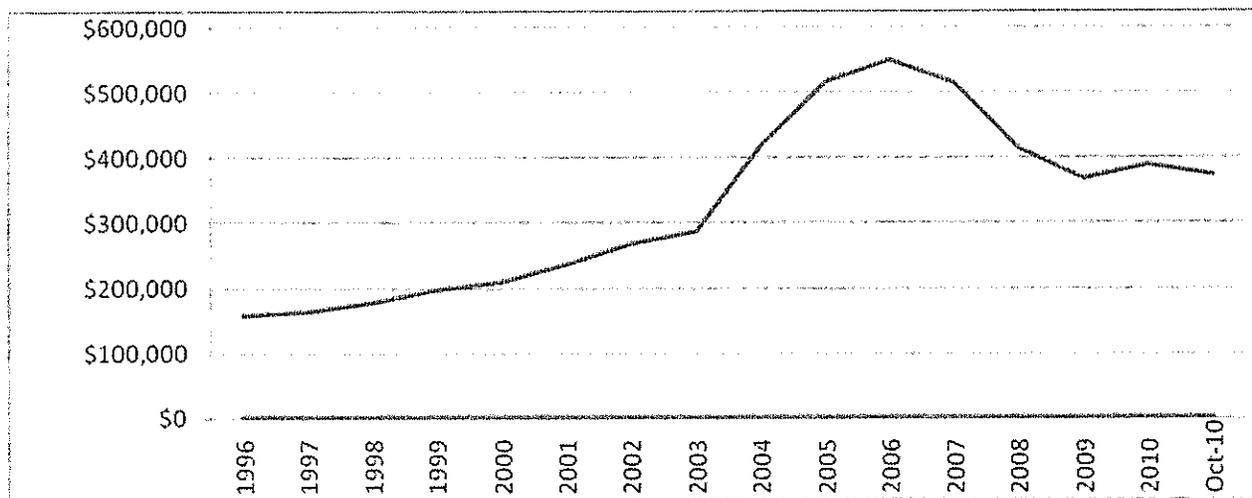
Although there has been virtually no new dwelling unit construction, the vacancy rate has remained stable since adoption of the General Plan update. A portion of these vacancies may be due to the larger number of foreclosures but the effects of this trend have not begun to fully materialize, partly because many families continue to live in their homes up until completion of the foreclosure process. Table 2 and Chart 1 below illustrate Lakewood’s vacancy rates and median home prices:

Table 2: Vacancy Rates and Median Home Prices in Lakewood

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
January 1, 2009	1.67	367,500
January 1, 2010	1.67	390,000
October 1, 2010	-	375,000

Sources: (1) State of California, Department of Finance, *E-5 City/County Population and Housing Estimates, For Cities, Counties and the State, 2001-2010, with 2000 Benchmark*. Sacramento, California, May 2010. (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/>.

Through 2006, the increase in median home prices combined with low interest rates had been an incentive for property owners to make improvements to their homes. Since that time the recession significantly reduced building activity as owners avoided dramatic spending activities. As a result the number of building permits issued for residential projects has reached its lowest point since 1995.

Table 3: Residential Building Permits Issued by Fiscal Year

Fiscal Year	Number of Building Permits Issued
1995-1996	1,267
1996-1997	1,180
1997-1998	1,255
1998-1999	1,248
1999-2000	1,195
2000-2001	1,265
2001-2002	1,400
2002-2003	1,664
2003-2004	1,735
2004-2005	1,904
2005-2006	1,783
2006-2007	1,462
2007-2008	1,308
2008-2009	901
2009-2010	885

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 continue to be a high priority in Lakewood. Despite the recession, there are several commercial projects that are “on the drawing board” or under construction or which have been completed. Table 4 below lists 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: Selected Commercial Development Activity in 2010

Project Name	Site Address	2010 Project Status
24 Hour Fitness	4801 Del Amo Boulevard	Approved by DRB
Taco Bell	2430 Carson Street	Approved by DRB
Red Robin	112 Lakewood Center	Approved by DRB
St. George Plaza	4905 Bellflower	Approved by DRB
Sports Authority	4950 Faculty Avenue	Approved by DRB
The Plaza at Gordon Ranch (new center)	11124 Del Amo Boulevard	In Plan Check
WinCo	3400 South Street	In Plan Check

Carwood West	NWC Woodruff/Carson	Under Construction
Chick-fil-A	4895 Candlewood Street	Under Construction
CVS	6510 South Street	Under Construction
Café Rio	5021 Lakewood Boulevard	Project Completed
CVS	5505 Carson Street	Project Completed
Healthcare Partners	5001 Lakewood Boulevard	Project Completed
Jo-Ann Fabrics (TI)	5255 Lakewood Boulevard	Project Completed
Nordstrom Rack (TI)	4651 Silva Street	Project Completed
Taco Bell	5850 Del Amo Boulevard	Project Completed

Government Code Section 65302 requires cities and counties to amend the safety and conservation elements of their general plan to include analysis and policies regarding flood hazard and flood management information upon the next revision of the housing element. Lakewood has already completed its housing element, so the City must begin work to update the safety and conservation elements of its general plan. However, Lakewood has already completed much of the work related to such amendments as the City recently approved its FEMA-mandated Hazard Mitigation Plan (HMP). Chapter 7 of the HMP includes a detailed analysis on various flooding scenarios in Lakewood. The HMP also includes a mission statement and mitigation actions specific to flood hazards.

Government Code Section 65302 requires an annual review of the land use element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water resources (DWR). Lakewood refers to the Flood Insurance Rate Maps (FIRMs) from FEMA as shown in Figure 1 below.

The flood risk for Lakewood 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. A small portion of Lakewood, located entirely within the banks of the San Gabriel River, is designed as Zone A; an area subject to inundation in the 1% annual chance flood. The area within the banks of the San Gabriel River is zoned as O-S (Open Space) and residential development is prohibited in this area. FEMA's flood zone classification has two subcategories for Zone X:

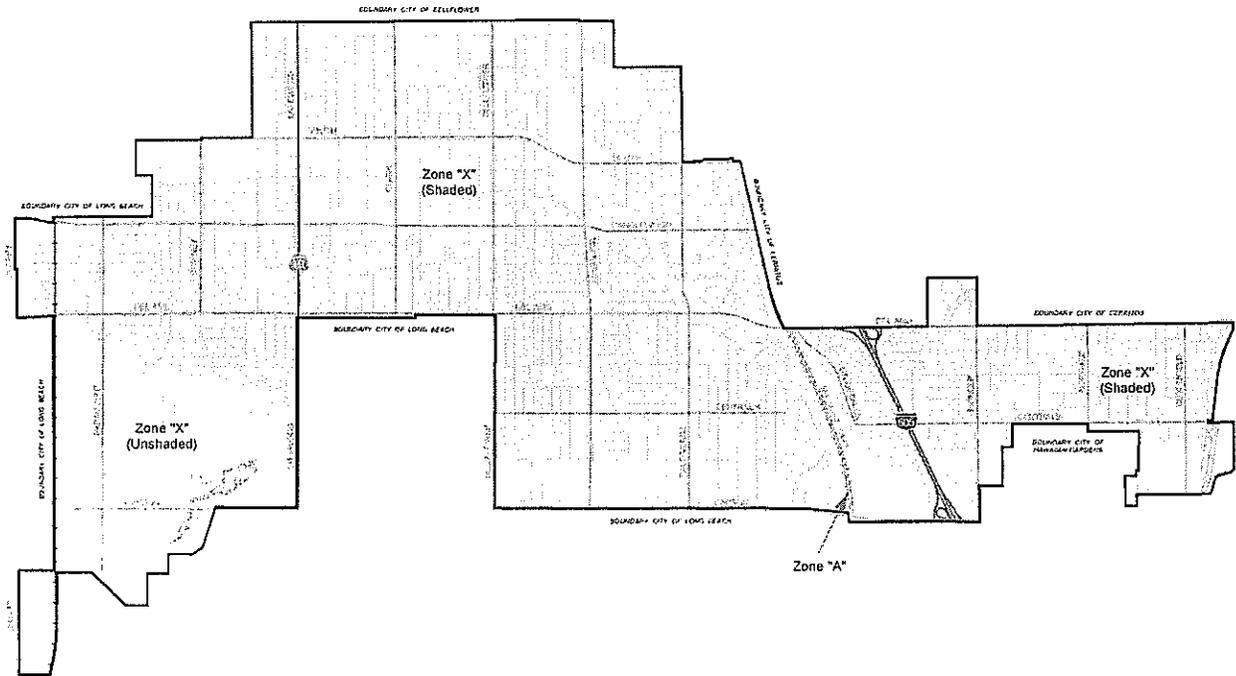
1. Zone X (shaded area on FIRM): Areas of 0.2% annual chance flood; areas of 1% annual flood with average depths less than one foot or with drainage areas less than one square mile; and areas protected by levees from 1% annual flood.
2. Zone X (unshaded area on FIRM): Areas determined to be outside the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

The areas of Lakewood designated by FEMA as Zone X (shaded area on FIRM) and Zone X (unshaded area on FIRM). The 1% annual chance flood, which is also known as the 100-year flood, means that there is a 1% chance each year of a flood of this severity or greater.

Statistically, a 1% annual chance flood has about a 26% chance of occurring in a 30 year time period. The 0.2% annual flood, which is also known as the 500-year flood, means that there is a 0.2% chance each year of a flood of this severity or greater.

Statistically, a 0.2% annual chance flood has nearly a 6% chance of occurring in a 30-year time period. The Zone X (shaded area) area includes almost the entire City, except for a small area in the southwest corner of the City, which is designated as Zone X (unshaded area) and the area within the banks of the San Gabriel River (Zone A). The Zone X (unshaded area) area is in the vicinity of the Lakewood Golf Course and covers approximately two-thirds of the area south of Del Amo Boulevard and west of the portion of Long Beach which extends into Lakewood as far as Del Amo Boulevard.

Figure 1: FEMA Floodplain Designations for Lakewood



Circulation Element

The focus of the Circulation Element is to promote the efficient movement of people and goods. Accordingly, the City continues to make improvements to its system of streets and roadways as it carries out the goals of the Circulation Element. In late 2010, the City awarded a project to resurface Centralia Street between Studebaker Road and the eastern City limits east of Bloomfield Avenue. Work will be completed in early 2011. During 2010, three arterials and four collector streets were designed to begin construction in 2011. Replacement of damaged curb and gutter and sidewalk will also be done in conjunction with those paving projects.

The standard roadway width for Local Streets is 60 feet. The Municipal Code establishes the criteria for roadway dedications. During 2010, three (3) road dedications in the M-F-R zone were required for street-widening purposes. Road dedications were recorded for three scattered lot sites owned by the Lakewood Redevelopment Agency in anticipation of conveying the properties to an affordable housing developer. Table 5 shows the properties where these road dedications occurred.

Table 5: 2010 Road Dedications

Lot Location	Width of Road Dedication
11610-18 207th Street	Five Feet (5')
11644 206th Street and 11643-49 207 th Street	Five Feet (5')
20920 Roseton Avenue	Five Feet (5')

Housing Element

The purpose of the Housing Element is to identify and make provisions for existing and projected housing needs. The Housing Element is an official policy statement with regards to the types and quantities of housing to be provided, it analyzes existing housing conditions in light of the constraints that are faced by the housing market, and it identifies opportunities for improving and expanding Lakewood's housing supply.

Lakewood's 2008-2014 Housing Element was adopted on September 22, 2009 and was certified by the State Office of Housing and Community Development (HCD). 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 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-6C 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	277	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)	% of median income for each category	Adjusted annual income	30% of income used for rent (annual)	30% of income used for rent (monthly)
Extremely Low	30%	\$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)	% of median income 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 January 2011, HCD still had not formally adopted its official forms and formats but had prepared final drafts of how these forms will appear and the information expected on each. HCD has also solicited and received comments on these draft forms. The forms are now being reviewed by state attorneys prior to adoption. In anticipation of adoption of these forms staff began collecting pertinent housing data and has incorporated those draft forms into this report as Tables A through C below. Table A – Annual Building Activity Report Summary – New Construction. This table summarizes the location, category, tenure, number of affordable dwelling units by household income, whether an assistance program provided funding for certain affordable units, and whether deed restrictions are in place for the preservation of those affordable units completed during the reporting year.

Table A2 - Annual Building Activity Report Summary – Units Rehabilitated, Preserved, and Acquired. This table tracks only those dwelling units where the local jurisdiction has included a program in its housing element to rehabilitate, preserve, or acquire units to accommodate a portion of its RHNA which

meet the specific criteria as outlined in GC Section 65583.(c)(1). This typically applies to jurisdictions that will not have adequate zoning to fully accommodate their RHNA and does not apply to Lakewood.

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

Table B - Regional Housing Needs Allocation Progress. This table summarizes the progress made during each year of the RHNA period for the various income categories. Each year this table is updated with the previous year's development activity to show progress towards reaching the RHNA goal. During 2010 no permits were finalized, resulting in a blank space for total units. The blank space is intentional as it is part of the source spreadsheet.

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

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

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

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Very Low-Income	Low-Income	Moderate-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	n/a
(2) Preservation of Units At-Risk	0	0	0	0	n/a
(3) Acquisition of Units	0	0	0	0	n/a
(5) Total Units by Income	0	0	0	0	

Table A3
Annual Building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Annual Building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)						
	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	RHNA Allocation by Income Level	Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level
		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016		
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	0								
	Non-deed restricted	0	0	0	0								172
Low	Deed Restricted	0	0	0	0								
	Non-deed restricted	0	0	0	0								108
Moderate	Deed Restricted	1	0	0	0								1
	Non-deed restricted	0	2	0	0								2
Above Moderate		8	27	1	0								36
Total RHNA by COG. Enter allocation number.		673											
Total Units		9		29		1						39	
Remaining Need for RHNA Period		673		644		643		643		643		644	

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

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Deadline in H.E.	Status of Program Implementation
Housing Preservation and Improvement Programs	These programs address affordability, conditions, quantity, and accessibility for preserving and improving housing.	Annual	Ongoing.
Housing Production Program	Programs that encourage and promote housing production.	Annual	Ongoing.
Housing Assistance Program	Provides affordable housing through assistance programs to offset impacts from inability to construct housing.	Annual	Ongoing.
Units At-Risk Preservation Programs	Preserves low income use of existing at-risk units.	Annual	Ongoing.
Special Housing Needs	Provides for fair housing and short term urgent housing.	Annual	Ongoing.
Housing Information	Inform and promote use of Lakewood housing programs.	Annual	Ongoing.

Table format 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 recycled water distribution system owned by Cerritos. The recycled water is used for landscape irrigation at various parks and facilities in Lakewood. The City's Department of Water Resources primarily serves the western part of the City. The Golden State Water Company serves the eastern part of the City. The data in this report reflects only the Department of Water Resources. During the last fiscal year, there has been a reduction in domestic water use and an increase in recycled water. The primary reason for the large decrease in recycled water usage in FY 2008-2009 and large increase in 2009-2010 is that a portion of landscaping along the San Gabriel River nature trail was disconnected then reconnected. 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	24.31%	9,446	3.15%
1997-1998	367	-26.01%	8,613	-8.81%
1998-1999	421	14.71%	8,913	3.48%
1999-2000	477	13.3%	9,167	2.85%
2000-2001	404	-15.3%	8,758	-4.46%
2001-2002	444	9.9%	9,239	5.49%
2002-2003	441	-0.68%	9,024	-2.33%
2003-2004	422	-4.34%	9,494	5.21%
2004-2005	352	-16.45%	8,869	-6.58%
2005-2006	374	6.04%	9,234	4.11%
2006-2007	463	24.01%	9,965	7.92%
2007-2008	457	1.4%	9,472	-4.95%
2008-2009	401	-12.35%	8,679	-8.37%
2009-2010	444	10.7%	8,158	-6.38%

Source: City of Lakewood Department of Water Resources

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 takes place weekly and the City continues to make oil-recycling kits available to its residents. The City also accepts old and used batteries for recycling, which diverts batteries from landfills. Lakewood also advises residents of special recycling event opportunities, such as e-waste and household hazardous material roundups.

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.

Newly revised 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 released a Request for Proposals for completion of the HMP. Goettel and Associates was retained to complete the HMP and on December 8, 2009, the City Council adopted Resolution No. 2009-60 approving the HMP. The HMP was sent to the California Emergency Management Agency (CalEMA) prior to that agency forwarding the HMP to FEMA for review and approval. Goettel and Associates is now preparing revisions in response to FEMA and CalEMA's corrections.

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. In the future, 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.

Project Name	Site Address	2010 Project Status
24 Hour Fitness	4801 Del Amo Boulevard	Approved by DRB
Taco Bell	2430 Carson Street	Approved by DRB
Red Robin	112 Lakewood Center	Approved by DRB

St. George Plaza	4905 Bellflower	Approved by DRB
Sports Authority	4950 Faculty Avenue	Approved by DRB
The Plaza at Gordon Ranch (new center)	11124 Del Amo Boulevard	In Plan Check
WinCo	3400 South Street	In Plan Check
Carwood West	NWC Woodruff/Carson	Under Construction
Chick-fil-A	4895 Candlewood Street	Under Construction
CVS	6510 South Street	Under Construction
Café Rio	5021 Lakewood Boulevard	Project Completed
CVS	5505 Carson Street	Project Completed
Healthcare Partners	5001 Lakewood Boulevard	Project Completed
Jo-Ann Fabrics (TI)	5255 Lakewood Boulevard	Project Completed
Nordstrom Rack (TI)	4651 Silva Street	Project Completed
Taco Bell	5850 Del Amo Boulevard	Project Completed

Despite the recession, the City did see a small increase in tax revenues however this increase does not offset the losses of 2006-07 and 2007-08. As the economy begins its slow rebound from the recession revenues are expected to increase at a slightly higher rate in 2009-10. 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%
2008-2009	\$11.1	3.6%
2009-2010	\$10.7	-3.6%

Source: City of Lakewood Administrative Services Department

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

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

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

General Plan Amendments

There were no General Plan amendments during 2010.

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. However, new state laws require amendments with respect to flooding and the impacts of such events.