Housing Policy Department
Received on:

APR 08 2013

April 2, 2013

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,

Sonia Dias Southwell, AICP
Director of Community Development

The City of Lakewood
2012 General Plan Annual Progress Report

INTRODUCTION

Government Code Section 65400(a)(2) 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 Government Code Sections 65583(c)(3) and 65584.

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 20 to 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, 2012 to December 31, 2012.

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, industrial, and other land uses. Lakewood is approximately 99% built-out. Development activity in Lakewood's residential, commercial, and industrial areas is discussed in greater detail below.

Residential Development

A goal of the Land Use Element is to preserve and enhance Lakewood's desirable residential character. Over the past few years residential building activity has continued to be significantly depressed due to the economic climate. A nationwide recession and the overall outlook on the housing market have been major factors attributed to reduced residential construction activities. As shown in Table 1, there was one two-unit residential development constructed during this review period. This two-unit project was part of the former Lakewood Redevelopment Agency's Scattered Lot Acquisition Program and provides one market rate unit and one affordable unit. The demolition activities on 207th Street were for blighted properties acquired by the Lakewood Redevelopment Agency. Following the dissolution of redevelopment, these properties are now owned by the successor agency and will be developed for affordable housing at a future date.

Table 1: Residential Construction and Demolition Activity in 2012

Project Address	Units Constructed	Units Demolished	Net Gain of Units	Type of Project
11643-45½ 207th Street	0	4	-4	LRA Acquisition
11647-47½ 207th Street	0	2	-2	LRA Acquisition
20821-23 Roseton Avenue	2	0	+2	Duplex
Total Net Dwelling Units:	-4			

The City issued a Request for Proposals, and a developer was selected, for the development of a three-unit affordable housing project. The project site was acquired by the City using Neighborhood Stabilization Program funds from the Department of Housing and Urban Development (HUD). This project is now under construction and is expected to be completed by mid 2013. The quality of Lakewood's housing stock is an important factor that homebuyers consider when purchasing 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 for single-family homes 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 was approximately $159,000 and continued to rise until it peaked in July 2006 at approximately $550,000. In 2009, the median home price had decreased to $367,500. The median home price has increased an average of 4% over the past two years.

Lakewood's vacancy rate has remained stable over the past decade. Due to foreclosures, the vacancy rate has increased slightly in 2012 as lenders slowly liquidate their inventories of foreclosed homes.

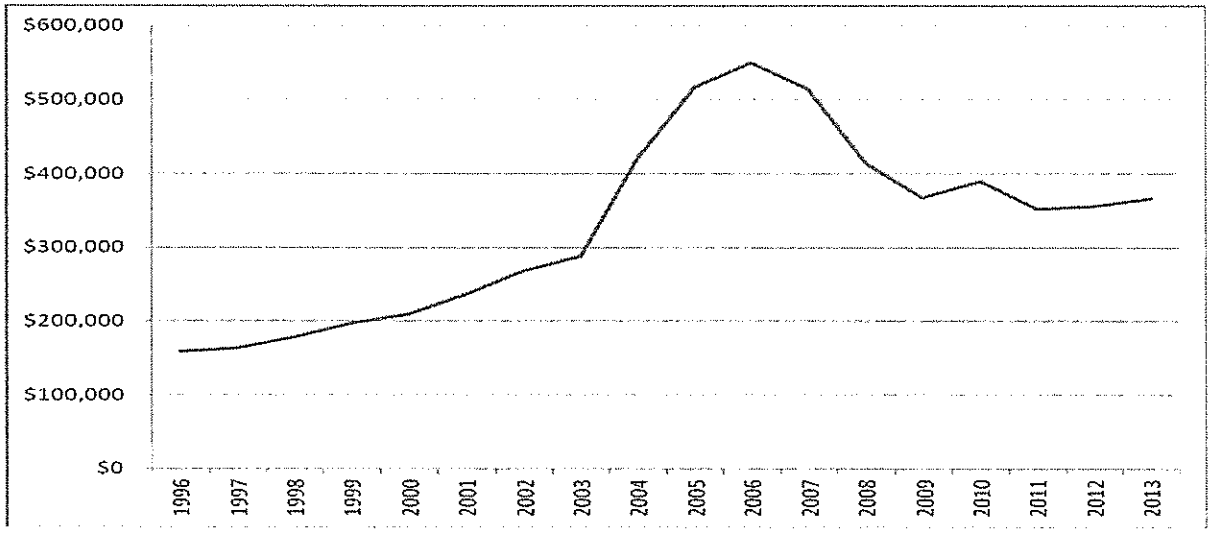
Part of this increase is attributable to the increase of Real Estate Owned (REO) properties, but early 2013 indicators show a decrease of lender-held REO inventories. As a result the vacancy rate of single-family homes is expected to decrease slightly. Table 2 and Chart 1 below illustrate Lakewood's 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 2008	1.67	414,500
January 2009	1.67	367,500
January 2010	1.67	390,000
January 2011	1.67	352,500
January 2012	3.38	356,250
January 2013	n/a	367,000 (4)

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. (4) Three zip code average based on http://www.dqnews.com/Charts/Monthly-Charts/LA-Times-Charts/ZIPLAT.aspx data.

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. The recession led to market uncertainty led to a significant reduction in building activity as owners avoided major home improvement expenditures. 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
2010-2011	867

Source: City of Lakewood Community Development Department

Development in the Commercial and Industrial districts

While 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 also supplies the economic resources to the City for it 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 have been approved by the City's Development Review Board (DRB), are under construction, or which have been recently completed. Table 4 below shows 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 2012

Project Name	Site Address	2010 Project Status
24 Hour Fitness	4801 Del Amo Boulevard	Project Complete
The Plaza at Gordon Ranch (shell)	11124 Del Amo Boulevard	Project Complete
Five Guys Burgers and Fries	4625 Candlewood Street	Project Complete
Chase Bank	4229 Woodruff Avenue	Project Complete

Marshall's	4141 Woodruff Avenue	Project Complete
Home Goods	4245 Woodruff Avenue	Project Complete
Book Off	334 Lakewood Center	Under Construction
Buffalo Wild Wings	4678 Daneland Street	Under Construction
Crunch Fitness	5815 Bellflower Boulevard	Under Construction
Round One	401 Lakewood Center	In Plan Check

Government Code Section 65302 now includes a requirement that cities and counties their safety and conservation elements so as to include an analysis and policies regarding flood hazard and flood management information upon the next revision of the housing element. Section 65302.10.(a) requires that the land use element be reviewed and updated to include an analysis of water, wasterwater, stormwater drainage, and structural fire protection needs or deficiencies.

Staff has already begun preliminary work for the housing element update. Part of this work will include the prescribed updates to the safety and conservation elements. Much of the work related to such an update has already been completed as part of 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.

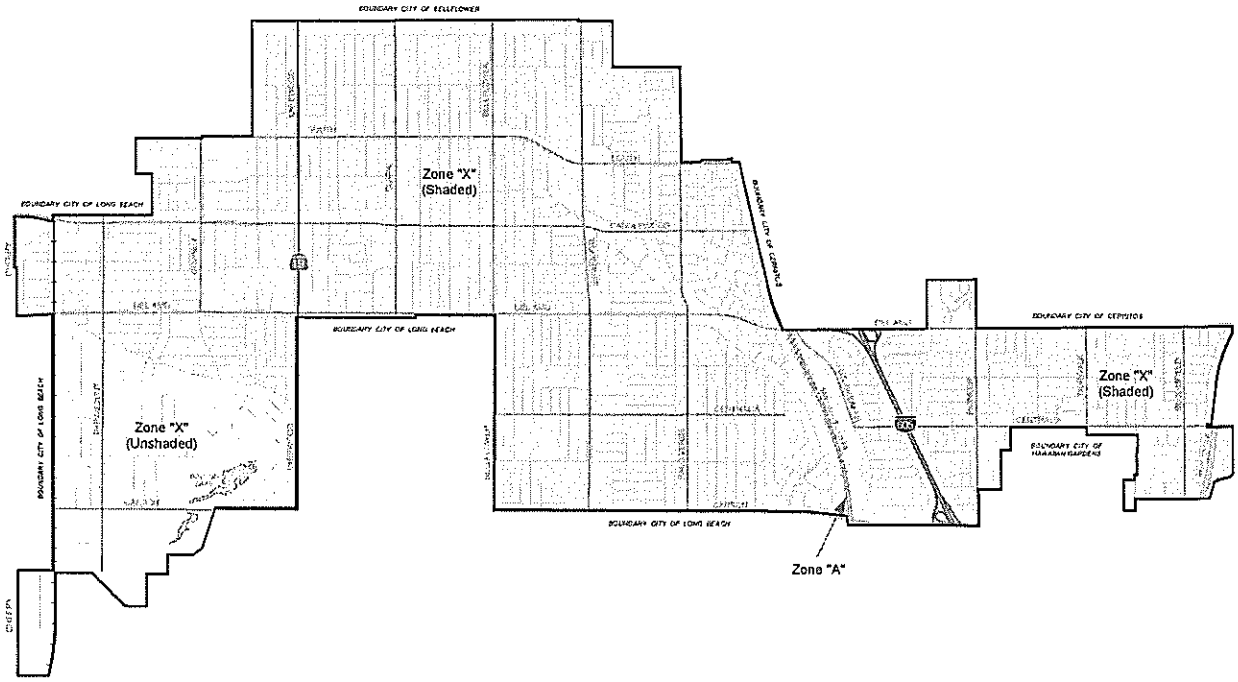
2. Zone X (unshaded area on FIRM): Areas determined to be outside the 0.2% annual flood.

Nearly all of Lakewood is designated by FEMA as Zone X (shaded area on FIRM) or 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. There are 143 miles of residential streets in Lakewood. As of February 2013, the City had resurfaced about 3.5 miles of residential streets. This benchmark means that 100% of all residential streets in the City have been resurfaced over the past 11 years. Replacement of damaged curb, gutter, and sidewalk was also completed as part of these repaving projects.

The General Plan specifies the minimum right-of-way and roadway widths for all roadways. Although there were no road dedications during 2012, the City did vacate a portion of an alley near the northwest corner of Bloomfield Avenue and Centralia Street. The parcel resulting from the vacation will continue to be used for vehicular access to the Casa Madrid apartment complex and is part of a future project to add apartment units on the vacant corner parcel. Table 5 below provides further information on this alley vacation.

Table 5: 2012 Road Dedications/Street Vacations

Vacation Resolution No.	Lot Location (address)	Land Use Designation
2012-56	20937 Bloomfield Avenue	Medium/High Density Residential

Housing Element

The purpose of a 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 a city's housing supply.

Lakewood's 2008-2014 Housing Element was adopted on February 23, 2010 and was certified by the State Office of Housing and Community Development (HCD) in March 2010. To help accommodate regional population growth the Southern California Association of Governments (SCAG) prepares a Regional Housing Needs Assessment (RHNA). The RHNA is a distribution of housing development capacity within the SCAG region for which each jurisdiction must plan for by demonstrating that enough sites within the jurisdiction are zoned to accommodate the assigned development capacity. Lakewood's share for the 2008-2014 Housing Element was 673 dwelling units and Lakewood's zoning was sufficient to accommodate the assigned RHNA.

The scheduled 2012 RHNA sets local housing and land use capacity goals to support future growth. The form that future housing may take includes transit oriented development (TOD), mixed use, and infill development, depending on the individual characteristics of each city. Infill development has been, and will continue to be, the primary source of new housing in Lakewood. Land use capacity goals are in turn aggregated into a region-wide Sustainable Community Strategy (SCS) to fairly allocate Green House Gas (GHG) emission reduction targets across the region. SB 375 calls for a RHNA to be consistent with the SCS, and the RTP must be coordinated with the SCS and the RHNA over an eight year period. Thus, housing elements must now be updated every eight years to synchronize with the Regional Transportation Plan (RTP).

The new projection period was changed to October 15, 2013 to October 2021 for the SCAG region. This effectively requires jurisdictions to update their housing elements even though those elements may only be two years old. Recognizing that jurisdiction in the SCAG region are faced with updating a relatively new housing element, HCD is implementing a streamlined review process for qualifying jurisdictions. The qualifying factors are:

- A housing element for the previous planning was adopted and found to be in compliance with State housing law.
- A complete updated housing element is submitted showing all changes through strikeout, underline, etc.
- Submittal of a Completeness Review Checklist.

- Answer all questions in the Implementation Review (pertaining to adoption of ordinances as required by HCD as a condition of certifying the current housing element.

Lakewood's Draft RHNA share for the 2013-2021 cycle will be 403 dwelling units, which is 270 fewer units that the previous cycle. Given that Lakewood was able to accommodate 673 dwelling units under the previous RHNA cycle, it anticipated that no general plan amendments or zone changes will be necessary during the upcoming planning period with respect to density or residential land uses, in order to accommodate this new RHNA number.

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 current RHNA allocation.

To identify how much of a household's income may be used towards rent or mortgage, households are categorized based on their percentage of median household income. According to the 2010 U.S. Census, Lakewood's median household size is 2.58, rounded up to 3 persons and the median household income is $77,380 (source: U.S. Census Bureau, 2006-2010 American Community Survey, Table B19013 - 5 Year Data).

The Affordable Housing Costs shown in Tables 6B and 6C are prepared by HCD and apply to certain housing programs to determine applicant eligibility based on household income. These figures are also used to determine applicant eligibility or to calculate housing cost levels for applicable housing assistance programs.

Table 6A: Lakewood's RHNA Allocation Plan: 2013-2021

Category	Number of Households	Percentage
Very Low Income	107	26.6%
Low Income	63	15.6%
Moderate Income	67	16.6%
Above Moderate Income	166	41.2%
Total	**403**	**100%**

Source: http://rtpscs.scag.ca.gov/Documents/rhna/draftRHNAcomponentsIncome.pdf

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%	$25,300.00	$7,590.00	$632.50
Very Low Income	50%	$42,150.00	$12,645.00	$1,053.75
Lower Income (1)	60%	$67,450.00	$18,450.00	$1,686.25
Moderate Income	110%	$77,750.00	$20,730.00	$1,943.75
Category Median (unadjusted)		$64,800.00		

Source: http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k12.pdf

Table 6C: Affordable Housing Costs - Ownership

Income category (figured for a three-person household)	% of median income for each category	Adjusted annual income	35% of income used for mortgage (annual) (2)	35% of income used for mortgage (monthly) (2)
Extremely Low	30%	$25,300.00	$8,855.00	$737.92
Very Low Income	50%	$42,150.00	$14,752.50	$1,229.38
Lower Income (1)	70%	$67,450.00	$23,607.50	$1,967.29
Moderate Income	110%	$77,750.00	$27,212.50	$2,267.71
Category Median (unadjusted)		$64,800.00		

Source: http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k12.pdf

(1) Lower income exceeding median income is an anomaly just for Los Angeles County compared to other counties due to HUD historical high cost adjustments to median. Household lower income figures are derived based on very-low income figures not adjusted by HUD to account for any exceptions.

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

In 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. HCD completed the rulemaking process and the final regulatory package has been approved by the State's Office of Administrative Law and became effective on March 27, 2010.

Information on the Housing Element must be prepared and submitted in a specific format as prescribed by HCD (see Tables A through C below). The Annual Progress Report must include information such as comprehensive data for each new housing development including household income level, density, and whether government assistance or special programs were used in development of each project. The required information has been included in the following tables.

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 it 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 finaled, resulting in a blank space for total units. The blank spaces are intentional as it is part of the source spreadsheet as required by HCD.

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

Jurisdiction City of Lakewood

Reporting Period 1/1/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
20821-23 Roseton Ave.	2-4	R			2		2	2	Other: LRA	DDA	n/a
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►					2			2			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

Jurisdiction City of Lakewood

Reporting Period 1/1/2012 - 12/31/2012

Reporting Period 1/1/2012 - 12/31/2012

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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	n/a
(2) Preservation of Units At-Risk	0	0	0	0	n/a
(3) Acquisition of Units	0	0	0	0	n/a
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Jurisdiction City of Lakewood

Reporting Period 1/1/2012 - 12/31/2012

Table A3

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for 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

Jurisdiction City of Lakewood

Reporting Period 1/1/2012 - 12/31/2012

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.			2007	2008	2009	2010	2011	2012				Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	172	0	0	0	0	0	0					172
	Non-deed restricted		0	0	0	0	0	0					
Low	Deed Restricted	106	0	0	0	0	0	0					106
	Non-deed restricted		0	0	0	0	0	0					
Moderate	Deed Restricted	115	1	0	0	0	0	1				2	95
	Non-deed restricted		0	2	0	0	15	1				18	
Above Moderate		278	8	27	1	0	0	0				36	242
Total RHNA by COG. Enter allocation number:		671	9	29	1		15	2				56	615
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	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.

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 while the Golden State Water Company serves the eastern part of the City.

The data in this report reflects only the Department of Water Resources. Over the past several years there has been a reduction in domestic water use. With the exception of FY 2010-2011, demand for domestic water is at its lowest point since the General Plan was adopted. Water conservation throughout the City's service area is due to drought, conservation measures, and increased use of recycled water. The state has called for all water retail agencies to reduce per capita water use 20 percent by 2020. In an effort to meet this goal the City has implemented several programs to encourage water conservation, a public education program and the water conserving device rebate program are the cornerstone of the plan to meet the required reduction. The Lakewood community responded to the City's request to conserve. Since most water use for Lakewood's residential community is outside (approximately 70 percent), the weather also plays a significant factor in water demand. 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%
2010-2011	439	-1.35%	7,752	-4.98%
2011-2012	473	7.85%	8,061	3.98%

Source: City of Lakewood Department of Water Resources

The Lakewood Department of Water Resources budgeted $25,000 for the implementation of a water conservation rebate program. The intent of the program is to encourage the installation of water saving irrigation devices by residential customers in the city's service area (Golden State Water Company funds a rebate program through MWD, which is available to GSWC customers in Lakewood). City of Lakewood single family residential customers are eligible to receive credit on their water bill for the installation of approved outdoor water conservations devices. Residents can apply for rebates for sprinkler heads, drip irrigation devices, water saving irrigation timers and limited turf removal.

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 over the past several years. 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. The City 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.

It was announced that the City was awarded a grant for Phase 3 of the West San Gabriel River Parkway trail project. This project calls for the development of a 7.5 acre open space area, adjacent to the west side of the San Gabriel River. Phase 3 provides for improvements along the River from Del Amo Boulevard at the south end, towards the Candlewood Street right-of-way at the north end. After the grant is finalized, plans will be submitted to plan check. The open space project will include the planting of California native/grant-approved plants, trees, turf and irrigation, as well as establishing walking trails that will connect to existing open space areas. Related signage and fencing will be a part of this project. The trailheads may be extended to Candlewood Street at the north end and into Mae Boyar Park at the south end. The project site is zoned O-S (Open Space) and is designated in the General Plan Land Use Element as Open Space.

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 which 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.

Lakewood's 2009 Hazard Mitigation Plan (HMP) was adopted by the City Council on August 9, 2011 and was approved by FEMA on August 9, 2011. The HMP identifies natural hazards facing Lakewood, analyzes levels of risk, and proposes action items that may be implemented in order to reduce or eliminate threats to City facilities. The HMP identifies earthquakes and, to a lesser extent, flooding and windstorms, as the likely natural hazards capable of causing economic losses, and it proposes action items designed to reduce damage and losses. Lakewood is now eligible for pre- and post-disaster funding grant opportunities. 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.

Despite the recession, the City did see a moderate increase in sales tax revenues however this increase does not offset the losses of the previous years. As the economy begins a slow recovery from the recession, revenues are expected to continue to increase into 2012-13 as consumer confidence improves. 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%
2010-2011	$8.4	-2.74%
2011-2012	$9.0	7.05%

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 2012.

CONCLUSION

From the time of its adoption in November 1996, implementation of the General Plan has continued 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.

Lakewood has begun the process of updating the Housing Element and intends to have it adopted and certified in October 2013. Also, Government Code Section 65302 requires cities to amend their safety and conservation elements of their general plan with respect to flood hazards. These amendments will coincide with the update of the Housing Element.