



Housing Policy Department  
Received on:  
MAR 13 2014

A handwritten signature in blue ink, appearing to be "Sonia Dias Southwell", is located in the top right corner of the page.

March 7, 2014

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.

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, which appears to be "Sonia Dias Southwell", is written over a horizontal line.

Sonia Dias Southwell, AICP  
Director of Community Development

# Lakewood

# The City of Lakewood

## 2013 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 (2)          |
| - Circulation  | - Noise                                 | - Economic Development (2) |
| - Housing (1)  | - Safety                                |                            |
| - Conservation | - Recreation and Community Services (2) |                            |

(1) Lakewood's Housing element was adopted by the City Council on August 13, 2013 and was certified by the Department of Housing and Community Development on October 9, 2013.

(2) Optional general plan element.

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, 2013 to December 31, 2013.

## 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 several years residential building activity has been significantly depressed due to the economic climate. A nationwide recession and the overall outlook on the housing market have been major factors attributed to the slowdown in residential construction.

As shown in Table 1, a three-unit apartment was completed during this review period. This project was part of a federal Neighborhood Stabilization Program (NSP). All three units are for moderate income level households. In October 2012, permits were issued for a market-rate second dwelling unit at 11658 215<sup>th</sup> Street. The project was completed on August 15, 2013. Following the elimination of redevelopment agencies in California, the disposition and development of four properties under Lakewood’s Scattered Lot Acquisition Program are now controlled by the Lakewood Housing Successor Agency. Requests for development proposals will be released at a future date. Combined, these properties could yield at least 32 affordable units.

Table 1: New Residential Units Completed in 2013

Project Address	Units Constructed	Units Demolished	Net Gain of Units	Type of Project
11640 208 <sup>th</sup> Street	3	0	3	Apartments
Total Net Dwelling Units:			+3	

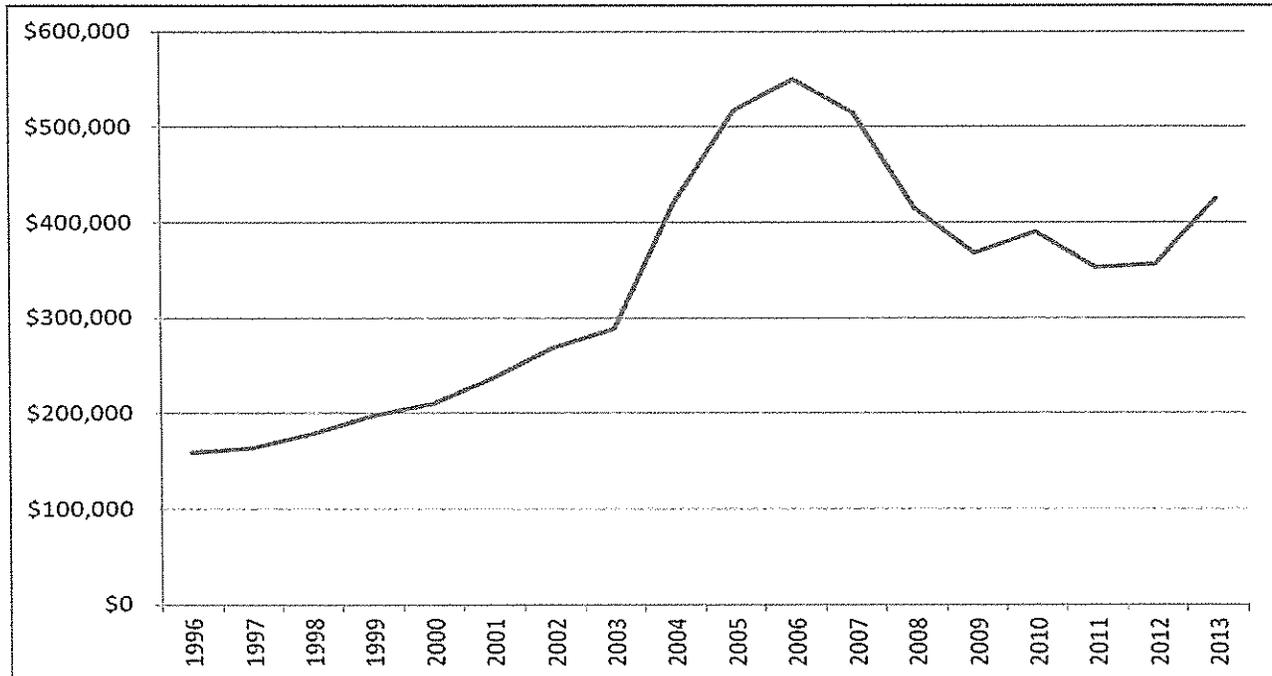
The quality of Lakewood’s housing stock is an important factor that homebuyers consider when purchasing in Lakewood as demonstrated by the City’s consistently low vacancy rates. Being generally located in the middle of a large metropolitan area, Lakewood’s home prices are partially influenced by the 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 \$550,000. In 2011, Lakewood’s median home price had decreased to \$352,500. Lakewood’s median home price increased to \$425,000 by the end of 2013. As noted above, Lakewood’s vacancy rate has generally remained stable since the General Plan was updated. There has been a slight increase in vacancy rates over the past two years. Median home prices typically decrease as vacancy rates increase. However this has not been the trend for Lakewood. Despite the increase in foreclosures and vacancy rates, the median price for a single-family home shown positive growth for the past two years. 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 as of January 2013

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	3.4	425,000

Sources: (1) State of California, Department of Finance, *E-5 City/County Population and Housing Estimates, For Cities, Counties and the State, 2011-2013, with 2010 Benchmark*. Sacramento, California, May 2013. Years previous to current year is DOF historical data. (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.

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 major home improvement expenditures. The impact of the recession is evident in the number of residential building permits issued each year for the past three years.

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
2011-2012	867
2012-2013	868

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 have been approved by the City and which are in plan check, under construction, or which have been completed.

Table 4 below is a list of commercial projects consisting tenant improvements greater than 5,000 square feet or which are new buildings or building additions. In addition to commercial activities, the list includes manufacturing uses that are new to the City of Lakewood. In 2013, two manufacturing business came to Lakewood – a Timeless Pints brewery and Rena Biotechnology. The City continues to pursue the economic goals contained within the Land Use Element by encouraging the expansion and reuse of commercial and manufacturing activities in Lakewood.

Table 4: Selected Commercial and Manufacturing Activity in 2013

Project Name	Site Address	Project Size*	Project Status
<b>Commercial Uses</b>			
Crunch Fitness	5815 Bellflower Blvd.	18,375 sq. ft. TI	Project Complete
Men's Wearhouse	4447 Candlewood St.	6,986 sq. ft. TI	Project Complete
Affordable Mini Mall	5925 Carson St.	14,400 sq. ft. TI	Project Complete
Buffalo Wild Wings	4678 Daneland St.	6,505 sq. ft. TI	Project Complete
Victoria's Secret	40 Lakewood Center	11,620 sq. ft. TI	Project Complete
J Trendy	54 Lakewood Center	7,307 sq. ft. TI	Project Complete
Finish Line	58 Lakewood Center	5,960 sq. ft. TI	Project Complete
JC Penney	67 Lakewood Center	27,000 sq. ft. TI	Project Complete
Book Off	334 Lakewood Center	8,504 sq. ft. T.I.	Project Complete
Ulta Beauty	342 Lakewood Center	8,981 sq. ft. TI	Project Complete
Round 1	401 Lakewood Center	42,802 sq. ft. TI	Project Complete
Centinella Feed and Pet Supplies	4243 Woodruff Ave.	8,467 sq. ft. TI	Project Complete
Home Goods	4245 Woodruff Ave.	24,328 sq. ft. TI	Project Complete
UFC Gym	5927 South St.	6,035 sq. ft. TI	Project Complete
Phenix Salon Suites	4091 Hardwick St.	5,757 sq. ft. TI	Under Construction
Shoe Palace	135 Lakewood Center	6,486 sq. ft. TI	Under Construction
YMCA expansion and remodel	5835 Carson Street	20,035 sq. ft. BA	In Plan Check
Applebee's	4935 Graywood Ave.	5,351 sq. ft. NB	In Plan Check
Forever 21	326 Lakewood Center	80,000 sq. ft. TI	In Plan Check
<b>Manufacturing Uses</b>			
Timeless Pints (dba Relique Brewing)	3671 Industry, #C-1	3,994 sq. ft. TI	Project Complete
Rena Biotechnical	4001 Watson Plaza	57,600 sq. ft. TI	Plans Pending

\*BA = Building Addition, NB = New Building, TI = Tenant Improvement.

Government Code Section 65302 requires cities 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. The next cycle for which Lakewood must update its housing element will be in 2021, so the City will begin work to update the safety and conservation elements of its general plan. Lakewood has already completed much of the work related to such amendments as demonstrated by the City's FEMA-approved 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.

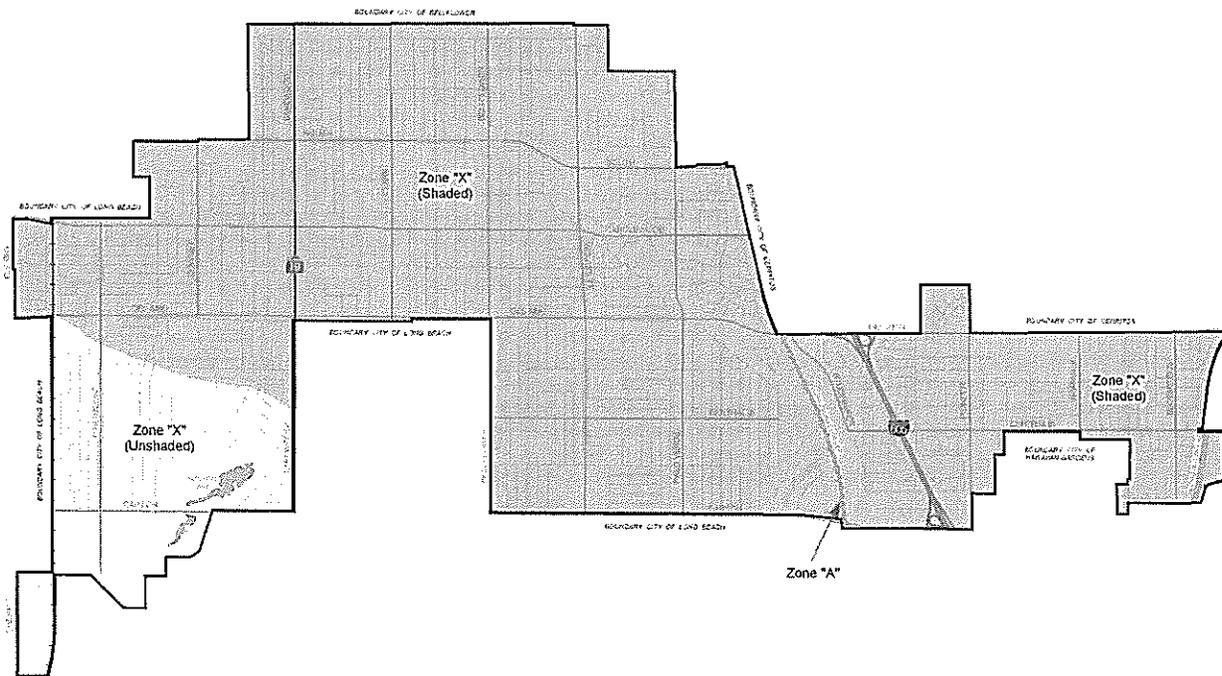
Government Code Section 65302 requires an annual review of the land use element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water resources (DWR). Lakewood refers to the Flood Insurance Rate Maps (FIRMs) from FEMA as shown in Figure 1 below. The flood risk for Lakewood is generally low because nearly 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 all residential streets over the past 12 years. Replacement of damaged curb, gutter, and sidewalk was also completed as part of these repaving projects.” Five industrial streets near the airport were repaved in 2013.

Lakewood's standard roadway width for Local Streets is 60 feet. The Municipal Code establishes the criteria for roadway dedications. There were no road dedications or street vacations during 2013.

## **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 current Housing Element was adopted on August 13, 2013 and was certified by the State Office of Housing and Community Development (HCD) on October 9, 2013. 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 403 dwelling units.

The current Housing Element includes a section on Housing Production Programs. One of the programs is the Density Bonus program. In 2004, the City adopted the Density Bonus ordinance according to the State law in effect at that time. However, revisions to State Density Bonus law have occurred since amendments in September 2004 and October 2005 in conjunction with SB 1818 and SB 435 (Government Code Sections 65915 through 65917). The current Housing Element states that the City will update its Density Bonus Program within one year following adoption of this housing element to comply with current State Density Bonus requirements. This amendment is expected to occur by August 12, 2014.

Once the amendment process has been completed, information about the program will be posted on the City's website and made available at the Community Development Department counter. Density Bonus information will also be distributed along with formal solicitations (Requests for Proposals) for developers and in discussion with both developers and non-profit organizations in conjunction with the development of City-owned properties in the M-F-R zone.

Following the implementation of SB 375, the planning cycle for housing elements throughout California was restructured. The next RHNA planning cycle for this region will cover the eight-year period from October 1, 2013 to September 30, 2021. The current Housing Element has demonstrated that there is sufficient capacity to accommodate 403 dwelling units. No general plan amendments are necessary during the upcoming planning period with respect to density or residential land uses in order to accommodate the new RHNA number. The Land Use Element portion of this report contains information relating to the number of dwelling units that were completed during this reporting period. The tables below shows the distribution of the units based on income category for Lakewood's RHNA allocation.

In order 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 2010 U.S. Census, Lakewood's median household size is 2.58, rounded up to 3 persons and the median

household income is \$76,348 (source: U.S. Census Bureau, 2005-2009 American Community Survey. For the purpose of the tables below, HCD specifies that the median income for a four-person household is \$64,800). 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 5A-5C below into the different income categories.

Table 5A: Lakewood’s RHNA Allocation Plan: 2014-2021

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%
<b>Total</b>	<b>403</b>	<b>100%</b>

Source: Lakewood 2013-2021 Housing Element

Table 5B: Affordable Housing Costs - Rental

Income category (figured for a four-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%	\$25,600.00	\$7,680.00	\$640.00
Very Low Income	50%	\$42,700.00	\$12,810.00	\$1,067.50
Lower Income	60%	\$68,300.00	\$20,490.00	\$1,707.50
Moderate Income	110%	\$77,750.00	\$23,325.00	\$1,943.75
Category Median (unadjusted)		\$64,800.00		

Table 5C: Affordable Housing Costs - Ownership

Income category (figured for a four-person household)	% of median income for each category	Adjusted annual income	30% of income used for mortgage (annual) (2)	30% of income used for mortgage (monthly) (2)
Extremely Low	30%	\$25,600.00	\$8,960.00	\$746.67
Very Low Income	50%	\$42,700.00	\$14,945.00	\$1,245.42
Lower Income (1)	70%	\$68,300.00	\$23,905.00	\$1,992.08
Moderate Income	110%	\$77,750.00	\$27,212.50	\$2,267.71
Category Median (unadjusted)		\$64,800.00		

(1) The moderate income category is calculated at 35% of adjusted annual income in Table 5C.

(2) Lower income exceeding median income is an anomaly just for this county 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.

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 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.

The reporting regulations require information on the Housing Element be prepared and submitted in a specific format as prescribed by HCD (see Tables A through C below). 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. 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 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. Blank spaces are intentional as they are part of the source spreadsheet. It should be noted that Table B reflects housing production during the 2008-2014 housing element cycle and shows a RHNA allocation of 671 dwelling units. Next year the 2014 General Plan Annual Progress Report will reflect the new 2014-2021 housing element cycle and the current RHNA allocation of 403 dwelling units.

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



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction: City of Lakewood  
 Reporting Period: 1/1/2013 - 12/31/2013

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 RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(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			
(1) Rehabilitation Activity	0	0	0	0	0	n/a
(2) Preservation of Units At-Risk	0	0	0	0	0	n/a
(3) Acquisition of Units	0	0	0	0	0	n/a
(5) Total Units by Income	0	0	0	0	0	

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

Jurisdiction City of Lakewood  
 Reporting Period 1/1/2013 - 12/31/2013

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	3	0	0	0	3	3
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202 )

Jurisdiction City of Lakewood  
 Reporting Period 1/1/2013 - 12/31/2013

**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.	Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level
	2007	2008	2009	2010	2011	2012	2013	Year 8	Year 9			
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	0	0	0	0	0	0	0				172
	Restricted Non-deed restricted	0	0	0	0	0	0	0				
Low	Deed	0	0	0	0	0	0	0				106
	Restricted Non-deed restricted	0	0	0	0	0	0	0				
Moderate	Deed	1	0	0	0	0	1	3				92
	Restricted Non-deed restricted	0	2	0	0	15	1	0				
Above Moderate		8	27	1	0	0	0	0				242
Total RHNA by COG. Enter allocation number:		9	29	1		15	2	3			59	612
Total Units												
Remaining Need for RHNA Period												

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

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Lakewood  
 Reporting Period 1/1/2013 - 12/31/2013

**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Preservation and Improvement	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 water usage for only the Department of Water Resources service area. Since adoption of the General Plan, recycled water usage increased from 399 to 444 acre-feet. During the same time domestic water usage has dropped from 9,157 to 8,679 acre-feet, or a reduction 5.22%. Over the past few years there has been a reduction in domestic water use. The drop in water use throughout the City's service area is due to a combination of causes. The last several years the state has called for conservation due to drought conditions. In addition, the state has called for all water retail agencies to reduce per capita water use 20 percent by 2020. On January 17, 2014, the Governor declared a state of emergency due to drought conditions <http://gov.ca.gov/news.php?id=18368>. In an effort to reduce water consumption, the City had already implemented several programs to encourage conservation. Public education programs and the water conserving device rebate program are the cornerstone of the plan to meet the required reduction. Since most water use for Lakewood's residential community is outside (approximately 70 percent), the weather plays a significant factor in water demand. The 18+ inches of rainfall locally allows residents to let mother-nature water their landscape. Table 6 below shows the amount of water used.

Table 6: 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. 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. The City has begun design work on Phase 3 of the West San Gabriel River Parkway 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, to Candlewood Street right-of-way at the north end. The Candlewood Street parcel is from Knoxville Avenue at the west end to the River on the east end.

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 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.

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. Staff is now planning to budget for the next update of the HMP, which is expected to occur in 2016.

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**

A regional approach to solving air quality problems is necessary since air quality issues are not confined by the boundaries of any one jurisdiction. 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 small increase in tax revenues equal to the increase from the previous fiscal year. As the economy begins its slow rebound from the recession revenues are expected to increase at a slightly higher rate in 2013-14. Table 7 below shows Lakewood’s sales tax revenues since adoption of the General Plan in 1996.

Table 7: 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%
2012-2013	\$9.6	6.25%

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

The General Plan was amended when Lakewood’s current Housing Element was adopted on August 13, 2013 by the City Council.

## 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 various other challenges. 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.