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Housing Policy Department  
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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, appearing to read "Sonia Dias Southwell", written over a horizontal line.

Sonia Dias Southwell, AICP  
Director of Community Development

# Lakewood

# The City of Lakewood

## 2014 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 current 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 of January 1, 2014 through December 31, 2014.

## IMPLEMENTATION STATUS OF THE ELEMENTS

### **Land Use Element**

Lakewood is primarily a “bedroom community” with most of its land devoted to residential uses and only a very small percentage of land area 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 reduced due to the nation’s depressed economy. Until recently, the overall negative outlook on the housing market has been a major factor attributed to the continuing decline in residential construction.

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 a minimum of 32 homes that are within the economic means of a broader segment of the population.

There were no new residential units added to Lakewood’s housing inventory during 2014. As noted above however, the outlook on new housing has led to the proposal of new rental and for-sale housing in the region. In Lakewood, there are several multi-family residential projects in the planning phase or now under construction, which could result in 120 new dwelling units. Table 1 below describes the type and location of each of these projects.

Table 1: Residential Units Planned or Under Construction during 2014

Project Address	Units to be Constructed	Units to be Demolished	Net Gain of Units	Type of Project
11614 205 <sup>th</sup> Street	2	1	+1	New Duplex
11656-58 215 <sup>th</sup> Street	1	0	+1	New 2 <sup>nd</sup> Unit
11609 216 <sup>th</sup> Street	3	0	+3	3-Unit Condo Project
20937 Bloomfield Avenue	22	0	+22	22-Unit Apartments
20721-20741 Elaine Avenue	21	0	+21	21-Unit Condo Project
3014 South Street (1)	72	0	+72	72-Unit Condo Project
Total of currently planned housing units			120	

(1) “Canvas” by Lyon Homes is under construction.

The better condition of Lakewood’s housing stock and quality of life are important factors that homebuyers take into consideration 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 when the General Plan was updated and continued to rise until its peak in July 2006 at \$550,000. By 2011 Lakewood's median home price had dropped to a low of \$352,500, but by end of 2014 median home prices had rebounded up to \$456,000.

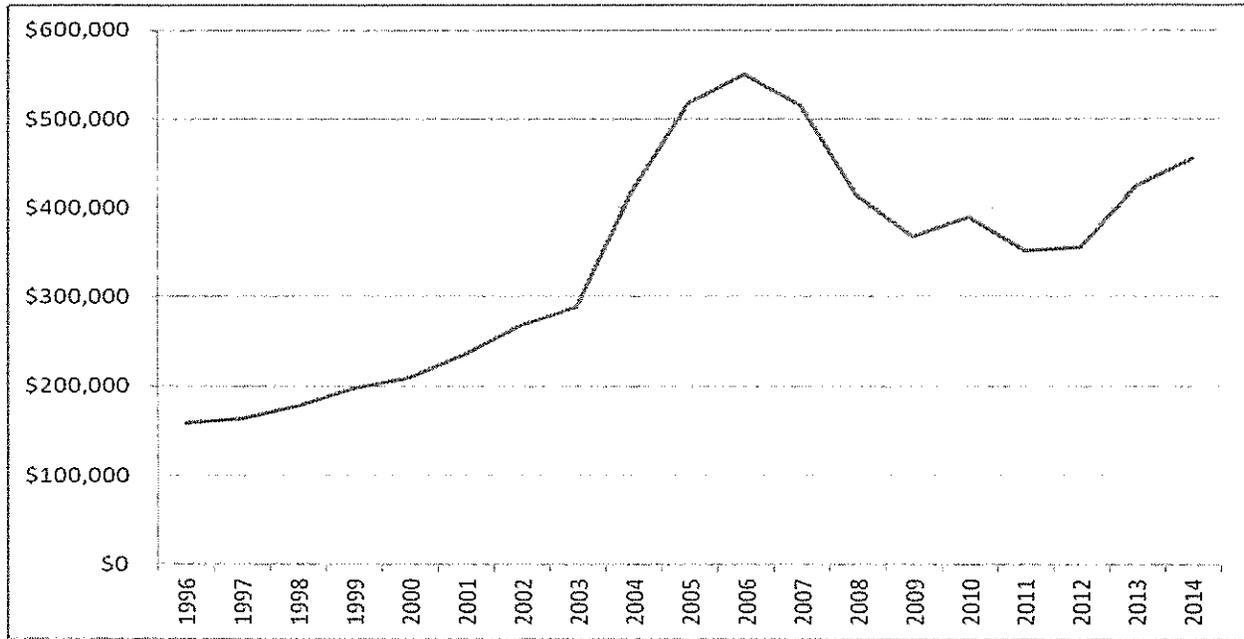
As noted above, Lakewood's residential vacancy rate has generally remained stable since the General Plan was updated. There has been some increase in vacancy rates over the past three years while the median price for a single-family home shown positive growth since 2011. This is expected to be a temporary increase in vacancy rates because of the housing crisis and the resulting home foreclosures. As the overall economy continues to improve and unemployment rates fall, the vacancy rate is expected to return to previous lower levels. 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 December 2014

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
January 2014	3.4	456,000 (4)

Sources: (1) State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2014, with 2010 Benchmark*. Sacramento, California, May 2014. Years previous to current year are DOF historical data. (2) California Association of Realtors. (3) Average provided by GRC Associates study, October 21, 2002. (4) DQ News, December 2014.

Chart 1: Lakewood's Median Home Prices



Source: California Association of Realtors, DQ News

Through 2006 many property owners made home improvements and built room additions by taking advantage of higher median home prices and low interest rates. 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 several years. However there has been an increase of residential building permits over 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
2013-2014	976

Source: City of Lakewood Community Development Department

## Commercial and Industrial Development

A goal of the Land Use Element is to preserve Lakewood’s residential character. A critical component necessary to maintain this theme is to provide 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 and industrial-related projects consisting of tenant improvements greater than 5,000 square feet or which are new buildings or building additions. In 2014 the Laborer’s Training School opened which provides skilled labor training and retraining. TFC Manufacturing will expand their operations by taking over a vacant building at 4001 Watson Plaza Drive. TFC will still utilize their original location on Bixby Road. These activities are in support of 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 Industrial-Related Activity in 2014

<b>Project Name</b>	<b>Site Address</b>	<b>Project Size*</b>	<b>Project Status</b>
<b>Commercial Activity</b>			
YMCA expansion and remodel	5835 Carson Street	20,035 sq. ft. – BA	Under Construction
Stonefire Grill	4325 Del Amo Boulevard	8,000 sq. ft. – BA	Under Construction
AT&T Wireless store	5252 Lakewood Boulevard	4,539 sq. ft. – BA	Under Construction
Destination XL (DXL)	4439 Candlewood Street	7,539 sq. ft. – TI	Project Complete
Applebee’s	4935 Graywood Avenue	5,351 sq. ft. – NB	Project Complete
Daiso	5428 Woodruff Avenue	8,976 sq. ft. – TI	Project Complete
Tuesday Morning	5432 Woodruff Avenue	15,944 sq. ft. – TI	Project Complete
Forever 21	326 Lakewood Center	80,000 sq. ft. – TI	In Plan Check
<b>Industrial-Related Activity</b>			
TFC Manufacturing	4001 Watson Plaza Drive	57,600 sq. ft. – TI	Planning Phase
Laborer’s Training School	3901 Paramount Boulevard	94,000 sq. ft. site	Project Complete

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

## Land Use and Flood Zones

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.

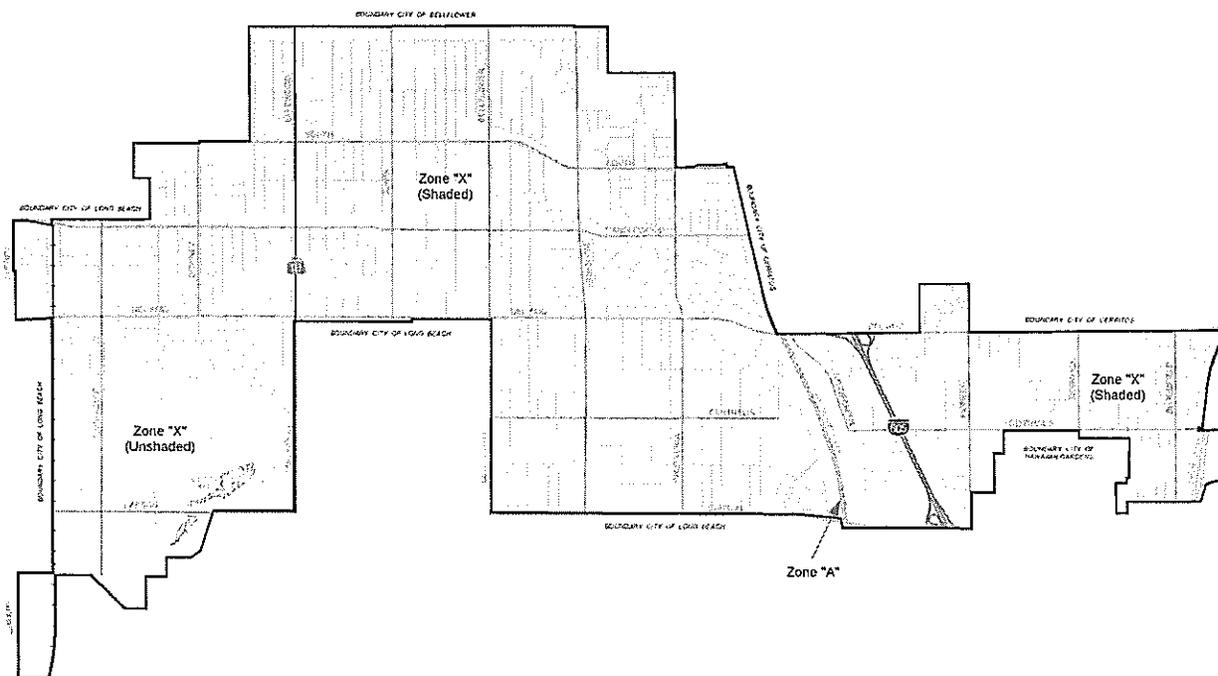
The flood risk for Lakewood is generally low because nearly the entire City is included in FEMA Flood Zone X which includes areas protected from the 100-year flood by levees and other flood control structures, and areas where the 100-year flood depth is less than one foot. A small portion of Lakewood, 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 within Flood Zone A. This same area is zoned as O-S (Open Space) by the City and residential

development is prohibited within this area in any case. 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 within Flood Zone X as shown in Figure 1 below. 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).

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, Lakewood 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 the City. As of February 2013, all residential streets had been resurfaced over a 12-year period. Replacement of

damaged curb, gutter, and sidewalk was also completed as part of these repaving projects.” Five industrial streets near Long Beach 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. During 2014 there was one road dedication that was completed in conjunction with the 72-unit condominium which is being constructed at 3014 South Street. That road dedication was for a truncated corner at the northwest corner of that site.

## **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 Housing and Community Development (HCD) on October 9, 2013. To help accommodate regional population growth, the Southern California Association of Governments (SCAG) periodically assigns a Regional Housing Needs Assessment (RHNA) figure to each local jurisdiction. Lakewood’s share of the RHNA 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, subsequent revisions to State Density Bonus law have occurred, making the Density Bonus obsolete. During the review and approval process of Lakewood’s 2013-2021 Housing Element, the Department of Housing and Community Development (HCD) identified the need for the City’s density bonus regulations to be updated to conform to the State density bonus law. On October 28, 2014, the City Council adopted a new density bonus ordinance, thereby bringing the Lakewood Municipal Code (LMC) into compliance with State law. The ordinance repealed obsolete density bonus language and replaced it with language that references State law.

The density bonus ordinance is contained in the LMC, which is available on the City’s website and 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 current RHNA planning cycle for this region covers an 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 as assigned by the RHNA process. No general plan amendments are necessary during this RHNA planning cycle with respect to density or residential land uses in order to accommodate the new RHNA number. The Land Use Element section 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.

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 three persons). HCD State Income Limits for 2014 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k14.pdf>) specifies that the median income for a four-person household in Los Angeles County is \$64,800. This figure is based on federal income limits published in December 2013 by the U.S. Department of Housing and Urban Development (HUD).

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 by HCD 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)	30% of income used for mortgage (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 (1)	70%	\$68,300.00	\$20,490.00	\$1,707.50
Moderate Income (2)	110%	\$77,750.00	\$27,212.50	\$2,267.71
Category Median (unadjusted)		\$64,800.00		

Table 5C Notes

(1) Lower income exceeding median income is an anomaly just for Los Angeles County due to HUD historical high cost adjustments to median incomes. 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 5C.

In 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 was approved by the 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 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 planning period for the current Housing Element is from October 15, 2013 to October 2021. Three dwelling units were completed in August 2013 and were reported under the previous housing element cycle. No dwelling units have been completed during the current 2014 planning period and therefore are not reported on Tables A, A1, A2, A3, and B below. As noted in Table 1 above, there are several multi-family residential projects in the planning phase or now under construction in Lakewood that could yield 120 new dwelling units.

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 October 15, 2013 to October 2021 housing element cycle and shows a 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: 1/1/2014 - 12/31/2014

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 1/1/2014 - 12/31/2014 .....

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

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Lakewood

Reporting Period 1/1/2014 12/31/2014

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.	Income Level	RHNA Allocation by Income Level	Oct. 15, 2013	2014	2015	2016	2017	2018	2019	2020	October, 2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed	107	0	0									107
	Restricted Non-deed restricted		0	0									
Low	Deed	63	0	0									63
	Restricted Non-deed restricted		0	0									
Moderate	Deed	67	0	0									67
	Restricted Non-deed restricted		0	0									
Above Moderate		166	0	0									166
Total RHNA by COG. Enter allocation number.		403											403
Total Units													
Remaining Need for RHNA Period													

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

Jurisdiction

City of Lakewood

Reporting Period

1/1/2014 12/31/2014

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Table C

## Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
	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.		
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 (reclaimed) 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 ranges from 352 to 580 acre-feet each year. During the same period domestic water usage saw a net reduction of 699 acre-feet from 9,157 to 8,458 acre-feet. The reduction in water use throughout the City's service area is due to a combination of causes, including reductions in response to recurring drought conditions. On January 17, 2014, the Governor declared a state of emergency due to drought conditions. To reduce water consumption, the City implemented several programs to encourage conservation including a water-conserving device rebate program which is the cornerstone of the plan. As most water use for Lakewood's residential community is used for landscaping or other outdoor use (about 70%), the weather plays a significant factor in water demand. 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%
2012-2013	524	10.78%	8,219	1.96%
2013-2014	580	10.77%	8,458	2.91%

Source: City of Lakewood Department of Water Resources

The Lakewood Department of Water Resources implemented a water conservation rebate program, which encourages the installation of water saving irrigation devices by residential customers in the City's service area. The Golden State Water Company (GSWC) funds a rebate program through the Metropolitan Water District which is available to GSWC customers in eastern portions of Lakewood. City of Lakewood Department of Water Resources 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 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 collection events. Government Code Section 65302 requires cities to amend the conservation elements of their general plan upon the next revision of the housing element. The next cycle for which the City will update its housing element will be in 2021. The update to the Conservation Element will occur at that time.

## **Open Space Element**

Among the amenities that make Lakewood a desirable place to live are its outstanding park system, equestrian center, and the Centre at Sycamore Plaza, which is used for social and business events. Listed below are notable Open Space projects started or completed in 2014.

### Home Run Dog Park

Home Run Dog Park is located at the northern edge of Ryerson Park at 20601 Studebaker Road. The two-acre facility is located at the southwest corner of Studebaker Road and Del Amo Boulevard. The facility includes separate fenced areas for both large and small dogs. The grand opening for this park was in October 2014. Home Run Dog Park is open seven days a week.

### San Martin Park

San Martin Park is located at 5231 Ocana Avenue. After decades of use, the pumpkin carriages at this park had aged significantly. New play equipment was designed and constructed with a large, new pumpkin carriage with two "horses" and a new castle play structure. The project was completed and opened to the public in November 2014. The new pumpkin playground maintains and enhances the traditional pumpkin and castle theme at San Martin Park.

### West San Gabriel River Parkway Trail – Phase 3

Work is well underway on the third phase 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 from Del Amo Boulevard at the south end, to Candlewood Street right-of-way at the north end. The improvements will include planting of California native/grant-approved plants, trees, turf and irrigation, as well as establishing walking trails that will connect to existing open space trails. Related signage and fencing will also be part of this project. The trail will extend west to Candlewood Street at its north end and into Mae Boyar Park at the south end. The project is expected to be completed in March 2015.

### Del Valle Park

The Veteran's Memorial Plaza at Del Valle Park will be undergoing a major renovation. In October 2014, the Douglas F-3D2 fighter jet was removed from its pedestal for restoration. It will be returned to the park in time for Memorial Day 2015. The revamped plaza will replicate the deck and superstructure of an aircraft carrier and will feature engraved stone writings commemorating the names of Lakewood's fallen Vietnam service members. Del Valle Park is located at 5939 Henrilee Street.

## **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 affect 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 for enforcement purposes. The sound meter 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 Local 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. Lakewood is now starting the process of updating the HMP, which is expected to be completed in 2016.

Government Code Section 65302 requires cities to amend the safety element 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 Element of the General Plan at that time. Lakewood has already completed much of the work related to the Safety Element amendment while preparing the City's FEMA-approved Local 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.

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 recreational activities, the Recreation and Community Services Department oversees programs designed to address the needs of seniors, families and persons with special needs. These programs are described below:

### Community Family Guidance Center.

The Community Family Guidance Center is a state-licensed, non-profit organization that provides a comprehensive range of mental health services for children, families and adults. Most services are also available for Spanish speaking clients.

### Meals on Wheels.

The Meals on Wheels program provides two meals each day to frail and vulnerable elderly residents to avoid premature or unnecessary institutionalization. The Meals on Wheels program is based at the Burns Community Service Center.

### Pathways Volunteer Hospice.

Pathways Volunteer Hospice provides in-home medical services to terminally ill low- and moderate-income residents.

Human Services Association. The Human Services Association provides support for senior citizen meals at two Lakewood locations and home-delivered meals to Lakewood residents. The Human Services Association operates out of the Burns Community Service Center located in Lakewood.

**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 an increase in tax revenues over the previous fiscal year. As the economy begins a slow rebound from the recession, revenues are expected to increase at a slightly higher rate. 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) (2):	% 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	5.50%
2005-2006	\$11.7	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	\$11.4	6.54%
2011-2012	\$11.9	4.39%
2012-2013	\$12.9	8.40%
2013-2014	\$13.3	3.10%

Source: City of Lakewood Administrative Services Department.

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

(2) Includes “triple flip” from the State from 2004 to current year.

**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 prescribed 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 off-site sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction.

### **General Plan Amendments**

There was one General Plan amendment during 2014. On January 28, 2014, the City Council adopted Resolution No. 2014-3 approving General Plan Amendment No. 2014-1. This amendment changed the General Plan designation for the northwest corner of Bloomfield Avenue and Centralia Street from Commercial to Medium/High Density Residential. The amendment, and a zone change, was approved to allow construction of a 22-unit apartment building.

### **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.