

AGENDA
REGULAR CITY COUNCIL MEETING
COUNCIL CHAMBERS
5000 CLARK AVENUE
LAKEWOOD, CALIFORNIA

October 28, 2014

RECEPTION: “Lakewood Celebrates . . .” 6:00 p.m.

CALL TO ORDER 7:30 p.m.

INVOCATION: Reverend Dr. Paul Kim, Trinity United Methodist Church

PLEDGE OF ALLEGIANCE: Wamari Yetan Camp Fire Club

ROLL CALL: Mayor Todd Rogers
Vice Mayor Jeff Wood
Council Member Steve Croft
Council Member Diane DuBois
Council Member Ron Piazza

ANNOUNCEMENTS AND PRESENTATIONS:

Presentation by Valarie Frost, President, Lakewood Rotary Club Regarding Project Shepherd

ROUTINE ITEMS:

All items listed within this section of the agenda are considered to be routine and will be enacted by one motion without separate discussion. Any Member of Council may request an item be removed for individual discussion or further explanation. All items removed shall be considered immediately following action on the remaining items.

RI-1 Approval of Minutes of the Meetings held October 14, 2014

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 Approval of Agreement with Tyler Technologies Inc. “MUNIS” for Accounting Software Licenses and Support

RI-5 Approval of Addition of Subsurface Turf Irrigation to Water Conservation Device Rebate Program

PUBLIC HEARINGS:

1.1 Introduction of Ordinance No. 2014-8; Amending the Lakewood Municipal Code Pertaining to Density Bonuses

1.2 Award of Bid for Purchasing Bid 04-14, Sony Digital Cameras

City Council Agenda

October 28, 2014

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LEGISLATION:

- 2.1 Adoption of Resolutions for the 2015 General Municipal Elections
 - a. Calling the Election, Resolution No. 2014-59
 - b. Requesting Services from the County of Los Angeles, Resolution No. 2014-60
 - c. Regulating Candidates' Statements, Resolution No. 2014-61

REPORTS:

- 3.1 2014 Halloween Carnivals
- 3.2 Approval of Nye Library Agreement

AGENDA LAKWOOD HOUSING SUCCESSOR AGENCY

1. Approval of Register of Demands

ORAL COMMUNICATIONS:

ADJOURNMENT

Any qualified individual with a disability that would exclude that individual from participating in or attending the above meeting should contact the City Clerk's Office, 5050 Clark Avenue, Lakewood, CA, at 562/866-9771, ext. 2200; at least 48 hours prior to the above meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting or other reasonable auxiliary aids or services may be provided.

Copies of staff reports and other writings pertaining to this agenda are available for public review during regular business hours in the Office of the City Clerk, 5050 Clark Avenue, Lakewood, CA 90712

Routine Items

**Routine Item 1 – City Council Minutes
will be available prior to the meeting.**

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COUNCIL AGENDA

October 28, 2014

TO: The Honorable Mayor and City Council

SUBJECT: Report of Personnel Transactions

<u>Name</u>	<u>Title</u>	<u>Schedule</u>	<u>Effective Date</u>
1. FULL-TIME EMPLOYEES			
A. Appointments Toyasha Sebbag	Water Administration Manager	29B	10/20/2014
B. Changes None			
C. Separations None			
2. PART-TIME EMPLOYEES			
A. Appointments Ricmartin Reveche	Community Services Specialist	B	10/12/2014
B. Changes Scott Dean	Maintenance Trainee I	B to	09/28/2014
	Maintenance Trainee II	B	
Isabelle Diaz	Community Services Specialist	B to	10/19/2014
	Administrative Specialist	B	
Marcos Ibarra	Maintenance Trainee I	B to	09/28/2014
	Maintenance Trainee II	B	
C. Separations None			

Lisa Novotny
Assistant City Manager *LN*

Howard L. Chambers
City Manager *HC*

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**CITY OF LAKEWOOD
FUND SUMMARY 10/9/2014**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 59892 through 59991. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	178,707.87
1015	SPECIAL OLYMPICS	1,068.06
1050	COMMUNITY FACILITY	164.48
3050	PARK DEDICATION	184,221.06
3070	PROPOSITION "C"	671.79
5010	GRAPHICS AND COPY CENTER	2,344.57
5020	CENTRAL STORES	3,432.71
5030	FLEET MAINTENANCE	4,896.50
6020	GEOGRAPHIC INFORMATION SYSTEM	4.00
7500	WATER UTILITY FUND	2,604.28
8020	LOCAL REHAB LOAN	448.00
8030	TRUST DEPOSIT	11,555.00
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		390,118.32

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
59892	10/03/2014	4665	EGOSCUE LAW GROUP	8,475.00	0.00	8,475.00
59893	10/03/2014	4668	SALES. KEVIN	2,680.00	0.00	2,680.00
59894	10/09/2014	1000	ADVANCED ELECTRONICS INC	1,272.69	0.00	1,272.69
59895	10/09/2014	48210	AIRFLITE INC	4,868.69	0.00	4,868.69
59896	10/09/2014	4208	AIRGAS INC	258.76	0.00	258.76
59897	10/09/2014	60819	AIRGAS SAFETY	938.38	0.00	938.38
59898	10/09/2014	58000	AMERICAN TRUCK & TOOL RENTAL INC	312.44	0.00	312.44
59899	10/09/2014	4465	ATALLA. IBRAHIM	104.00	0.00	104.00
59900	10/09/2014	49803	BANG DAVID ASSOCIATES INC	1,211.55	0.00	1,211.55
59901	10/09/2014	66012	BARTKUS. KRISTIN	78.00	0.00	78.00
59902	10/09/2014	62737	BOYES. GOBIND	152.10	0.00	152.10
59903	10/09/2014	42144	BROEKER. CANDACE	13.00	0.00	13.00
59904	10/09/2014	48469	BURWELL MICHAEL RAY	650.00	0.00	650.00
59905	10/09/2014	51511	CALIFORNIA DEPT OF PUBLIC HEALTH	90.00	0.00	90.00
59906	10/09/2014	59274	CERTIFIED PLANT GROWERS INC	67.80	0.00	67.80
59907	10/09/2014	45894	CINTAS CORPORATION	62.56	0.00	62.56
59908	10/09/2014	4664	CITI CARDS	2,797.18	0.00	2,797.18
59909	10/09/2014	3377	DANNY'S AUTO PAINTING	649.10	0.00	649.10
59910	10/09/2014	3934	FREEMAN. MARK	64.39	0.00	64.39
59911	10/09/2014	49155	FREEWAY FASTENERS INC	17.17	0.00	17.17
59912	10/09/2014	52875	FROST. VALARIE A.	1,025.06	0.00	1,025.06
59913	10/09/2014	56711	GILLIBRAND P W CO INC	7,853.43	0.00	7,853.43
59914	10/09/2014	4667	GONZALES. GILBERT AND	448.00	0.00	448.00
59915	10/09/2014	61769	GRAUTEN. EVELYN R	293.15	0.00	293.15
59916	10/09/2014	66050	GRAY. KALINDA YOUNGER	302.50	0.00	302.50
59917	10/09/2014	4662	GROUP 3 AVIATION. INC.	545.00	0.00	545.00
59918	10/09/2014	58838	HANSON AGGREGATES LLC A LEHIGH HANSON C	100.00	0.00	100.00
59919	10/09/2014	65575	HAP'S AUTO PARTS	155.69	0.00	155.69
59920	10/09/2014	35477	HARA M LAWNMOWER CENTER	97.66	0.00	97.66
59921	10/09/2014	42031	HOME DEPOT	1,758.36	0.00	1,758.36
59922	10/09/2014	41897	HOSE-MAN THE	159.90	0.00	159.90
59923	10/09/2014	4622	JHM SUPPLY INC	152.56	0.00	152.56
59924	10/09/2014	53365	KENNY'S AUTO SERVICE	236.00	0.00	236.00
59925	10/09/2014	607	KNIGHTSBRIDGE ARCHITECTURAL PRODUCTS	341.17	0.00	341.17
59926	10/09/2014	4612	KOURY ENGINEERING & TESTING INC	1,069.00	0.00	1,069.00
59927	10/09/2014	18550	LAKWOOD. CITY OF	300.00	0.00	300.00
59928	10/09/2014	18400	LAKWOOD. CITY WATER DEPT	23,003.11	0.00	23,003.11
59929	10/09/2014	43017	LARSEN. DEBRA	85.06	0.00	85.06
59930	10/09/2014	20950	LOS ANGELES CO ASSESSOR	4.00	0.00	4.00
59931	10/09/2014	62080	MARKLEY. ELIZABETH	78.00	0.00	78.00
59932	10/09/2014	60839	MARKOPULOS. CYNTHIA	107.25	0.00	107.25
59933	10/09/2014	65220	STEVEN MAHR PRINTING INC.	98.10	0.00	98.10
59934	10/09/2014	1369	MYERS HOUGHTON & PARTNERS INC	342.50	0.00	342.50
59935	10/09/2014	62741	MITCHELL REPAIR INFORMATION CO LLC	136.25	0.00	136.25

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
59936	10/09/2014	4443	O'REILLY AUTOMOTIVE STORES INC	1,079.99	19.82	1,060.17
59937	10/09/2014	47554	OFFICE DEPOT BUSINESS SVCS	256.16	0.00	256.16
59938	10/09/2014	46179	PAN. WILLIAM	76.29	0.00	76.29
59939	10/09/2014	65157	PLAYPOWER LT FARMINGTON INC	184,221.06	0.00	184,221.06
59940	10/09/2014	926	RICOH AMERICAS CORPORATION	1,522.01	0.00	1,522.01
59941	10/09/2014	47285	ROTARY CORP	1,311.60	0.00	1,311.60
59942	10/09/2014	45437	S & J SUPPLY CO	568.82	0.00	568.82
59943	10/09/2014	50219	S C P P O A	30.00	0.00	30.00
59944	10/09/2014	65297	S.T.E.A.M.	70,746.89	0.00	70,746.89
59945	10/09/2014	1841	SAFETY DRIVER'S ED. LLC	31.85	0.00	31.85
59946	10/09/2014	4605	SEA-CLEAR POOLS INC	1,296.02	0.00	1,296.02
59947	10/09/2014	3153	SECTRAN SECURITY INC	116.60	0.00	116.60
59948	10/09/2014	63347	SHAPIRO-HOGLUND. SUSANNE	78.00	0.00	78.00
59949	10/09/2014	52279	SMART & FINAL INC	384.65	0.00	384.65
59950	10/09/2014	26900	SO CALIF SECURITY CENTERS INC	65.24	0.00	65.24
59951	10/09/2014	4661	VASOUEZ. GONZALO	400.00	0.00	400.00
59952	10/09/2014	36658	SOUTH COAST A.O.M.D.	1,001.24	0.00	1,001.24
59953	10/09/2014	45895	SOUTHEAST WATER COALITION	1,000.00	0.00	1,000.00
59954	10/09/2014	29400	SOUTHERN CALIFORNIA EDISON CO	1,222.75	0.00	1,222.75
59955	10/09/2014	29800	SPARKLETTS	128.08	0.00	128.08
59956	10/09/2014	49529	SPICERS PAPER INC	731.17	6.71	724.46
59957	10/09/2014	37930	STANDARD INSURANCE CO UNIT 22	9,365.73	0.00	9,365.73
59958	10/09/2014	64602	STAPLES CONTRACT & COMMERCIAL INC	83.52	0.00	83.52
59959	10/09/2014	2372	TGIS CATERING SVCS INC	5,279.05	0.00	5,279.05
59960	10/09/2014	35089	UNDERGROUND SERVICE ALERT	217.50	0.00	217.50
59961	10/09/2014	1436	USA MOBILITY WIRELESS INC	6.78	0.00	6.78
59962	10/09/2014	60430	VERIZON CALIFORNIA INC	1,861.91	0.00	1,861.91
59963	10/09/2014	17640	WAXIE ENTERPRISES INC	704.08	0.00	704.08
59964	10/09/2014	40925	WEST COAST ARBORISTS INC	37,462.50	0.00	37,462.50
59965	10/09/2014	3699	ARZATE. MARGARITA	240.00	0.00	240.00
59966	10/09/2014	3699	BARUTH. SHERI	15.00	0.00	15.00
59967	10/09/2014	3699	BENITEZ. GREGORIO	65.00	0.00	65.00
59968	10/09/2014	3699	BURNS. RICHARD	250.00	0.00	250.00
59969	10/09/2014	3699	CRUZ. TINA	250.00	0.00	250.00
59970	10/09/2014	3699	DEARBORN. ELIZABETH	100.00	0.00	100.00
59971	10/09/2014	3699	DELOS REYES. JASMYNE	250.00	0.00	250.00
59972	10/09/2014	3699	DIAZ. SILVIA	73.00	0.00	73.00
59973	10/09/2014	3699	DOMINGO. DONNA	775.00	0.00	775.00
59974	10/09/2014	3699	GIEDZINSKI. JACOULINE	215.00	0.00	215.00
59975	10/09/2014	3699	HARANG. ANITA	250.00	0.00	250.00
59976	10/09/2014	3699	JOHNSON. REGINA	126.00	0.00	126.00
59977	10/09/2014	3699	KEELS. NICOLLE	35.00	0.00	35.00
59978	10/09/2014	3699	KERR. JACOUIE	108.00	0.00	108.00
59979	10/09/2014	3699	LAKEWOOD BAHAI'S	250.00	0.00	250.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>VEND #</u>	<u>VENDOR NAME</u>	<u>GROSS</u>	<u>DISC.</u>	<u>CHECK AMOUNT</u>
59980	10/09/2014	3699	LOKES. SAMANTA	20.00	0.00	20.00
59981	10/09/2014	3699	MADRID. KIM S	727.04	0.00	727.04
59982	10/09/2014	3699	MULHEARN. CATHERINE	250.00	0.00	250.00
59983	10/09/2014	3699	PEREZ. CRISTINA	250.00	0.00	250.00
59984	10/09/2014	3699	PEREZ. MERLYNE	250.00	0.00	250.00
59985	10/09/2014	3699	PIAZZA. KELVIN	110.76	0.00	110.76
59986	10/09/2014	3699	SALDANA. STEPHANIE	108.00	0.00	108.00
59987	10/09/2014	3699	SANGA. ANNA MAY	250.00	0.00	250.00
59988	10/09/2014	3699	SNOWDEN. DEBRA	250.00	0.00	250.00
59989	10/09/2014	3699	SURO. CLAUDIA	108.00	0.00	108.00
59990	10/09/2014	3699	WILLIAMSON. BRUCELLE	15.00	0.00	15.00
59991	10/09/2014	4666	STEIN. PAUL	100.00	0.00	100.00
Totals:				<u>390,144.85</u>	<u>26.53</u>	<u>390,118.32</u>

**CITY OF LAKEWOOD
FUND SUMMARY 10/16/2014**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 59992 through 60118. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	262,429.21
1015	SPECIAL OLYMPICS	45.00
1020	CABLE TV	449.15
1030	CDBG CURRENT YEAR	126.75
1050	COMMUNITY FACILITY	22,566.73
1720	RIVER PARKWAY GRANT	5,622.20
3070	PROPOSITION "C"	551.56
5010	GRAPHICS AND COPY CENTER	191.24
5020	CENTRAL STORES	3,040.16
5030	FLEET MAINTENANCE	34,303.02
7500	WATER UTILITY FUND	217,868.06
8030	TRUST DEPOSIT	344.46
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		547,537.54

Council Approval

_____ Date

_____ City Manager

Attest

_____ City Clerk

_____ Director of Administrative Services

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
59992	10/16/2014	4260	SBC GLOBAL SERVICES INC	244.93	0.00	244.93
59993	10/16/2014	66011	ACTIVE NETWORK INC	7,991.92	0.00	7,991.92
59994	10/16/2014	4657	SHILPAM INC.	2,171.95	0.00	2,171.95
59995	10/16/2014	4589	AMERICAN METAL CRAFT	1,700.00	0.00	1,700.00
59996	10/16/2014	443	B&M LAWN AND GARDEN INC	14.52	0.00	14.52
59997	10/16/2014	49803	BANG DAVID ASSOCIATES INC	1,870.42	0.00	1,870.42
59998	10/16/2014	66012	BARTKUS. KRISTIN	78.00	0.00	78.00
59999	10/16/2014	39123	BACKFLOW APPARATUS & VALUE COMPANY	304.77	0.00	304.77
60000	10/16/2014	42144	BROEKER. CANDACE	39.00	0.00	39.00
60001	10/16/2014	60304	BSN SPORTS	77.07	0.00	77.07
60002	10/16/2014	307	CALIF. STATE DISBURSEMENT UNIT	487.84	0.00	487.84
60003	10/16/2014	53983	CALIFORNIA ST OF -FRANCHISE TAX BOARD	264.54	0.00	264.54
60004	10/16/2014	4659	CASE ANYWHERE LLC	15.60	0.00	15.60
60005	10/16/2014	47842	CASE PARTS	134.27	0.00	134.27
60006	10/16/2014	7500	CENTRAL BASIN MUNICIPAL WATER	2,070.00	0.00	2,070.00
60007	10/16/2014	42754	CERRITOS FORD INC	17.59	0.00	17.59
60008	10/16/2014	59274	CERTIFIED PLANT GROWERS INC	81.97	0.00	81.97
60009	10/16/2014	45894	CINTAS CORPORATION	54.92	0.00	54.92
60010	10/16/2014	4380	CAPITAL ONE NATIONAL ASSOCIATION	476.36	0.00	476.36
60011	10/16/2014	4442	DANIEL'S TIRE SERVICE INC	741.20	0.00	741.20
60012	10/16/2014	57602	DATA OUICK INFORMATION SYSTEMS INC	173.50	0.00	173.50
60013	10/16/2014	57945	DELL MARKETING LP	2,749.95	0.00	2,749.95
60014	10/16/2014	4043	DIAMOND ENVIRONMENTAL SERVICES LP	84.70	0.00	84.70
60015	10/16/2014	27200	DICKSON R F CO INC	3,875.00	0.00	3,875.00
60016	10/16/2014	53706	F & A FEDERAL CREDIT UNION	7,788.50	0.00	7,788.50
60017	10/16/2014	3946	FERGUSON ENTERPRISES INC	901.98	0.00	901.98
60018	10/16/2014	63519	FLUE STEAM INC	218.40	0.00	218.40
60019	10/16/2014	4289	FRAZIER. ROBERT C	32.50	0.00	32.50
60020	10/16/2014	3934	FREEMAN. MARK	649.64	0.00	649.64
60021	10/16/2014	3188	GALLS LLC/OUARTERMASTER LLC	1,010.78	0.00	1,010.78
60022	10/16/2014	33150	GRAINGER W W INC	549.84	0.00	549.84
60023	10/16/2014	38311	H & H NURSERY	40.88	0.00	40.88
60024	10/16/2014	54961	HACH COMPANY	465.81	0.00	465.81
60025	10/16/2014	62491	HANDS ON MAILING &	722.75	0.00	722.75
60026	10/16/2014	65575	HAP'S AUTO PARTS	180.69	0.00	180.69
60027	10/16/2014	42031	HOME DEPOT	1,906.64	0.00	1,906.64
60028	10/16/2014	43815	KRUSEMARK. LEEANNE	111.80	0.00	111.80
60029	10/16/2014	55469	LAKEWOOD CITY EMPLOYEE ASSOCIATION	2,140.00	0.00	2,140.00
60030	10/16/2014	2453	LAKEWOOD EDUCATION FOUNDATION	3,505.63	0.00	3,505.63
60031	10/16/2014	18550	LAKEWOOD. CITY OF	298.26	0.00	298.26
60032	10/16/2014	43141	SOUTH COAST PUBLISHING	99.95	0.00	99.95
60033	10/16/2014	271	LOS ANGELES CO DEPT OF HEALTH SVCS	1,536.00	0.00	1,536.00
60034	10/16/2014	36844	LOS ANGELES COUNTY DEPT OF PUBLIC WORKS	18,146.05	0.00	18,146.05
60035	10/16/2014	4671	MC GUCKIAN. J. PATRICK	100.25	0.00	100.25

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
60036	10/16/2014	46696	MEYER & ASSOCIATES	4,832.50	0.00	4,832.50
60037	10/16/2014	52588	MILLER DON & SONS	339.93	6.24	333.69
60038	10/16/2014	45154	MOORE IACOFANO GOLTSMAN INC.	5,622.20	0.00	5,622.20
60039	10/16/2014	61672	MUSCULAR DYSTROPHY ASSOC INC	20.00	0.00	20.00
60040	10/16/2014	4443	O'REILLY AUTOMOTIVE STORES INC	647.09	14.04	633.05
60041	10/16/2014	47554	OFFICE DEPOT BUSINESS SVCS	226.56	0.00	226.56
60042	10/16/2014	64479	OFFICE MAX - A BOISE COMPANY	46.71	0.00	46.71
60043	10/16/2014	4367	OROZCO'S AUTO SERVICE INC	2,285.94	0.00	2,285.94
60044	10/16/2014	4497	PACIFIC COACHWAYS CHARTER SERVICES INC	1,017.50	0.00	1,017.50
60045	10/16/2014	450	PACIFIC EH & S SERVICES INC	1,728.00	0.00	1,728.00
60046	10/16/2014	63708	DY-JO CORFORATION	635.00	0.00	635.00
60047	10/16/2014	4569	URIAH BUELLER - ARCHITECTURAL METALS. INC.	894.50	0.00	894.50
60048	10/16/2014	65659	PHASE II SYSTEMS INC	3,968.53	0.00	3,968.53
60049	10/16/2014	54477	PEGIT	324.00	0.00	324.00
60050	10/16/2014	51171	PERS LONG TERM CARE PROGRAM	268.65	0.00	268.65
60051	10/16/2014	42922	POLYDOROS. STEVE	115.20	0.00	115.20
60052	10/16/2014	15600	LONG BEACH PUBLISHING CO	493.15	0.00	493.15
60053	10/16/2014	39640	RAYVERN LIGHTING SUPPLY CO INC	48.89	0.00	48.89
60054	10/16/2014	63364	REEVES NORM HONDA	11.90	0.00	11.90
60055	10/16/2014	4330	RON'S MAINTENANCE INC	854.00	0.00	854.00
60056	10/16/2014	4309	SAFESHRED	25.00	0.00	25.00
60057	10/16/2014	56957	SALCO GROWERS INC	68.67	0.00	68.67
60058	10/16/2014	51723	SCMAF OFFICE	175.00	0.00	175.00
60059	10/16/2014	39268	SHARRARD. RICHARD	57.60	0.00	57.60
60060	10/16/2014	311	SIGNAL HILL. CITY OF	39,610.00	0.00	39,610.00
60061	10/16/2014	3186	CORAL BAY HOME LOANS	81.25	0.00	81.25
60062	10/16/2014	52279	SMART & FINAL INC	422.98	0.00	422.98
60063	10/16/2014	1735	SOUTH BAY FORD	799.46	0.00	799.46
60064	10/16/2014	36658	SOUTH COAST A.O.M.D.	1,948.22	0.00	1,948.22
60065	10/16/2014	29400	SOUTHERN CALIFORNIA EDISON CO	117,819.46	0.00	117,819.46
60066	10/16/2014	29500	SOUTHERN CALIFORNIA GAS CO	3,455.03	0.00	3,455.03
60067	10/16/2014	4026	SPASEFF TED C	312.50	0.00	312.50
60068	10/16/2014	49529	SPICERS PAPER INC	193.01	1.77	191.24
60069	10/16/2014	4581	STEIN. ANDREW T	1,469.00	0.00	1,469.00
60070	10/16/2014	977	STEVEN ENTERFRISES	164.26	0.00	164.26
60071	10/16/2014	4624	SUNBELT FLOORING. INC.	5,500.00	0.00	5,500.00
60072	10/16/2014	4364	THE RINKS-LAKEWOOD ICE	53.30	0.00	53.30
60073	10/16/2014	60685	TURF STAR	21,522.59	0.00	21,522.59
60074	10/16/2014	66245	TYLER TECHNOLOGIES MUNIS DIVISION	250.00	0.00	250.00
60075	10/16/2014	1437	U S BANK NATIONAL ASSOCIATION	18,546.18	0.00	18,546.18
60076	10/16/2014	4216	U.S. DEPARTMENT OF HUD	125.00	0.00	125.00
60077	10/16/2014	53760	UNITED WAY OF GREATER LOS ANGELE	150.00	0.00	150.00
60078	10/16/2014	43759	VAN DER LINDEN. NANCY	93.01	0.00	93.01
60079	10/16/2014	7400	WATER REPLENISHMENT DISTRICT OF	199,193.68	0.00	199,193.68

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
60080	10/16/2014	17640	WAXIE ENTERPRISES INC	988.78	0.00	988.78
60081	10/16/2014	1939	WAYNE HARMEIER INC	359.70	0.00	359.70
60082	10/16/2014	37745	WESTERN EXTERMINATOR CO	48.00	0.00	48.00
60083	10/16/2014	35146	WILLDAN ASSOCIATES	8,342.00	0.00	8,342.00
60084	10/16/2014	4653	WORLDWIDE ENVIRONMENTAL PRODUCTS. INC.	4,342.00	0.00	4,342.00
60085	10/16/2014	63471	XANTHE CORP	113.10	0.00	113.10
60086	10/16/2014	49425	ACURITY SPECIALTY PRODUCTS INC	197.76	0.00	197.76
60087	10/16/2014	3699	ANGLO. ELIZABETH	250.00	0.00	250.00
60088	10/16/2014	3699	BARKER. JAHNNA	250.00	0.00	250.00
60089	10/16/2014	3699	BONIFACIO. JOYCELYN	250.00	0.00	250.00
60090	10/16/2014	3699	CANNON. DARLENE	30.00	0.00	30.00
60091	10/16/2014	3699	DAVIS. BELLE PATRICIA	250.00	0.00	250.00
60092	10/16/2014	3699	EDWARDS. JOANN	250.00	0.00	250.00
60093	10/16/2014	3699	GARCIA. KEREN	250.00	0.00	250.00
60094	10/16/2014	3699	GORDON. BETTY	158.00	0.00	158.00
60095	10/16/2014	3699	HARROTT. FANECIA	250.00	0.00	250.00
60096	10/16/2014	3699	ITCHON. JONATHAN	250.00	0.00	250.00
60097	10/16/2014	3699	LAUP RACE TO THE TOP	1,978.00	0.00	1,978.00
60098	10/16/2014	3699	MARTIN. SHEILA	166.00	0.00	166.00
60099	10/16/2014	3699	MCRILL. C E	925.90	0.00	925.90
60100	10/16/2014	3699	MENDIBLES. ASHLEY	250.00	0.00	250.00
60101	10/16/2014	3699	MUNOZ. JAVIER	250.00	0.00	250.00
60102	10/16/2014	3699	MYERS. MARCI	83.00	0.00	83.00
60103	10/16/2014	3699	OBALDO. ARMIDA	250.00	0.00	250.00
60104	10/16/2014	3699	PADILLA. MICHAEL	35.00	0.00	35.00
60105	10/16/2014	3699	PEDERSEN. THELMA	250.00	0.00	250.00
60106	10/16/2014	3699	RAYNESFORD. JAMES	250.00	0.00	250.00
60107	10/16/2014	3699	SANDERS. CHERYL	250.00	0.00	250.00
60108	10/16/2014	3699	SEDBERRY. JENNIFER	250.00	0.00	250.00
60109	10/16/2014	3699	SOLOMON. FIDEL	250.00	0.00	250.00
60110	10/16/2014	3699	STEHLE. DENISE	24.00	0.00	24.00
60111	10/16/2014	3699	VAIVAO. CAMILLE	250.00	0.00	250.00
60112	10/16/2014	3699	VERGEL DE DIOS. MYRNA	250.00	0.00	250.00
60113	10/16/2014	2279	AMERICAN PACIFIC PRINTERS COLLEGES INC	4,505.63	0.00	4,505.63
60114	10/16/2014	47854	TRUESDAIL LABORATORIES INC	665.00	0.00	665.00
60115	10/16/2014	60195	CR TRANSFER INC	6,200.16	0.00	6,200.16
60116	10/16/2014	61282	TRUGREEN LANDCARE GENERAL PARTNERSHIP	7,184.28	0.00	7,184.28
60117	10/16/2014	65712	IDMODELING INC	1,625.00	0.00	1,625.00
60118	10/16/2014	66457	BRENNTAG PACIFIC INC	2,546.46	0.00	2,546.46
Totals:				<u>547,559.59</u>	<u>22.05</u>	<u>547,537.54</u>

**CITY OF LAKEWOOD
FUND SUMMARY 10/23/2014**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 60119 through 60226. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	194,413.23
1020	CABLE TV	509.73
1030	CDBG CURRENT YEAR	2,750.00
1050	COMMUNITY FACILITY	4,460.70
3050	PARK DEDICATION	190.00
3070	PROPOSITION "C"	1,139.41
5010	GRAPHICS AND COPY CENTER	3,006.88
5020	CENTRAL STORES	2,617.79
5030	FLEET MAINTENANCE	20,465.58
7500	WATER UTILITY FUND	87,824.64
8030	TRUST DEPOSIT	431.34
		<hr/>
		317,809.30

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
60119	10/20/2014	4674	CORNERSTONE SPECIALTY INSURANCE SERVICES	13,416.00	0.00	13,416.00
60120	10/23/2014	4084	AIR CONTROL SYSTEMS INC	754.00	0.00	754.00
60121	10/23/2014	2701	AIRE RITE A/C & REFRIGERATION INC	157.00	0.00	157.00
60122	10/23/2014	4208	AIRGAS INC	281.37	0.00	281.37
60123	10/23/2014	36225	APT ASSN CALIFORNIA SOUTHERN CITIES	169.00	0.00	169.00
60124	10/23/2014	66012	BARTKUS. KRISTIN	1,455.68	0.00	1,455.68
60125	10/23/2014	39123	BACKFLOW APPARATUS & VALUE COMPANY	42.84	0.00	42.84
60126	10/23/2014	59748	BIG STUDIO INC	403.00	0.00	403.00
60127	10/23/2014	48469	BURWELL MICHAEL RAY	1,165.00	0.00	1,165.00
60128	10/23/2014	6600	CALIFORNIA STATE DEPT OF JUSTICE	5,651.00	0.00	5,651.00
60129	10/23/2014	4270	CARROLL MEGAN J	1,112.50	0.00	1,112.50
60130	10/23/2014	988	CDW LLC	414.47	0.00	414.47
60131	10/23/2014	7500	CENTRAL BASIN MUNICIPAL WATER	2,070.00	0.00	2,070.00
60132	10/23/2014	7600	CENTRAL BASIN WATER ASSN	25.00	0.00	25.00
60133	10/23/2014	42754	CERRITOS FORD INC	16.18	0.00	16.18
60134	10/23/2014	45894	CINTAS CORPORATION	62.56	0.00	62.56
60135	10/23/2014	4397	CM SCHOOL SUPPLY	47.63	0.00	47.63
60136	10/23/2014	53451	COMMUNITY FAMILY GUIDANCE CTR	750.00	0.00	750.00
60137	10/23/2014	4380	CAPITAL ONE NATIONAL ASSOCIATION	84.45	0.00	84.45
60138	10/23/2014	27200	DICKSON R F CO INC	40,764.22	0.00	40,764.22
60139	10/23/2014	4393	DIVISION OF THE STATE ARCHITECT	317.40	0.00	317.40
60140	10/23/2014	52316	FEDERAL EXPRESS CORP	111.02	0.00	111.02
60141	10/23/2014	3946	FERGUSON ENTERPRISES INC	857.13	0.00	857.13
60142	10/23/2014	4672	FREDERICK. RICHARD III	500.00	0.00	500.00
60143	10/23/2014	49155	FREEWAY FASTENERS INC	40.33	0.00	40.33
60144	10/23/2014	3188	GALLS LLC/OUARTEMASTER LLC	156.90	0.00	156.90
60145	10/23/2014	65779	GOLDEN STATE WATER COMPANY	11,015.69	0.00	11,015.69
60146	10/23/2014	3285	GREENO. KAREN	253.50	0.00	253.50
60147	10/23/2014	62491	HANDS ON MAILING &	211.71	0.00	211.71
60148	10/23/2014	35477	HARA M LAWNMOWER CENTER	144.58	0.00	144.58
60149	10/23/2014	42031	HOME DEPOT	1,692.20	0.00	1,692.20
60150	10/23/2014	3807	HAZARDOUS WASTE TRANSPORTATION SVCS. INC	9,644.81	0.00	9,644.81
60151	10/23/2014	65891	HUMAN SERVICES ASSOCIATION	375.00	0.00	375.00
60152	10/23/2014	60043	SCHOEPF DANIEL A	828.40	0.00	828.40
60153	10/23/2014	4622	JHM SUPPLY INC	203.66	0.00	203.66
60154	10/23/2014	59873	JJS PALOMO'S STEEL INC	39.24	0.00	39.24
60155	10/23/2014	4180	JONES RICHARD D. A PROF LAW CORP	4,504.50	0.00	4,504.50
60156	10/23/2014	63573	KDC INC	3,921.00	0.00	3,921.00
60157	10/23/2014	53311	LAKWOOD MEALS ON WHEELS	875.00	0.00	875.00
60158	10/23/2014	18550	LAKWOOD. CITY OF	300.00	0.00	300.00
60159	10/23/2014	18400	LAKWOOD. CITY WATER DEPT	20,443.85	0.00	20,443.85
60160	10/23/2014	2409	LIFTECH ELEVATOR SERVICES INC	475.00	0.00	475.00
60161	10/23/2014	21050	LOS ANGELES CO CLERK	75.00	0.00	75.00
60162	10/23/2014	4409	MALLORY SAFETY AND SUPPLY LLC	637.28	0.00	637.28

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
60163	10/23/2014	23130	MC MASTER-CARR SUPPLY CO	672.93	0.00	672.93
60164	10/23/2014	46696	MEYER & ASSOCIATES	1,881.25	0.00	1,881.25
60165	10/23/2014	57391	MINI COACH INC	4,311.00	0.00	4,311.00
60166	10/23/2014	59102	MOST DEPENDABLE FOUNTAINS	2,680.60	0.00	2,680.60
60167	10/23/2014	47481	N R P A	165.00	0.00	165.00
60168	10/23/2014	1028	NETWORK INNOVATION ASSOCIATES INC	3,336.00	0.00	3,336.00
60169	10/23/2014	4443	O'REILLY AUTOMOTIVE STORES INC	502.00	9.22	492.78
60170	10/23/2014	3725	OAKDEN DOOR & GLASS	1,250.00	0.00	1,250.00
60171	10/23/2014	47554	OFFICE DEPOT BUSINESS SVCS	479.53	0.00	479.53
60172	10/23/2014	63708	DY-JO CORPORATION	740.00	0.00	740.00
60173	10/23/2014	50512	PATHWAYS VOLUNTEER HOSPICE	750.00	0.00	750.00
60174	10/23/2014	56812	PATSCO DESIGNS	1,743.56	0.00	1,743.56
60175	10/23/2014	4669	PREPARE SMART. LLC	685.00	0.00	685.00
60176	10/23/2014	56957	SALCO GROWERS INC	35.97	0.00	35.97
60177	10/23/2014	63960	SOUTHERN COUNTIES OIL CO	14,743.51	0.00	14,743.51
60178	10/23/2014	4605	SEA-CLEAR POOLS INC	100.28	0.00	100.28
60179	10/23/2014	39268	SHARRARD. RICHARD	147.20	0.00	147.20
60180	10/23/2014	52279	SMART & FINAL INC	27.24	0.00	27.24
60181	10/23/2014	26900	SO CALIF SECURITY CENTERS INC	41.15	0.00	41.15
60182	10/23/2014	3629	SOCAL SHRED	382.50	0.00	382.50
60183	10/23/2014	29400	SOUTHERN CALIFORNIA EDISON CO	58,290.05	0.00	58,290.05
60184	10/23/2014	29450	SOUTHERN CALIFORNIA EDISON	770.00	0.00	770.00
60185	10/23/2014	4368	SPECIALTY TIRES LLC	94.21	0.00	94.21
60186	10/23/2014	59693	SPRINT SPECTRUM LP	4,479.35	0.00	4,479.35
60187	10/23/2014	977	STEVEN ENTERPRISES	92.14	0.00	92.14
60188	10/23/2014	4620	SUSTAINABLE SOLUTIONS GROUP	99.83	0.00	99.83
60189	10/23/2014	38679	WESTERN EXTERMINATOR COMPANY	996.42	0.00	996.42
60190	10/23/2014	1676	U S TELEPACIFIC CORP	332.30	0.00	332.30
60191	10/23/2014	59212	TETRA TECH INC	8,130.64	0.00	8,130.64
60192	10/23/2014	4364	THE RINKS-LAKEWOOD ICE	159.90	0.00	159.90
60193	10/23/2014	528	TIME WARNER CABLE	4,171.97	0.00	4,171.97
60194	10/23/2014	60685	TURF STAR	396.77	0.00	396.77
60195	10/23/2014	58851	UNISOURCE WORLDWIDE INC	375.70	0.00	375.70
60196	10/23/2014	61019	CHRISTMAN WILLIAM B	175.00	0.00	175.00
60197	10/23/2014	17640	WAXIE ENTERPRISES INC	1,539.23	0.00	1,539.23
60198	10/23/2014	40925	WEST COAST ARBORISTS INC	50,304.90	0.00	50,304.90
60199	10/23/2014	37745	WESTERN EXTERMINATOR CO	44.50	0.00	44.50
60200	10/23/2014	50058	WHITE HOUSE FLORIST INC	854.35	0.00	854.35
60201	10/23/2014	63471	XANTHE CORP	18.85	0.00	18.85
60202	10/23/2014	3699	ALMODOVAR. AHREN	250.00	0.00	250.00
60203	10/23/2014	3699	BRECEDA. MARIA & ARTURO	10.09	0.00	10.09
60204	10/23/2014	3699	BROWN. WANDA	250.00	0.00	250.00
60205	10/23/2014	3699	CARMON. FELICIA	365.00	0.00	365.00
60206	10/23/2014	3699	GARCIA. MARINELLA	250.00	0.00	250.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
60207	10/23/2014	3699	GARCIA. MATT	250.00	0.00	250.00
60208	10/23/2014	3699	GARCIA. VALERIE	250.00	0.00	250.00
60209	10/23/2014	3699	HAMILTON. ANDRE	250.00	0.00	250.00
60210	10/23/2014	3699	HARPER. KEISHA	215.00	0.00	215.00
60211	10/23/2014	3699	HECHANOVA. DEM	250.00	0.00	250.00
60212	10/23/2014	3699	KING. JANET	41.00	0.00	41.00
60213	10/23/2014	3699	NWOKEDI. ELIZEBETH	75.00	0.00	75.00
60214	10/23/2014	3699	PULIDO. BLANCA	250.00	0.00	250.00
60215	10/23/2014	3699	ROBLES. CAROL	250.00	0.00	250.00
60216	10/23/2014	3699	RODRIGUEZ. LUIS	100.00	0.00	100.00
60217	10/23/2014	3699	SALAZAR. NANCY	42.00	0.00	42.00
60218	10/23/2014	3699	SCOTT. SHEREE	250.00	0.00	250.00
60219	10/23/2014	3699	WEINGART-LKWD YMCA	250.00	0.00	250.00
60220	10/23/2014	3699	WOOD. JEFF	250.00	0.00	250.00
60221	10/23/2014	2279	AMERICAN PACIFIC PRINTERS COLLEGES INC	6,045.24	0.00	6,045.24
60222	10/23/2014	47854	TRUESDAIL LABORATORIES INC	824.50	0.00	824.50
60223	10/23/2014	66457	BRENNTAG PACIFIC INC	7,762.58	0.00	7,762.58
60224	10/23/2014	62164	CARD INTEGRATORS CORP	290.90	0.00	290.90
60225	10/23/2014	37930	STANDARD INSURANCE CO UNIT 22	3,574.40	0.00	3,574.40
60226	10/23/2014	65737	U S BANK NATIONAL ASSOCIATION	3,006.88	0.00	3,006.88
Totals:				317,818.52	9.22	317,809.30

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TO: The Honorable Mayor and City Council

SUBJECT: Agreement with Tyler Technologies Inc. "MUNIS" for Accounting Software Licenses and Support

INTRODUCTION

Annually, the City contracts with Tyler Technologies for accounting software licensing and support for eighteen (18) modules, and disaster recovery and off-site support services

STATEMENT OF FACT

Tyler Technologies has proposed a five percent cost of this year's Agreement; City staff has countered with a two percent increase. The Agreement includes the following:

	% Increase over prior Invoice	Invoice 2015	2014 April CPI	Payment 2015
Modules:				
Accounting/GL/Budget/AP	5%	\$ 25,422.66	2%	\$ 24,696.30
Accounts Receivable	5%	\$ 6,933.14	2%	\$ 6,735.05
Business License	5%	\$ 6,355.07	2%	\$ 6,173.50
Contracts	5%	\$ 3,305.41	2%	\$ 3,210.97
Crystal Reports	5%	\$ 6,419.29	2%	\$ 6,235.88
General Billing	5%	\$ 3,235.23	2%	\$ 3,142.79
Human Resources	5%	\$ 2,658.36	2%	\$ 2,582.41
Inventory	5%	\$ 7,626.57	2%	\$ 7,408.67
Microsoft Office Interface	5%	\$ 5,084.77	2%	\$ 4,939.49
Payroll	5%	\$ 3,813.29	2%	\$ 3,704.33
Project Accounting	5%	\$ 5,592.66	2%	\$ 5,432.87
Purchase Order	5%	\$ 7,626.57	2%	\$ 7,408.67
Requisitions	5%	\$ 5,338.12	2%	\$ 5,185.60
Utility Billing	5%	\$ 5,170.41	2%	\$ 5,022.68
Utility Billing Interface	5%	\$ 1,854.31	2%	\$ 1,801.33
Tyler Forms	5%	\$ 3,571.92	2%	\$ 3,469.87
Other Applications & Services:				
Graphic User Interface Support		\$ 3,000.00		\$ 3,000.00
Off Site Database Admin		\$ 30,000.00		\$ 30,000.00
Disaster Recovery		\$ 30,000.00		\$ 30,000.00
		\$ 163,007.78		\$ 160,150.41

October 28, 2014

Page Two

Staff recommends making payment based on the two percent increase as negotiations continue with Tyler Technologies.

STAFF RECOMMENDATION

It is respectfully recommended that the City Council approve the Agreement with Tyler Technologies, Inc. in the amount of \$160,150.41 for accounting software licensing and support.


Diane Perkin
Director of Administrative Services

Howard L. Chambers 
City Manager

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TO: The Honorable Mayor and City Council

SUBJECT: Addition of Subsurface Turf Irrigation to Water Conservation Device Rebate Program

INTRODUCTION

In November 2010, the City Council approved the implementation of a rebate program for the purchase and installation of water conserving irrigation devices. This program was initiated to meet the State of California's goal to reduce per capita water use by 20 percent by the year 2020. Since the inception of the rebate program, additional water saving technology continues to be. This report proposes the addition of another device category to the list of approved devices.

STATEMENT OF FACT

Since 2010 the Department of Water Resources (DWR) staff budgeted \$25,000 annually for the implementation of a water conservation rebate program. The program targets residential customers in the city's service area. To date the City has issued 24 water conserving device rebates and 17 turf removal rebates. Twelve additional turf removal rebate pre-applications have been approved and await project completion.

The replacement of standard sprinkler heads with more efficient rotor sprinklers is the most frequent device rebate request. This indicates that Lakewood water customers generally want to maintain turf areas while reducing water use. The Department of Water Resources staff proposes to add the installation of subsurface drip irrigation to the rebated items. Subsurface irrigation is dripline tubing installed in rows just below the turf root zone or under a thick layer of mulch in flower beds. The water soaks into the soil and is applied directly to plant roots without loss through evaporation and runoff on to hard surfaces. Research indicates that the use of dripline irrigation can reduce water needs up to 25 percent. This method of irrigation is also supposed to reduce the growth of weeds. The City's turf maintenance staff installed a pilot subsurface watering project at the Arbor Maintenance Yard to test the new technology. The project area remains healthy and without weeds.

On October 14, 2014, the Water Resources Committee directed staff to place the addition of the subsurface irrigation system to the rebate program on the City Council Agenda. The Department of Water Resources staff proposes a rebate of \$0.50 per square foot of subsurface irrigation installed with a maximum rebate area of 800 square feet, the typical size of a Lakewood front yard. The estimated cost of parts for a subsurface irrigation system is \$600 for 800 square feet. A resident could earn a rebate up to \$400, which would appear as a credit on their water bill. However, since the reduction in water use is less than 30 percent, staff proposes the use of subsurface irrigation would not be exempt from the mandatory water use irrigation schedule.

SUMMARY

The water conservation rebate program provides Lakewood water customers with a means to maintain attractive landscape while reducing water use. The addition of a new device rebate category provides the Lakewood water customer with an additional water conservation option.

RECOMMENDATION

The City Council Water Resources Committee recommends that the City Council add the subsurface irrigation to the Water Conservation Device Rebate Program.

James B. Glancy 
Director of Water Resources

Howard L. Chambers 
City Manger

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Public Hearings

TO: Honorable Mayor and members of the City Council

SUBJECT: Proposed Ordinance Pertaining to Density Bonuses.

STATEMENT OF FACTS

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. The purpose of the proposed ordinance is to bring the Lakewood Municipal Code (LMC) into compliance with State law. The ordinance proposes to repeal current density bonus language from the LMC and replace it with a section that references the State law and any amendments thereto.

A density bonus allows a developer to build a certain number of housing units above the maximum density otherwise allowed by the general plan and local zoning ordinance. In exchange for being allowed to build at greater density, the developer agrees to maintain a certain percentage of the units as "affordable" to households of certain income levels for a specified number of years. Density bonuses would apply to properties in the M-F-R (Multiple-Family Residential) zone.

State density bonus law is comprised of Government Code Sections 65915 through 65917.5. A copy of these Government Code sections is attached. The proposed ordinance will amend the Municipal Code by: 1) deleting Section 9332.5 which defines and establishes development standards for density bonuses and 2) add a new Subsection 9332.5. The new Subsection states that Density Bonuses will be granted in accordance with Sections 65915 through 65918 of the California Government Code, which is the State density bonus law.

CEQA

An Initial Study has been prepared for the proposed ordinance, pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, as amended. The proposed ordinance was found to have no significant effect on the environment. The Planning and Environment Commission found, on the basis of the Initial Study, that there is no substantial evidence the project will have a significant effect on the environment. Based on these findings, the Planning and Environment Commission recommends that the City Council approve the Negative Declaration for the proposed ordinance, pursuant to Section 15070 et seq., of the Guidelines.

Proposed Ordinance Pertaining to Density Bonuses
October 28, 2014
Page 2

PUBLIC NOTICE

Pursuant to Section 9422 of the Lakewood Municipal Code and State Law, notice of the public hearing for this amendment was posted on the City's website on October 17, 2014, published in the October 17, 2014, and posted in three places within the City on October 17, 2014.

RECOMMENDATION

On October 2, 2014, the Planning and Environment Commission adopted Resolution 27-2014 recommending that the City Council adopt the proposed ordinance. Staff recommends that the City Council introduce the proposed ordinance amending the Lakewood Municipal Code, pertaining to density bonuses, and approve the related Negative Declaration.

Sonia Dias Southwell, AICP
Director of Community Development

Howard L. Chambers
City Manager



Ccode: Section:



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GGVERNMENT CODE - GOV

TITLE 7. PLANNING AND LAND USE [66060 - 66499.56] (*Heading of Title 7 amended by Stats. 1974, Ch. 1536.*)

DIVISION 1. PLANNING AND ZONING [66090 - 66103] (*Heading of Division 1 added by Stats. 1974, Ch. 1536.*)

CHAPTER 4.3. Density Denuses end Other Incentives [55915 - 66916] (*Chapter 4.3 added by Stats. 1979, Ch. 1207.*)

95915. (a) When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall provide the applicant with incentives or concessions for the production of housing units and child care facilities as prescribed in this section. All cities, counties, or cities and counties shall adopt an ordinance that specifies how compliance with this section will be implemented. Failure to adopt an ordinance shall not relieve a city, county, or city and county from complying with this section.

(b) (1) A city, county, or city and county shall grant one density bonus, the amount of which shall be as specified in subdivision (f), and incentives or concessions, as described in subdivision (d), when an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this section, that will contain at least any one of the following:

(A) Ten percent of the total units of a housing development for lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(B) Five percent of the total units of a housing development for very low income households, as defined in Section 50105 of the Health and Safety Code.

(C) A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.

(D) Ten percent of the total dwelling units in a common interest development as defined in Section 4100 of the Civil Code for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

(2) For purposes of calculating the amount of the density bonus pursuant to subdivision (f), the applicant who requests a density bonus pursuant to this subdivision shall elect whether the bonus shall be awarded on the basis of subparagraph (A), (B), (C), or (D) of paragraph (1).

(3) For the purposes of this section, "total units" or "total dwelling units" does not include units added by a density bonus awarded pursuant to this section or any local law granting a greater density bonus.

(c) (1) An applicant shall agree to, and the city, county, or city and county shall ensure, continued affordability of all low- and very low income units that qualified the applicant for the award of the density bonus for 30 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rents for the lower income density bonus units shall be set at an affordable rent as defined in Section 50053 of the Health and Safety Code. Owner-occupied units shall be available at an affordable housing cost as defined in Section 50052.5 of the Health and Safety Code.

(2) An applicant shall agree to, and the city, county, or city and county shall ensure that, the initial occupant of the moderate-income units that are directly related to the receipt of the density bonus in the common interest development, as defined in Section 4100 of the Civil Code, are persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, and that the units are offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the Health and Safety Code. The local government shall enforce an equity sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following apply to the equity sharing agreement:

(A) Upon resale, the seller of the unit shall retain the value of any improvements, the downpayment, and the seller's proportionate share of appreciation. The local government shall recapture any initial subsidy, as defined in subparagraph (B), and its proportionate share of appreciation, as defined in subparagraph (C), which amount shall

be used within five years for any of the purposes described in subdivision (e) of Section 33334.2 of the Health and Safety Code that promote home ownership.

(B) For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any downpayment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

(C) For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale.

(d) (1) An applicant for a density bonus pursuant to subdivision (b) may submit to a city, county, or city and county a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the city, county, or city and county. The city, county, or city and county shall grant the concession or incentive requested by the applicant unless the city, county, or city and county makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

(2) The applicant shall receive the following number of incentives or concessions:

(A) One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a common interest development.

(B) Two incentives or concessions for projects that include at least 20 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a common interest development.

(C) Three incentives or concessions for projects that include at least 30 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.

(3) The applicant may initiate judicial proceedings if the city, county, or city and county refuses to grant a requested density bonus, incentive, or concession. If a court finds that the refusal to grant a requested density bonus, incentive, or concession is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. Nothing in this subdivision shall be interpreted to require a local government to grant an incentive or concession that has a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Nothing in this subdivision shall be interpreted to require a local government to grant an incentive or concession that would have an adverse impact on any real property that is listed in the California Register of Historical Resources. The city, county, or city and county shall establish procedures for carrying out this section, that shall include legislative body approval of the means of compliance with this section.

(e) (1) In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. An applicant may submit to a city, county, or city and county a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section, and may request a meeting with the city, county, or city and county. If a court finds that the refusal to grant a waiver or reduction of development standards is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards that would have an adverse impact on any

real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

(2) A proposal for the waiver or reduction of development standards pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(f) For the purposes of this chapter, "density bonus" means a density increase over the otherwise maximum allowable residential density as of the date of application by the applicant to the city, county, or city and county. The applicant may elect to accept a lesser percentage of density bonus. The amount of density bonus to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in subdivision (b).

(1) For housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35

(2) For housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

(3) For housing developments meeting the criteria of subparagraph (C) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of senior housing units.

(4) For housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Moderate-Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10

16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35

(5) All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

(g) (1) When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to a city, county, or city and county in accordance with this subdivision, the applicant shall be entitled to a 15-percent increase above the otherwise maximum allowable residential density for the entire development, as follows:

Percentage Very Low Income	Percentage Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24

20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

(2) This increase shall be in addition to any increase in density mandated by subdivision (b), up to a maximum combined mandated density increase of 35 percent if an applicant seeks an increase pursuant to both this subdivision and subdivision (b). All density calculations resulting in fractional units shall be rounded up to the next whole number. Nothing in this subdivision shall be construed to enlarge or diminish the authority of a city, county, or city and county to require a developer to donate land as a condition of development. An applicant shall be eligible for the increased density bonus described in this subdivision if all of the following conditions are met:

(A) The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.

(B) The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.

(C) The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate general plan designation, is appropriately zoned with appropriate development standards for development at the density described in paragraph (3) of subdivision (c) of Section 65583.2, and is or will be served by adequate public facilities and infrastructure.

(D) The transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, not later than the date of approval of the final subdivision map, parcel map, or residential development application, except that the local government may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Section 65583.2 if the design is not reviewed by the local government prior to the time of transfer.

(E) The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of subdivision (c), which shall be recorded on the property at the time of the transfer.

(F) The land is transferred to the local agency or to a housing developer approved by the local agency. The local agency may require the applicant to identify and transfer the land to the developer.

(G) The transferred land shall be within the boundary of the proposed development or, if the local agency agrees, within one-quarter mile of the boundary of the proposed development.

(H) A proposed source of funding for the very low income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.

(h) (1) When an applicant proposes to construct a housing development that conforms to the requirements of subdivision (b) and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, the city, county, or city and county shall grant either of the following:

(A) An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.

(B) An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

(2) The city, county, or city and county shall require, as a condition of approving the housing development, that the following occur:

- (A) The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subdivision (c).
- (B) Of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subdivision (b).
- (3) Notwithstanding any requirement of this subdivision, a city, county, or city and county shall not be required to provide a density bonus or concession for a child care facility if it finds, based upon substantial evidence, that the community has adequate child care facilities.
- (4) "Child care facility," as used in this section, means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and schoolage child care centers.
- (i) "Housing development," as used in this section, means a development project for five or more residential units. For the purposes of this section, "housing development" also includes a subdivision or common interest development, as defined in Section 4100 of the Civil Code, approved by a city, county, or city and county and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.
- (j) The granting of a concession or incentive shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval. This provision is declaratory of existing law.
- (k) For the purposes of this chapter, concession or incentive means any of the following:
- (1) A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.
 - (2) Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
 - (3) Other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable, financially sufficient, and actual cost reductions.
- (l) Subdivision (k) does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the city, county, or city and county, or the waiver of fees or dedication requirements.
- (m) This section shall not be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code).
- (n) If permitted by local ordinance, nothing in this section shall be construed to prohibit a city, county, or city and county from granting a density bonus greater than what is described in this section for a development that meets the requirements of this section or from granting a proportionately lower density bonus than what is required by this section for developments that do not meet the requirements of this section.
- (o) For purposes of this section, the following definitions shall apply:
- (1) "Development standard" includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation.
 - (2) "Maximum allowable residential density" means the density allowed under the zoning ordinance and land use element of the general plan, or if a range of density is permitted, means the maximum allowable density for the specific zoning range and land use element of the general plan applicable to the project. Where the density

allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan, the general plan density shall prevail.

(p) (1) Upon the request of the developer, no city, county, or city and county shall require a vehicular parking ratio, inclusive of handicapped and guest parking, of a development meeting the criteria of subdivision (b), that exceeds the following ratios:

(A) Zero to one bedroom: one onsite parking space.

(B) Two to three bedrooms: two onsite parking spaces.

(C) Four and more bedrooms: two and one-half parking spaces.

(2) If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide "onsite parking" through tandem parking or uncovered parking, but not through onstreet parking.

(3) This subdivision shall apply to a development that meets the requirements of subdivision (b) but only at the request of the applicant. An applicant may request parking incentives or concessions beyond those provided in this subdivision pursuant to subdivision (d).

(Amended (as amended by Stats. 2012, Ch. 181, Sec. 53) by Stats. 2013, Ch. 76, Sec. 102. Effective January 1, 2014.)

66916.6. (a) When an applicant for approval to convert apartments to a condominium project agrees to provide at least 33 percent of the total units of the proposed condominium project to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code, or 15 percent of the total units of the proposed condominium project to lower income households as defined in Section 50079.5 of the Health and Safety Code, and agrees to pay for the reasonably necessary administrative costs incurred by a city, county, or city and county pursuant to this section, the city, county, or city and county shall either (1) grant a density bonus or (2) provide other incentives of equivalent financial value. A city, county, or city and county may place such reasonable conditions on the granting of a density bonus or other incentives of equivalent financial value as it finds appropriate, including, but not limited to, conditions which assure continued affordability of units to subsequent purchasers who are persons and families of low and moderate income or lower income households.

(b) For purposes of this section, "density bonus" means an increase in units of 25 percent over the number of apartments, to be provided within the existing structure or structures proposed for conversion.

(c) For purposes of this section, "other incentives of equivalent financial value" shall not be construed to require a city, county, or city and county to provide cash transfer payments or other monetary compensation but may include the reduction or waiver of requirements which the city, county, or city and county might otherwise apply as conditions of conversion approval.

(d) An applicant for approval to convert apartments to a condominium project may submit to a city, county, or city and county a preliminary proposal pursuant to this section prior to the submittal of any formal requests for subdivision map approvals. The city, county, or city and county shall, within 90 days of receipt of a written proposal, notify the applicant in writing of the manner in which it will comply with this section. The city, county, or city and county shall establish procedures for carrying out this section, which shall include legislative body approval of the means of compliance with this section.

(e) Nothing in this section shall be construed to require a city, county, or city and county to approve a proposal to convert apartments to condominiums.

(f) An applicant shall be ineligible for a density bonus or other incentives under this section if the apartments proposed for conversion constitute a housing development for which a density bonus or other incentives were provided under Section 65915.

(Added by Stats. 1983, Ch. 634, Sec. 2.)

66916. Where there is a direct financial contribution to a housing development pursuant to Section 65915 through participation in cost of infrastructure, write-down of land costs, or subsidizing the cost of construction, the city, county, or city and county shall assure continued availability for low- and moderate-income units for 30 years. When appropriate, the agreement provided for in Section 65915 shall specify the mechanisms and procedures necessary to carry out this section.

(Added by Stats. 1979, Ch. 1207.)

66917. In enacting this chapter it is the intent of the Legislature that the density bonus or other incentives offered by the city, county, or city and county pursuant to this chapter shall contribute significantly to the economic feasibility of lower income housing in proposed housing developments. In the absence of an agreement by a

developer in accordance with Section 65915, a locality shall not offer a density bonus or any other incentive that would undermine the intent of this chapter.

(Amended by Stats. 2001, Ch. 115, Sec. 14. Effective January 1, 2002.)

65917.5. (a) As used in this section, the following terms shall have the following meanings:

- (1) "Child care facility" means a facility installed, operated, and maintained under this section for the nonresidential care of children as defined under applicable state licensing requirements for the facility.
- (2) "Density bonus" means a floor area ratio bonus over the otherwise maximum allowable density permitted under the applicable zoning ordinance and land use elements of the general plan of a city, including a charter city, city and county, or county of:
 - (A) A maximum of five square feet of floor area for each one square foot of floor area contained in the child care facility for existing structures.
 - (B) A maximum of 10 square feet of floor area for each one square foot of floor area contained in the child care facility for new structures.

For purposes of calculating the density bonus under this section, both indoor and outdoor square footage requirements for the child care facility as set forth in applicable state child care licensing requirements shall be included in the floor area of the child care facility.

(3) "Developer" means the owner or other person, including a lessee, having the right under the applicable zoning ordinance of a city council, including a charter city council, city and county board of supervisors, or county board of supervisors to make an application for development approvals for the development or redevelopment of a commercial or industrial project.

(4) "Floor area" means as to a commercial or industrial project, the floor area as calculated under the applicable zoning ordinance of a city council, including a charter city council, city and county board of supervisors, or county board of supervisors and as to a child care facility, the total area contained within the exterior walls of the facility and all outdoor areas devoted to the use of the facility in accordance with applicable state child care licensing requirements.

(b) A city council, including a charter city council, city and county board of supervisors, or county board of supervisors may establish a procedure by ordinance to grant a developer of a commercial or industrial project, containing at least 50,000 square feet of floor area, a density bonus when that developer has set aside at least 2,000 square feet of floor area and 3,000 outdoor square feet to be used for a child care facility. The granting of a bonus shall not preclude a city council, including a charter city council, city and county board of supervisors, or county board of supervisors from imposing necessary conditions on the project or on the additional square footage. Projects constructed under this section shall conform to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other health, safety, and zoning requirements generally applicable to construction in the zone in which the property is located. A consortium with more than one developer may be permitted to achieve the threshold amount for the available density bonus with each developer's density bonus equal to the percentage participation of the developer. This facility may be located on the project site or may be located offsite as agreed upon by the developer and local agency. If the child care facility is not located on the site of the project, the local agency shall determine whether the location of the child care facility is appropriate and whether it conforms with the intent of this section. The child care facility shall be of a size to comply with all state licensing requirements in order to accommodate at least 40 children.

(c) The developer may operate the child care facility itself or may contract with a licensed child care provider to operate the facility. In all cases, the developer shall show ongoing coordination with a local child care resource and referral network or local governmental child care coordinator in order to qualify for the density bonus.

(d) If the developer uses space allocated for child care facility purposes, in accordance with subdivision (b), for purposes other than for a child care facility, an assessment based on the square footage of the project may be levied and collected by the city council, including a charter city council, city and county board of supervisors, or county board of supervisors. The assessment shall be consistent with the market value of the space. If the developer fails to have the space allocated for the child care facility within three years, from the date upon which the first temporary certificate of occupancy is granted, an assessment based on the square footage of the project may be levied and collected by the city council, including a charter city council, city and county board of supervisors, or county board of supervisors in accordance with procedures to be developed by the legislative body of the city council, including a charter city council, city and county board of supervisors, or county board of supervisors. The assessment shall be consistent with the market value of the space. A penalty levied against a consortium of developers shall be charged to each developer in an amount equal to the developer's percentage square feet participation. Funds collected pursuant to this subdivision shall be deposited by the city council,

including a charter city council, city and county board of supervisors, or county board of supervisors into a special account to be used for child care services or child care facilities.

(e) Once the child care facility has been established, prior to the closure, change in use, or reduction in the physical size of, the facility, the city, city council, including a charter city council, city and county board of supervisors, or county board of supervisors shall be required to make a finding that the need for child care is no longer present, or is not present to the same degree as it was at the time the facility was established.

(f) The requirements of Chapter 5 (commencing with Section 66000) and of the amendments made to Sections 53077, 54997, and 54998 by Chapter 1002 of the Statutes of 1987 shall not apply to actions taken in accordance with this section.

(g) This section shall not apply to a voter-approved ordinance adopted by referendum or initiative.

(Amended by Stats. 2008, Ch. 179, Sec. 112. Effective January 1, 2009.)

66918. The provisions of this chapter shall apply to charter cities.

(Added by Stats. 1979, Ch. 1207.)

RESOLUTION NO. 27-2014

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING WITH FINDINGS THAT THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADOPT THE PROPOSED ORDINANCE AMENDING THE LAKEWOOD MUNICIPAL CODE PERTAINING TO DENSITY BONUSSES IN THE M-F-R (MULTI-FAMILY RESIDENTIAL) ZONE, LAKEWOOD, CALIFORNIA.

THE PLANNING ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning and Environment Commission, having had submitted to it a proposed Ordinance pertaining to density bonuses in the M-F-R (Multi-Family Residential) Zone, along with exhibits thereof, hereby submits its report and recommendation to the City Council.

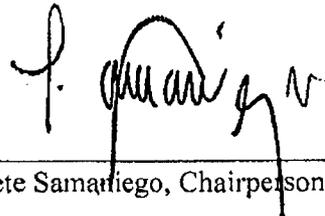
SECTION 2. The Planning and Environment Commission hereby reports that a public hearing on the proposed Ordinance was held before it in the City Council Chambers, 5000 Clark Avenue, Lakewood, California, on October 2, 2014, pursuant to notice given in the time and manner required by law. A summary of the hearing is set forth in the Minutes of the Planning and Environment Commission, attached hereto and made a part hereof. The Secretary of the Commission is directed to attach said Minutes to the Resolution as said summary when prepared, whether or not first approved by the Planning and Environment Commission.

SECTION 3. Pursuant to the terms and provisions of the California Environmental Quality Act Guidelines, as amended, the Director of Community Development has caused to be prepared an Environmental Checklist and Initial Study, pursuant to Section 15070 of the California Environmental Quality Act, as amended. Based on the findings of the Environmental Checklist and Initial Study, the Planning and Environment Commission recommends that the City Council approve a Negative Declaration for this project.

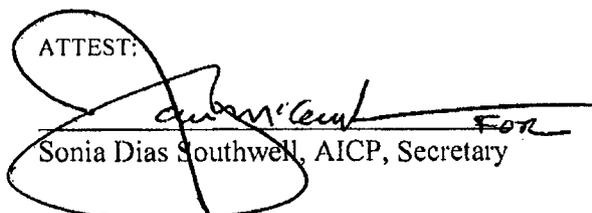
SECTION 4. Based on the aforementioned findings, the Planning and Environment Commission recommends to the City Council that the City Council prepare and adopt, following the holding of a public hearing as required by law, the proposed Ordinance pertaining to affordable housing density bonuses.

ADOPTED AND APPROVED this 2nd day of October, 2014, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS: Stuckey, Quarto, McKinnon, Samaniego
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:



Pete Samaniego, Chairperson

ATTEST:


Sonia Dias Southwell, AICP, Secretary

Density Bonus Ordinance 2014

Lakewood, California

Initial Study and Environmental Checklist

October 28, 2014

**City of Lakewood
Community Development Department**

5050 Clark Avenue
Lakewood, California 90712
(562) 866-9771

I. INTRODUCTION

A. Background

Project title: Density Bonus Ordinance 2014

Agency requiring checklist: City of Lakewood
5050 N. Clark Avenue
Lakewood, California 90712

Agency contact person: Paul Kuykendall, AICP, Senior Planner
(562) 866-9771, extension 2341

Project location: Citywide, Lakewood, California

Name of proponent: City of Lakewood

Proponent's address and phone: 5050 N. Clark Avenue
Lakewood, California 90712
(562) 866-9771

B. Introduction to the Environmental Review Process

California Environmental Quality Act (CEQA) Guidelines Section 15152 permits tiering of environmental analyses for separate but related projects including plans and development projects. According to Guidelines Section 15152(b), tiering is appropriate when the sequence of analysis is from an EIR prepared for a General Plan, policy or program to a site specific EIR or negative declaration. In the case of this project, the environmental analysis was tiered off of the City's November 1996 Final Master EIR for its Comprehensive General Plan (the "Master EIR"). The analysis and conclusion the Master EIR were validated in the Master Environmental Assessment ("MEA") prepared in accordance with Section 15169 of the CEQA Guidelines as amended, and approved by the Lakewood City Council in September 25, 2007.

In accordance with Guidelines Section 15152(f), a negative declaration shall be required when the Initial Study shows that there is no substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment or the Initial Study identifies potentially significant effects but revisions in the project plans or proposals would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur and there is no substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment. This Initial Study examined whether the project would result in any new project-specific environmental impacts not previously addressed in the General Plan EIR. This Initial Study found that no significant environmental impact would occur due to the proposed action, and thus a Negative Declaration will be circulated for public review for a period of 20 days in accordance with Public Resources Code Section 21091 (b).

C. Project Description and Location

The purpose of the proposed ordinance is to bring that portion of the Lakewood Municipal Code pertaining to density bonuses to encourage affordable housing into conformance with existing state law governing density bonuses by directly referencing state law and amendments thereto. This amendment does not affect any specific real property within the City and applies to the City generally.

D. Environmental Findings

The proposed ordinance will not have a significant effect on the environment. The possible impacts and related mitigation are as follows:

Impact: None.

Mitigation Measures:

1. None required.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service | <input type="checkbox"/> Mandatory Findings of Significance | | |

Determination (to be completed by Lead Agency):

On the basis of this initial evaluation:

I find that the proposed project could not have a significant effect on the environment, and that the project is Categorically Exempt of the California Environmental Quality Act guidelines, as amended.

I find that the proposed project could not have a significant effect on the environment, and a Negative Declaration will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A Mitigated Negative Declaration will be prepared.

I find that the proposed project may have a significant effect on the environment, and an Environmental Impact Report (EIR) is required.

I find that the proposed project may have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An EIR Report is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Sonia Dias Southwell, AICP, Director of Community Development

October 28, 2014

Date

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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ENVIRONMENTAL CHECKLIST AND DISCUSSION OF CHECKLIST ISSUES

I. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista? (Source #(s): 1, 6)

b) Substantially damage scenic resources, including, but not limited to, trees rock outcroppings, and historic buildings within a state scenic highway? (1,6)

c) Substantially degrade the existing visual character or quality of the site and its surroundings? (1,6)

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (1,6,8)

The proposed ordinance will not have a substantial adverse effect on any scenic vistas nor will it substantially damage scenic resources. There are no historic buildings identified within the City. The proposed ordinance will not substantially degrade the existing visual quality of the subject site or the surrounding area nor will it create new sources of substantial light or glare that would adversely affect day or nighttime views in the area.

e) Have economic changes associated with the proposed project which may result in physical changes to the environment that would result in a substantial degradation to the existing character or quality of its surroundings, or which would otherwise result in significant urban decay? (1)

The proposed ordinance will not result in any physical changes to the environment that might otherwise have the potential to impact the character of the city, its surroundings, or which might otherwise result in significant urban decay.

Mitigation Measures

1. None required.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FORESTRY RESOURCES. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agriculture use? (2,3)

The proposed ordinance would amend the Lakewood Municipal Code by modifying the City's Density Bonus Ordinance so that it is in conformance with State law. This amendment does not affect any specific real property within the City and applies to the City generally. The proposed ordinance will not result in the conversion of any farmland to a non-agricultural use. This determination was made pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation.

b) Conflict with existing zoning for agricultural use or a Williamson Act contract? (2,3,6)

The proposed ordinance would amend the Lakewood Municipal Code by modifying the City's Density Bonus Ordinance so that it is in conformance with State law. There will be no conflict with any contracts entered into pursuant to Section 51200 et seq. of the California Government Code (also known as the Williamson Act).

c) Conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? (1,6,12)

There is no forest land and no timberland within, or adjacent to, the City of Lakewood. The proposed ordinance will not conflict with zoning or rezoning of any land designated for timberland production.

d) Result in the loss of forest land or conversion of forest land to non-forest use? (1,6,12)

There is no forest land and no timberland within, or adjacent to, the City of Lakewood. The proposed ordinance will have not result in the loss of forest land or the conversion of forest land to a non-forest use.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non -forest use? (1,6,12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Since there is no farmland or agricultural land in the city to begin with, the proposed ordinance will not result in the conversion of any farmland or agricultural land, to a non-agricultural use.

Mitigation Measures

1. None required.

III. AIR QUALITY. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not result in a level of development exceeding what is anticipated by the General Plan and MEIR for the city, therefore the ordinance will not conflict or obstruct the implementation of any applicable air quality plan.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Thresholds of significance for air quality standards are contained in the General Plan MEIR of the General Plan MEA.

c) Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance does not have the characteristics to result in a considerable cumulative net increase of any criteria-pollutant that would exceed any applicable federal or state air quality standard.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Expose sensitive receptors to substantial pollutant concentrations? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not result in the exposure of sensitive receptors to substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not create any objectionable odors that might otherwise affect a substantial number of people.

Mitigation Measures

The mitigation measures listed below are required by the Master EIR and are sufficient to reduce potential impacts associated with the proposed project to less than significant levels:

1. None required.

IV. BIOLOGICAL RESOURCES: Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not adversely affect, either directly or indirectly, any species that has been identified as a candidate, sensitive, or special status species in local or regional plans, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Lakewood is located in a highly urbanized portion of Los Angeles County. The proposed ordinance will not have a substantial impact on any riparian habitat or other sensitive natural

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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community, nor will it impede or alter the flow of any waterways.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, march, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no federally protected wetlands that would be impacted by the proposed ordinance, as defined by Section 404 of the Clean Water Act, within Lakewood.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not interfere with the movement of any native resident or migratory fish or wildlife species, nor will it affect any established wildlife corridors or impede the use of native nursery sites.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not conflict with any local policies or ordinances, including those goals found in the Conservation Element of the City of Lakewood General Plan.

Mitigation Measures

1. None required.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not create a substantial adverse change to any historical resource.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There will be no substantial adverse changes to any archaeological resources, as a result of the proposed ordinance.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will neither directly nor indirectly destroy any paleontological resources, site characteristics, or unique geological features.

d) Disturb any human remains, including those interred outside of formal cemeteries? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not disturb the location of any known human remains.

Mitigation Measures

- None required.

VI. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(i) Rupture of a known earthquake Fault as Delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(ii) Strong seismic ground shaking? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ii) Seismic-related ground failure, including liquefaction? (4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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v) Landslides? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The region has many active and potentially active faults, however, Lakewood is not within an Alquist-Priolo Special Study zone. There are no known active faults in the City of Lakewood. The closest active fault is the Newport-Inglewood Fault Zone, located about four miles southwest of the City. The proposed ordinance by itself will not result in persons or buildings being threatened by seismic activity, landslides, nor mudflows. Projects are reviewed on a case-by-case basis to evaluate potential impacts relating to seismic activity and land/mud slides.

b) Result in substantial soil erosion or the loss of topsoil? (1,6)

The proposed ordinance will not result in substantial erosion or the loss of topsoil. Projects are reviewed on a case-by-case basis to evaluate potential impacts relating to soil erosion and loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (1,6)

The properties affected by the proposed ordinance are not located on a geological unit or soil in such a way that would cause the soil to become unstable, or result in any other geologic defect.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (1,6)

Although Lakewood is within a part of Los Angeles County recognized as having expansive soil, develop projects are subject to Building Code requirements for development in areas having expansive soil, if applicable.

c) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (1,6)

Projects developed under this proposed ordinance will be reviewed on a case-by-case basis to ensure that project sites are served by a sanitary sewer system. Projects in Lakewood do not involve any new installation, or connection, to any septic tank or alternative waste water disposal system and are connected to the public sewer system operated by the Los Angeles County Sanitation District.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Measures

1. None required.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment? (1,6,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not directly result in significant levels of greenhouse gas emissions.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (1,6,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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In September 2006, the California legislature approved Assembly Bill 32 (AB 32) thereby adopting the California Global Warming Solutions Act (CGWSA) by amending Section 38500 of the Health and Safety Code. The central goal of AB 32 is to reduce greenhouse gas (GHG) emissions to 1990 levels by the year 2020. The proposed ordinance will not directly conflict with applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions.

Mitigation Measures

1. None required.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance does not have the characteristics which would otherwise result in the transport, use, or disposal of significant amounts of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed ordinance does not involve the handling of any hazardous materials.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile into the environment? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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By itself, the proposed ordinance will not emit any hazardous emissions, nor does it involve the handling of hazardous or acutely hazardous materials, substances or waste.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no hazardous materials sites within the city of Lakewood pursuant to data compiled to Government Code Section 65962.5.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (1,6,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not require persons residing or working within an area designated as an airport influence area to be exposed to potential safety hazards.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (1,5,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not require persons residing or working in the vicinity of a private airstrip to be exposed to potential safety hazards.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not interfere with an adopted emergency response plan or emergency evacuation plan.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? (1,6,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There are no brush lands or forest lands within the City. Therefore, there will not be an increased risk of loss, injury or death from wildfires as a result of the proposed ordinance.

Mitigation Measures

1. None required.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance by itself will not impact water quality standards.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre- existing nearby wells would drop to a level which would not support existing land uses or planned uses or which permits have been granted? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance by itself will not impact groundwater supply standards.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not impact drainage patterns.

d) Substantially alter the existing drainage pattern of the site or area, including through the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (1,5)

The proposed ordinance will not impact any drainage patterns including the courses of streams and/or rivers, nor will alter the rate of surface runoff in a manner that would result in flooding on- or off-site.

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not impact create, or contribute to, water runoff in a manner that would exceed the capacity of existing or planned storm water drainage systems, nor will the proposed ordinance provide substantial additional sources of polluted runoff. Projects are subject to SUSMP requirements, which would further reduce impacts from storm water runoff.

f) Otherwise substantially degrade water quality? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not result in projects that would otherwise degrade water quality.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (1,5,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance does not involve the construction or the relocation of any housing. No housing will be placed within a 100-year flood hazard zone.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (1,5,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not require the placement of any structures within a 100-year flood hazard zone nor will it require any structures to be modified or constructed in a manner that would impede or redirect projected flood flows.

i) Expose people or structures to a significant risk of loss, injury, or death involving flooding,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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including flooding as a result of the failure of a levee or dam? (1,5,6)

The proposed ordinance will not require exposure of persons or structures to significant risk of loss, injury, or death involving flooding, including flooding as result site in not located in a flood hazard area.

j) Inundation by seiche, tsunami, or mudflow? (1,5)

The proposed ordinance will not result in new or expanded projects being impacted by a seiche, tsunami, or mudflow.

Mitigatiou Measures

1. None required.

X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community? (1,6)

The proposed ordinance will not disrupt or divide the physical arrangement of an established community, including a low income or minority community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (1,5,6)

The proposed ordinance will not conflict with any applicable land use plans, policies, or regulations. Projects will be reviewed on a case-by-case basis to evaluate potential impacts relating to issues concerning land use.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (1,6)

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed ordinance will not conflict with any habitat conservation plan or natural community plan.

Mitigation Measures

1. None required.

XI. MINERAL RESOURCES. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (1,6) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed ordinance will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State of California.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan? (1,6) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no mineral recovery sites delineated by the City of Lakewood General Plan, therefore, the proposed ordinance will not result in the loss of such sites.

Mitigation Measures

1. None required.

XII. NOISE. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies? (1,6,7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed ordinance will not require the exposure of persons to, or the generation of, established noise levels. In residential areas, the Municipal Code restricts sound levels to 65 dB(A) as measured along any point of a residential property line.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not require the exposure of persons to, or the generation of, excessive groundborne vibration or groundborne noise levels. Section 8019 of the Municipal Code establishes hours of construction, which are 7:00 a.m. to 7:00 p.m., Mondays through Saturdays, and 9:00 a.m. to 7:00 p.m. on Sundays.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not result in a permanent increase in ambient noise levels.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not result in a substantial temporary or periodic increase in ambient noise levels.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (1,6,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not require persons residing or working within an area designated as an airport influence area to be exposed to excessive noise levels.

f) For a project within the vicinity of private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (1,6,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not require persons residing or working within the vicinity of a private airstrip be exposed to excessive noise levels.

Mitigation Measures

1. None required.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or directly for example, through extension of roads or other infrastructure? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not induce significant population growth. Since the City of Lakewood is nearly “built-out,” significant increases to current population levels are not expected as a result of the proposed ordinance.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance does not require the displacement of any existing housing. The proposed ordinance will not result in the displacement of any housing units which in turn would require the construction or relocation of any dwelling units.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance does not require the displacement of any persons. The Ordinance Projects will not result in the displacement of any persons which in turn would require the construction or relocation of any dwelling units.

Mitigation Measnres

1. None required.

XIV. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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performance objectives for any of the public services: (1,8)

i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed ordinance by itself will not directly impact fire or law enforcement services, nor will it impact schools, parks, or other public facilities.

Mitigation Measnres

1. None required.

XV. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks such that substantial physical deterioration of the facility would occur or be accelerated? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance by itself will not directly impact any existing or proposed park facilities.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not result in a recreational facility being expanded in a manner that would otherwise have an adverse physical effect on the environment.

Mitigation Measnres

1. None required.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION / TRAFFIC. Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (1,6,9)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Exceed, either individually or cumulatively, a level of service (LOS) standards established by the county congestion management agency for designated roads and highways? (1,6,10)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a-b) The proposed ordinance by itself will not result in a significant increase in vehicular traffic, nor will the proposed ordinance result in an individual or cumulative impact to any LOS standards. Projects will be reviewed on a case-by-case basis to evaluate potential impacts relating to issues concerning transportation and traffic.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance does not propose to directly or indirectly, change air traffic patterns or create any safety risks with regards to air traffic.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (c.g., farm equipment)? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance does not require any changes to any driveway aprons, intersections, sharp curves, or incompatible uses.

e) Result in inadequate emergency access? (1,6)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance will not result in inadequate emergency access.

f) Result in inadequate parking capacity? (1,6,7,8)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance does not require any changes to parking capacity.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (I,7,8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance by itself will not conflict with any adopted policies, plans, or programs supporting alternative transportation.

Mitigation Measures

1. None required.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance by itself will not result in additional wastewater that might exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board. The ordinance will not result in projects exceeding the wastewater treatment requirements of the applicable Regional Water Quality Control Board.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance by itself does not require the construction or expansion of any water or wastewater treatment facilities.

e) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance by itself does not identify any particular site which is may or may not be developed with mostly impervious surfaces and which may or may not require the construction of new off-site storm water drainage facilities. The ordinance will not result in project sites being developed with mostly impervious surfaces or projects that require construction of new off-site storm water drainage facilities.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed ordinance will not impact the capacity of existing waters systems.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A Master EIR was prepared as part of the 1996 General Plan, and a Master Environmental Assessment was adopted on September 25, 2007. For both documents, comments were solicited from various agencies, including Los Angeles County Sanitation District. The proposed ordinance by itself will not individually or cumulatively exceed the environmental thresholds established by the MIR or the MEA.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance by itself will not impact the capacity of solid waste disposal facilities. The ordinance will not result in project sites that have a significant potential to impact the capacity of solid waste disposal facilities.

g) Comply with federal, state, and local statutes and regulations related to solid waste? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed ordinance by itself does not conflict with any applicable federal, state and local regulations pertaining to solid waste. The ordinance will not result in project sites that have a significant potential to conflict with regulations pertaining to solid waste.

Mitigation Measures

1. None required.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
(1,2,3,4,5,6,7,8,9,10,11)

The City is within a highly urbanized portion of Los Angeles County. The proposed ordinance by itself will not have a negative impact on any rare or endangered wildlife. The ordinance will not result in project sites that have a significant potential to impact rare or endangered wildlife.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (1,2,3,4,5,6,7,8,9,10,11)

The proposed ordinance by itself will not produce impacts that are individually or cumulatively considerable. The ordinance will not result in project sites that have a significant potential to conflict with the General Plan and with applicable standards as contained in the Municipal Code.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
(1,2,3,4,5,6,7,8,9,10,11)

The proposed ordinance will not directly or indirectly have substantial adverse effects on human beings. The ordinance will not result in project sites that have a significant potential to have direct or indirect substantial adverse effects on human beings.

Mitigation Measures

1. None required.

XVIII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration (CEQA Guidelines Section 15063(c)(3)(D)). CEQA Guidelines Section 15152 permits tiering of environmental analyses for separate but related projects including plans and development projects. According to Guidelines Section 15152(b), tiering is appropriate when the sequence of analysis is from an EIR prepared for a General Plan, policy or program to a site specific EIR or negative declaration. In the case of this project, the environmental analysis was tiered from the Master EIR prepared for the Lakewood Comprehensive General Plan. Guidelines Section 15152(h)(1) specifically identifies a General Plan EIR as a type of EIR that can be used for tiering. The City prepared the Master EIR in November, 1996 and approved the MEA on September 25, 2007.

Earlier Analysis

- a) Earlier analyses used. Identify earlier analyses and state where they are available for review.

Documents used for this analysis include plans provided by the Permittee and the City of Lakewood General Plan Technical Background Report. Copies of all plans and studies used to prepare this Initial Study, as well as the Master EIR and MEA, are on file and available for public review during normal business hours at the City of Lakewood Community Development Department, 5050 Clark Avenue, Lakewood, California 90712.

- b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

Impacts that reference the environmental documents listed in section a) above, are contained within the scope of those documents and have been adequately analyzed in those documents, pursuant to applicable legal standards.

- c) Mitigation measures. For effects that are “Less than Significant with Mitigation Incorporated,” describe mitigation measures incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

IV. SUPPORTING INFORMATION SOURCES

1. City of Lakewood Comprehensive General Plan. City of Lakewood. This reference includes the Policy Document, the Technical Background Report, and the Final Master EIR, first adopted November, 1996, and the Master Environmental Assessment, which was approved on September 25, 2007.
2. California Government Code Section No. 51200 et seq. State of California (see Section II.a) of this Environmental Checklist).
3. A Guide to the Farmland Mapping and Monitoring Program. California Department of Conservation. 1994.
4. Seismic Hazard Zones, Long Beach Quadrangle Official Map. California Department of Conservation: Division of Mines and Geology. March 25, 1999.
5. National Flood Insurance Program, Flood Insurance Rate Map, Community-Panel Number 060130 0005 A. Federal Emergency Management Agency. Effective January 11, 2002.
6. Official Zoning Map (as amended). City of Lakewood.
7. Municipal Code of the City of Lakewood (as amended). City of Lakewood.
8. Plans and related information submitted by the applicant, if applicable.
9. California Airport Land Use Planning Handbook. State of California Department of Transportation Division of Aeronautics. January, 2002.
10. Redevelopment Plan No. 3 (as amended). Lakewood Redevelopment Agency. City of Lakewood.
11. California Department of Forestry and Fire Protection. Fire Hazard Severity Zone map for Los Angeles County:
http://www.fire.ca.gov/fire_prevention/fhsz_maps/fhsz_maps_losangeles.php June 9, 2010.

ORDINANCE NO. 2014-8

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING THE LAKEWOOD MUNICIPAL CODE PERTAINING TO DENSITY BONUSES IN THE M-F-R (MULTI-FAMILY RESIDENTIAL) ZONE.

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES ORDAIN AS FOLLOWS:

SECTION 1. Article IX Planning - Zoning of the Lakewood Municipal Code is hereby amended as provided in this Ordinance pursuant to Public Hearings before the Planning and Environment Commission and the City Council.

SECTION 2. CEQA. The City Council finds that an Initial Study has been prepared for the proposed project, pursuant to Section 15063 of the California Environmental Quality Act Guidelines, as amended. A Negative Declaration has been prepared for the project, pursuant to Section 15070, et. seq., of the Guidelines. The project was found to have no significant effect on the environment. Therefore, said Negative Declaration is hereby approved.

SECTION 3. PURPOSE. This purpose of this ordinance is to bring that portion of the Lakewood Municipal Code pertaining to density bonuses to encourage affordable housing into conformance with existing state law governing density bonuses by directly referencing state law and amendments thereto.

SECTION 4. Section 9332.5. Density Bonuses of Part 3 M-F-R (Multi-Family Residential) Zone Regulations of Chapter 3 Zoning of Article IX of the Lakewood Municipal Code is amended by deleting Subsection 9332.5 in its entirety and adding a new Subsection 9332.5 regarding density bonuses, to read as follows:

9332.5. DENSITY BONUSES

A. PURPOSE AND INTENT.

Density Bonuses are intended to provide incentives for the production of affordable housing for specified households in accordance with Sections 65915 through 65918 of the California Government Code. It is the intent of the City of Lakewood to implement the goals, objectives, and policies of the City's Housing Element by facilitating the development of affordable housing through the use of density bonuses as allowed by State law.

B. IMPLEMENTATION.

Density Bonuses shall be granted in accordance with Sections 65915 through 65918 of the California Government Code.

SECTION 5. SEVERABILITY. The City Council hereby declares it would have passed this Ordinance sentence by sentence, paragraph by paragraph and section by section, and does hereby declare the provisions of this Ordinance are severable, and if for any reason any section of this Ordinance should be held invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

SECTION 6. CERTIFICATION. The City Clerk shall certify to the adoption of this Ordinance. The City Council hereby finds and determines there are no newspapers of general circulation both published and circulated within the City and, in compliance with Section 36933 of the Government Code, directs the City Clerk to cause said Ordinance within fifteen (15) days after its passage to be posted in at least three (3) public places within the City as established by ordinance. This Ordinance shall take effect thirty (30) days after its adoption.

ADOPTED AND APPROVED this ____ day of _____, 2014, by the following roll call vote:

	Ayes	Nays	Absent
Council Member Croft	_____	_____	_____
Council Member DuBois	_____	_____	_____
Council Member Wood	_____	_____	_____
Council Member Piazza	_____	_____	_____
Mayor Rogers	_____	_____	_____

Mayor

ATTEST:

Acting City Clerk

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COUNCIL AGENDA

October 28, 2014

TO: The Honorable Mayor and City Council

SUBJECT: Sony Digital Cameras

INTRODUCTION

The City TV's Senior Producer and the Assistant City Manager have determined a need to purchase two Sony digital camcorders, four batteries, and several accessories to replace end-of-life analog equipment.

STATEMENT OF FACT

The Purchasing Officer was requested to solicit bids for these cameras and accessories. Required legal notices were posted and bid packages were distributed to five potential bidders. Of the total packages distributed, three were received by the established deadline.

On October 20, 2014, the Purchasing Officer, in the presence of the City Clerk, opened three sealed responses. The Purchasing Officer reviewed the three bids to determine that specifications had been successfully met and the bid totals were accurate.

Following is a summary of the bids. The bid totals include sales tax and all other charges.

- | | |
|-------------------|-------------|
| 1. VMI, Inc. | \$32,409.51 |
| 2. Samy's Camera | \$35,894.79 |
| 3. Key Code Media | \$36,151.25 |

The apparent responsible and responsive low bidder meeting specifications is VMI, Inc. of Garden Grove, CA.

STAFF RECOMMENDATION

That the City Council hold a public hearing and authorize the purchase of two Sony digital cameras, four batteries, and several accessories from VMI, Inc. for a total price of \$32,409.51.



Diane Perkin
Director – Administrative Services

Howard L. Chambers
City Manager



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Legislation

TO: The Honorable Mayor and City Council
SUBJECT: Resolutions for the 2015 General Municipal Election

INTRODUCTION

In accordance with Section 1500 of the Lakewood Municipal Code, the municipal election shall be held on the first Tuesday after the first Monday in March of odd-numbered years. The date for the 2015 Election will be March 3rd.

STATEMENT OF FACTS

Lakewood's General Municipal Election will be held on March 3, 2015, to select two members of the City Council for terms of four years. In accordance with requirements as set forth in the Elections Code, the City Council must adopt certain resolutions in a timely manner pertaining to General Municipal Elections. The following resolutions are presented for consideration at this time:

1. Resolution Calling and Giving Notice of the Election;
2. Resolution Requesting the Board of Supervisors of Los Angeles County to Render Specified Election Services;
3. Resolution Adopting Regulations for Candidates for Elective Office;

The proposed Resolution adopting regulations for candidates to elective office provides that a candidate, at his/her own expense, may choose to submit a Candidate's Statement to be printed in the sample ballot, which is mailed to all registered voters in the City. The candidate must make an advance deposit, to cover the expense of typesetting and printing, as estimated by the City Clerk.

Registered voters of the City interested in running for this office must complete the nomination process prescribed by State election law. The nomination period will be open over a four-week period beginning on Monday, November 10th and concluding on Friday, December 5th.

As in past years, the City will need the Martin & Chapman Company to supply election consulting services and election supplies. The Martin & Chapman Company, located in the city of Anaheim, has been providing such services to the City of Lakewood for more than 40 years. They are also the sole provider of the Optomark voting system utilized for ballot counting during the City's General Municipal Election.

STAFF RECOMMENDATION

Staff recommends that the City Council adopt the attached resolutions pertaining to the General Municipal Election on March 3, 2015, and authorize retention of Martin & Chapman Company for election services and supplies.

Carol Flynn Jacoby 
Deputy City Manager

Howard L. Chambers 
City Manager

RESOLUTION NO. 2014-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, CALLING AND GIVING NOTICE FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD IN SAID CITY ON TUESDAY, MARCH 3, 2015, FOR THE ELECTION OF CERTAIN OFFICERS OF SAID CITY AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA PERTAINING TO GENERAL LAW CITIES

WHEREAS, under the provisions of the laws relating to general law cities of the State of California, a General Municipal Election shall be held on Tuesday, March 3, 2015, for the election of two Members of the City Council of the City of Lakewood for the full term of four years; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That pursuant to the requirements of the laws of the State of California relating to general law cities, there is called and ordered to be held in the City of Lakewood, California, on Tuesday, March 3, 2015, a General Municipal Election for the purpose of electing two Members of the City Council for the full term of four years.

SECTION 2. That the ballots to be used at said election shall be in form and content as required by law.

SECTION 3. That the City Clerk of said City is hereby authorized, instructed and directed to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment, and paraphernalia that may be necessary in order to properly and lawfully conduct said election.

SECTION 4. That pursuant to Elections Code §10242, the polls for said election shall be open at seven o'clock a.m. on the day of said election and shall remain open continuously from that time until eight o'clock p.m. of the same day when said polls shall be closed, except as provided in Section 14401 of the Elections Code of the State of California.

SECTION 5. That pursuant to Elections Code §12310, a stipend for services for the persons named as precinct board members is fixed at the sum of \$200 for each Inspector and \$150 for each Clerk for the election. The rental for each polling place, where a charge is made, shall be the sum of \$50 for the election.

SECTION 6. That in all particulars not recited in this Resolution, said election shall be held and conducted as provided by law for holding municipal elections in said City.

SECTION 7. That notice of the time and place of holding said election is hereby given and the City Clerk is hereby authorized, instructed and directed to give such further or additional notice of said election, in time, form and manner as required by law.

SECTION 8. The City Clerk shall certify to the adoption of this Resolution and shall make a minute of passage and adoption thereof in the City of Lakewood, in the minutes of the meeting at which the same is passed and adopted.

ADOPTED AND APPROVED THIS 28TH DAY OF OCTOBER, 2014.

Mayor

ATTEST:

Acting City Clerk

RESOLUTION NO. 2014-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO RENDER SPECIFIED SERVICES TO SAID CITY RELATING TO THE CONDUCT OF A GENERAL MUNICIPAL ELECTION TO BE HELD IN SAID CITY ON TUESDAY, MARCH 3, 2015

WHEREAS, a General Municipal Election is to be held in the City of Lakewood, California, on March 3, 2015; and

WHEREAS, in the course of conduct of the election it is necessary for the City to request services of the County; and

WHEREAS, all necessary expenses in performing these services shall be paid by the City of Lakewood;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION I. That pursuant to the provisions of Section 10002 of the Elections Code of the State of California, this City Council hereby requests the Board of Supervisors of said County to permit the County Election Department to prepare and furnish the following to said City for use in conducting said election:

1. The computer record of the names and addresses of all eligible registered voters in the City in order that the City's consultant may:
 - a. Produce labels for vote-by-mail voters;
 - b. Produce labels for sample ballot pamphlets;
 - c. Print Rosters of Voters and Street Indexes;
2. Voter signature verification services as needed;
3. Make available to the City election equipment and assistance as needed according to State law.

SECTION 2. That said City shall reimburse said County for services performed when the work is completed and upon presentation to the City of a properly approved bill.

SECTION 3. That the City Clerk is hereby directed to forward without delay to said Board of Supervisors and to said County Election Department, each a certified copy of this resolution.

SECTION 4. That the City Clerk shall certify to the passage and adoption of this Resolution.

APPROVED AND ADOPTED THIS 28TH DAY OF OCTOBER, 2014.

Mayor

ATTEST:

Acting City Clerk

RESOLUTION NO. 2014-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES STATEMENTS SUBMITTED TO THE VOTERS AT A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, MARCH 3, 2015

WHEREAS, Section 13307 of the Elections Code of the State of California provides that the governing body of any local agency adopt regulations pertaining to materials prepared by any candidate for a municipal election, including costs of the candidates' statement;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. GENERAL PROVISIONS. That pursuant to Section 13307 of the Elections Code of the State of California, each candidate for elective office to be voted for at the General Municipal Election to be held in the City of Lakewood on March 3, 2015, may prepare a candidate's statement on an appropriate form provided by the City Clerk. Such statement may include the name, age and occupation of the candidate and a brief description of no more than 200 words of the candidate's education and qualifications expressed by the candidate himself or herself. Such statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. Such statement shall be filed, in typewritten form, in the office of the City Clerk at the time the candidate's nomination papers are filed. Such statement may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 p.m. of the next working day after the close of the nomination period.

SECTION 2. FOREIGN LANGUAGE POLICY. Pursuant to the Federal Voting Rights Act, the City is required to translate candidates' statements into Spanish and Korean, in addition to providing it in English. The main voter pamphlet will be printed in English and Spanish, with Korean translations of candidates' statements printed in a facsimile voter pamphlet. The City Clerk shall have all translations made available upon request in the Office of the City Clerk. Additionally, in accordance with State law, a candidate's statement must be translated and printed in any language at the candidate's request.

SECTION 3. PAYMENT. The candidates shall be required to pay for the cost of translating and printing their candidates' statements into any required foreign language pursuant to Federal and/or State law, as specified in Section 2, and into any other foreign language requested by the candidate.

The City Clerk shall estimate the total cost of printing, handling, translating and mailing the candidates' statements filed pursuant to this section, including costs incurred as a result of complying with the Voting Rights Act of 1965 (as amended), and require each candidate filing a statement to pay in advance to the local agency his or her estimated pro rata share, as a condition of having his or her statement included in the voter's pamphlet. The estimate is an approximation of the actual cost that varies from one election to another election and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements. Accordingly, the City Clerk is not bound by the estimate and may, on a pro rata basis, bill the candidate for additional actual expense or refund any excess paid depending on the final actual cost. In the event of underpayment, the City Clerk shall require the candidate to pay the balance of the cost incurred and said candidate shall pay the same within thirty (30) days of being so billed. In the event of overpayment, the City Clerk shall prorate the excess amount among the candidates and refund the excess amount paid within thirty (30) days of the election.

SECTION 4. ADDITIONAL MATERIALS. No candidate will be permitted to include additional materials in the sample ballot package.

SECTION 5. That the City Clerk shall provide each candidate or the candidate's representative a copy of this Resolution at the time nominating petitions are issued.

SECTION 6. That all previous resolutions establishing council policy on payment for candidates' statements are hereby repealed.

SECTION 7. That the City Clerk shall certify to the passage and adoption of this Resolution.

APPROVED AND ADOPTED THIS 28TH DAY OF OCTOBER, 2014.

Mayor

ATTEST:

Acting City Clerk

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Reports

TO: The Honorable Mayor and City Council

SUBJECT: 2014 Halloween Carnivals

INTRODUCTION

Halloween carnivals conducted by the Recreation and Community Services Department are the single largest activity of the year at eight city parks. It is estimated that over 15,000 children and adults will attend this year's annual carnival on Friday, October 31 from 6–8:30 p.m.

STATEMENT OF FACTS

Halloween carnivals began in Lakewood in 1956 at Mayfair Park as the inaugural site. In 1957, three additional carnivals were coordinated at Bolivar, San Martin, and Del Valle Parks. Presently, there are carnivals at eight supervised city parks.

Each park will decorate their carnival areas with posters and signs centered on a theme that is quickly recognized by preschoolers and elementary school-age children. This year's themes by facility are highlighted below.

- ✓ Biscailuz Park - Disney's Cars
- ✓ Bloomfield Park - Suprhcroes
- ✓ Bolivar Park - California Sports Teams
- ✓ Boyar Park - 90s Nicktoons
- ✓ Del Valle Park - Teenage Mutant Ninja Turtles
- ✓ Mayfair Park - Disney's Haunted Mansion
- ✓ Palms Park - Lego Movie
- ✓ San Martin Park - How to Train Your Dragon 2

Carnival elements include over 200 attractions for preschool and school-age children. Contest winners are awarded candy and novelty prizes at each game booth. Specialty contests and games are also scheduled throughout the evening, highlighted by a costume contest and parade for all ages beginning at 7 p.m.

A "Red Ribbon Booth" to promote a drug free society has become a carnival staple since the early 90s. Children of all ages can play a carnival game inside the booth and win a selection of prizes promoting the theme, "Keep Calm and Stay Drug Free."

Appropriately scary haunted houses are a popular attraction at Bolivar, Boyar, Del Valle, and San Martin Parks. Haunted houses are specially designed for children 6 to 11 years old and will be open from 6–8 p.m.

To further augment and support the larger attendance at Mayfair and Bolivar Parks, inflatable slides and bouncers will complement the carnival. These affordable fee-based attractions have become a main attraction since the department introduced the concept in 2007.

The success of each carnival is dependent upon the assistance received from the Lakewood community volunteers. It is anticipated that over 400 volunteers will provide over 2,200 hours of service in working more than 200 game and food booths. Sources of volunteers throughout the community include youth organizations, church groups, and student organizations from the area high schools and colleges.

SUMMARY

Lakewood's parks will continue the tradition of offering a safe environment for the community's youth on Halloween evening. The carnivals, supported by community volunteers and staff's coordination of carnival games, stage contests, and haunted house, provide an opportunity for memorable fun.

Lisa Litzinger, Director
Recreation & Community Services



Howard L. Chambers
City Manager



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COUNCIL AOENDA

October 28, 2014

TO: The Honorable Mayor and City Council

SUBJECT: Ratify Agreement with Los Angeles County for Lease Agreement for George Nye, Jr. Library Property

INTRODUCTION:

Los Angeles County has leased the property at 6600 E. Del Amo Boulevard since 1972 as the George Nye, Jr. Library.

STATEMENT OF FACT

The initial term of the lease was 20 years, which terminated in 1992. Since 1992, the City of Lakewood and Los Angeles County have extended the lease two additional terms, each for ten years. When the lease contract terminated in July of 2012, the county and the city entered into a month-to-month lease agreement until a new agreement could be reached.

Following negotiations, a new agreement has been submitted for approval. When approved by the City Council, the agreement will be submitted for approval to the Los Angeles County Board of Supervisors. Upon county approval, the agreement will be entered into for a term of ten years. Basic rent to be paid to the city will be \$2,248.50 per month for the duration of the agreement.

RECOMMENDATION

Staff recommends the City Council authorize the Mayor and the City Clerk to ratify the new agreement, subject to the approval as to form by the City Attorney, with Los Angeles County to lease the property at 6600 E. Del Amo Boulevard for the George Nye, Jr. Library for a period of ten years, terminating in 2024.

Lisa Litzinger, Director
Recreation & Community Services 

Howard L. Chambers
City Manager 

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*Housing
Successor*

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING
FUND SUMMARY 10/23/2014**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 52 through 52. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

3901	HOUSING SUCCESSOR AGENCY	62.00
		<hr/>
		62.00

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING
SUMMARY CHECK REGISTER**

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>VEND #</u>	<u>VENDOR NAME</u>	<u>GROSS</u>	<u>DISC.</u>	<u>CHECK AMOUNT</u>
52	10/23/2014	40572	CHICAGO TITLE CO	62.00	0.00	62.00
Totals:				<u>62.00</u>	<u>0.00</u>	<u>62.00</u>