

AGENDA

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

January 12, 2016, 7:30 p.m.

CALL TO ORDER

INVOCATION: Mr. David Montgomery, Church of Jesus Christ of Latter-day Saints

PLEDGE OF ALLEGIANCE: Boy Scout Troop 711

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

ANNOUNCEMENTS AND PRESENTATIONS:

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 December 3, December 8, December 17, and December 22, 2015

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

PUBLIC HEARINGS:

1.1 Second Reading and Adoption of Ordinance No. 2015-9; Amending Municipal Code Pertaining to Marijuana Regulations

1.2 Introduction of Ordinance No. 2016-1; Amending Specific Plan No. 2011-2 for 500 Lakewood Center and 4301 Candlewood Street through 5021 Candlewood Street

AGENDA LAKEWOOD SUCCESSOR AGENCY

1. Approval of Register of Demands

City Council Agenda

January 12, 2016

Page 2

**AGENDA
LAKEWOOD 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

January 12, 2016

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				
	None			
B. Changes				
	David Barboza	Planning Technician	16B	12/06/2015
		Assistant Planner	24B	12/06/2015
C. Separations				
	Allison Brammer	Assistant Dir. of RCS	40B	12/30/2015
	Robert Brammer	Electronic Media Producer	24B	12/30/2015
	Randy Ray	Water Distribution Supervisor	28B	12/23/2015
2. PART-TIME EMPLOYEES				
A. Appointments				
	Keith Eskridge	Maintenance Trainee I	B	12/28/2015
	Juan Gonzalez	Maintenance Trainee I	B	12/28/2015
	James Matthews	Maintenance Trainee I	B	12/21/2015
B. Changes				
	None			
C. Separations				
	None			

Lisa Novotny *LN*
Assistant City Manager

Howard L. Chambers *How for HLC*
City Manager

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**CITY OF LAKEWOOD
FUND SUMMARY 12/10/2015**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 67397 through 67512. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	256,137.94
1020	CABLE TV	1,625.74
1030	CDBG CURRENT YEAR	875.00
1050	COMMUNITY FACILITY	677.48
1070	RETIREE MEDICAL	14,775.00
3001	CAPITAL IMPROV PROJECT FUND	1,097.50
5020	CENTRAL STORES	1,051.61
5030	FLEET MAINTENANCE	1,291.40
7500	WATER UTILITY FUND	58,086.17
8000	BUS DEV REVOLVING LOAN PROG	500.00
8020	LOCAL REHAB LOAN	2,500.00
		338,617.84

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
67397	12/10/2015	1000	ADVANCED ELECTRONICS INC	380.00	0.00	380.00
67398	12/10/2015	4208	AIRGAS INC	1,626.63	0.00	1,626.63
67399	12/10/2015	3211	ALL STAR GLASS	59.00	0.00	59.00
67400	12/10/2015	36885	SPCLTY ALLIED MUFFLER OF BELLFLOWER	251.65	0.00	251.65
67401	12/10/2015	48108	BERG. APRIL	284.05	0.00	284.05
67402	12/10/2015	3518	BOY SCOUT TROOP #134	250.00	0.00	250.00
67403	12/10/2015	62737	BOYES. GOBIND	169.65	0.00	169.65
67404	12/10/2015	1484	CALDERONE. SAMUEL	225.00	0.00	225.00
67405	12/10/2015	307	CALIF. STATE DISBURSEMENT UNIT	155.07	0.00	155.07
67406	12/10/2015	53983	CALIF STATE FRANCHISE TAX BOARD	275.00	0.00	275.00
67407	12/10/2015	6300	CALIFORNIA CONTRACT CITIES ASN	1,520.00	0.00	1,520.00
67408	12/10/2015	6600	CALIFORNIA STATE DEPT OF JUSTICE	4,704.00	0.00	4,704.00
67409	12/10/2015	45894	CINTAS CORPORATION	232.01	0.00	232.01
67410	12/10/2015	65038	FED EX OFFICE & PRINT SVCS INC	25.94	0.00	25.94
67411	12/10/2015	52316	FEDERAL EXPRESS CORP	104.34	0.00	104.34
67412	12/10/2015	4092	FINELINE ELECTRIC & CABLING INC	1,985.00	0.00	1,985.00
67413	12/10/2015	59859	FLEET PRIDE	86.22	0.00	86.22
67414	12/10/2015	47730	FRIENDS OF THE LAKEWOOD LIBRARIES	250.00	0.00	250.00
67415	12/10/2015	3188	GALLS LLC/OUARMASTER LLC	8,576.82	0.00	8,576.82
67416	12/10/2015	2551	GOV'T FINANCE OFFICERS ASSOC	505.00	0.00	505.00
67417	12/10/2015	61769	GRAUTEN. EVELYN R	1,069.25	0.00	1,069.25
67418	12/10/2015	38311	H & H NURSERY	532.62	0.00	532.62
67419	12/10/2015	62491	HANDS ON MAILING &	1,217.29	0.00	1,217.29
67420	12/10/2015	58838	HANSON AGGREGATES LLC	100.00	0.00	100.00
67421	12/10/2015	65575	HAP'S AUTO PARTS	23.19	0.00	23.19
67422	12/10/2015	42031	HOME DEPOT	671.90	0.00	671.90
67423	12/10/2015	41897	HOSE-MAN THE	108.68	0.00	108.68
67424	12/10/2015	4747	IMPERIAL SPRINKLER SUPPLY. INC.	1,378.38	0.00	1,378.38
67425	12/10/2015	60043	SCHOEPF DANIEL A	38.15	0.00	38.15
67426	12/10/2015	66107	IPMA-HR	390.00	0.00	390.00
67427	12/10/2015	4622	JHM SUPPLY INC	160.74	0.00	160.74
67428	12/10/2015	2956	KICK IT UP KIDZ. LLC	54.60	0.00	54.60
67429	12/10/2015	53311	LAKEWOOD MEALS ON WHEELS	875.00	0.00	875.00
67430	12/10/2015	18400	LAKEWOOD. CITY WATER DEPT	9,617.62	0.00	9,617.62
67431	12/10/2015	44733	LIEBERT CASSIDY WHITMORE	17,108.67	0.00	17,108.67
67432	12/10/2015	3564	LONG BEACH. CITY OF	340.54	0.00	340.54
67433	12/10/2015	21300	LOS ANGELES CO FIRE DEPT	4,968.00	0.00	4,968.00
67434	12/10/2015	36844	LA COUNTY DEPT OF PUBLIC WORKS	39,976.87	0.00	39,976.87
67435	12/10/2015	4827	LUKKES STRIPING INC.	2,195.00	0.00	2,195.00
67436	12/10/2015	41545	PACIFIC PREMIER RETAIL TRUST	4,472.45	0.00	4,472.45
67437	12/10/2015	60839	MARKOPULOS. CYNTHIA	143.00	0.00	143.00
67438	12/10/2015	66074	MARKSMAN MANUFACTURING	80.66	0.00	80.66
67439	12/10/2015	62098	MAY. CHRISTOPHER	475.00	0.00	475.00
67440	12/10/2015	1369	MYERS HOUGHTON & PARTNERS INC	1,355.00	0.00	1,355.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
67441	12/10/2015	47554	OFFICE DEPOT BUSINESS SVCS	683.06	0.00	683.06
67442	12/10/2015	64479	OFFICE MAX - A BOISE COMPANY	102.28	0.00	102.28
67443	12/10/2015	450	PACIFIC EH & S SERVICES INC	1,728.00	0.00	1,728.00
67444	12/10/2015	65659	PHASE II SYSTEMS INC	4,500.00	0.00	4,500.00
67445	12/10/2015	51171	PERS LONG TERM CARE PROGRAM	282.40	0.00	282.40
67446	12/10/2015	4834	PITTMAN. JOHN & JEANETTA	186.98	0.00	186.98
67447	12/10/2015	4760	PUN GROUP. THE LLP	9,780.00	0.00	9,780.00
67448	12/10/2015	4459	READWRITE EDUCATIONAL SOLUTIONS INC	308.10	0.00	308.10
67449	12/10/2015	4602	REID. CHARLOTTE ALISON	750.00	0.00	750.00
67450	12/10/2015	4831	REYNOLDS. CYNTHIA & KLING. JAYNA	40.00	0.00	40.00
67451	12/10/2015	57980	RIVARD T.A. INC.	29,426.56	0.00	29,426.56
67452	12/10/2015	45437	S & J SUPPLY CO	681.94	0.00	681.94
67453	12/10/2015	61281	S C W U A	240.00	0.00	240.00
67454	12/10/2015	56359	S Y NURSERY	224.32	0.00	224.32
67455	12/10/2015	41691	SAFETY-KLEEN CORP	8,209.20	0.00	8,209.20
67456	12/10/2015	3153	SECTRAN SECURITY INC	121.90	0.00	121.90
67457	12/10/2015	4803	SEEBAG. TOYASHA	376.05	0.00	376.05
67458	12/10/2015	28600	SIMS WELDING SUPPLY CO INC	89.69	0.00	89.69
67459	12/10/2015	52279	SMART & FINAL INC	373.00	0.00	373.00
67460	12/10/2015	26900	SO CALIF SECURITY CENTERS INC	310.08	0.00	310.08
67461	12/10/2015	4357	SONSRAY MACHINERY LLC	20.10	0.00	20.10
67462	12/10/2015	2977	SOUTHERN CALIFORNIA BLADES	250.00	0.00	250.00
67463	12/10/2015	29400	SOUTHERN CALIFORNIA EDISON CO	1,334.94	0.00	1,334.94
67464	12/10/2015	29450	SOUTHERN CALIFORNIA EDISON	38,867.82	0.00	38,867.82
67465	12/10/2015	29800	SPARKLETTS	118.67	0.00	118.67
67466	12/10/2015	4666	STEIN. PAUL	150.00	0.00	150.00
67467	12/10/2015	56039	SULLY MILLER	378.11	0.00	378.11
67468	12/10/2015	3110	TORRES LOPEZ JAVIER	69.50	0.00	69.50
67469	12/10/2015	4356	U S BANK PARS ACCT #6746022500	10,275.00	0.00	10,275.00
67470	12/10/2015	31800	U S POSTMASTER	1,000.00	0.00	1,000.00
67471	12/10/2015	4216	U.S. DEPARTMENT OF HUD	125.00	0.00	125.00
67472	12/10/2015	35089	UNDERGROUND SERVICE ALERT	108.00	0.00	108.00
67473	12/10/2015	7400	WATER REPLENISHMENT DISTRICT OF	17,253.98	0.00	17,253.98
67474	12/10/2015	17640	WAXIE ENTERPRISES INC	486.97	0.00	486.97
67475	12/10/2015	40925	WEST COAST ARBORISTS INC	85,140.95	0.00	85,140.95
67476	12/10/2015	4501	WEST COAST SAND AND GRAVEL. INC.	577.06	0.00	577.06
67477	12/10/2015	50058	WHITE HOUSE FLORIST INC	75.00	0.00	75.00
67478	12/10/2015	3699	BAKER. JOHN	505.00	0.00	505.00
67479	12/10/2015	3699	BALUNDO. NORMA	250.00	0.00	250.00
67480	12/10/2015	3699	BANNER. LEKEYEON	90.00	0.00	90.00
67481	12/10/2015	3699	BELTRAN. JOSE & LILIAN	163.00	0.00	163.00
67482	12/10/2015	3699	BELZONE. SHEILA	250.00	0.00	250.00
67483	12/10/2015	3699	BRAYBOY. BURNES	250.00	0.00	250.00
67484	12/10/2015	3699	BROWN. MARCHELL	250.00	0.00	250.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
67485	12/10/2015	3699	DIVERSIFIED COMMUNICATIONS	431.24	0.00	431.24
67486	12/10/2015	3699	DORADO, MARIA	250.00	0.00	250.00
67487	12/10/2015	3699	EASON, LAMIKA	170.00	0.00	170.00
67488	12/10/2015	3699	EGANA-GARCIA, MADONNA	250.00	0.00	250.00
67489	12/10/2015	3699	ESCANO, HENRIETTA	250.00	0.00	250.00
67490	12/10/2015	3699	EXCEL PROPERTY MANAGEMENT	775.00	0.00	775.00
67491	12/10/2015	3699	GABRIEL, APREL	250.00	0.00	250.00
67492	12/10/2015	3699	JANKE, SUMMER	54.00	0.00	54.00
67493	12/10/2015	3699	LAVOIE, STEVEN	250.00	0.00	250.00
67494	12/10/2015	3699	MACHORRO, ERIC	250.00	0.00	250.00
67495	12/10/2015	3699	MC CAMBRIDGE, ANNE	20.00	0.00	20.00
67496	12/10/2015	3699	MEDRANO, SONIA	250.00	0.00	250.00
67497	12/10/2015	3699	MOORE, JONATHAN & LUZ	1,338.40	0.00	1,338.40
67498	12/10/2015	3699	NEW LIGHT ELECTRICAL	2,500.00	0.00	2,500.00
67499	12/10/2015	3699	PAMINTUAN, MARIETTA	250.00	0.00	250.00
67500	12/10/2015	3699	PASALLO, ALONDRA	250.00	0.00	250.00
67501	12/10/2015	3699	RICASATA, ANNABELLA	250.00	0.00	250.00
67502	12/10/2015	3699	RODRIGUEZ, GONZALO	250.00	0.00	250.00
67503	12/10/2015	3699	SEBASTIAN, RAY	250.00	0.00	250.00
67504	12/10/2015	3699	SILVAS, JOHN	55.00	0.00	55.00
67505	12/10/2015	3699	SMITH, TERESA	250.00	0.00	250.00
67506	12/10/2015	3699	STILES, DENICE	15.00	0.00	15.00
67507	12/10/2015	3699	VANBERKUM, STACY	250.00	0.00	250.00
67508	12/10/2015	3699	VANDERMOST, HEATHER	49.00	0.00	49.00
67509	12/10/2015	3699	VASOUEZ, KATARZYNA	59.00	0.00	59.00
67510	12/10/2015	3699	VELASQUEZ, MYLENE	250.00	0.00	250.00
67511	12/10/2015	4443	O'REILLY AUTOMOTIVE STORES INC	102.29	8.46	93.83
67512	12/10/2015	48210	AIRFLITE INC	3,886.72	0.00	3,886.72
Totals:				<u>338,626.30</u>	<u>8.46</u>	<u>338,617.84</u>

**CITY OF LAKEWOOD
FUND SUMMARY 12/17/15**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 67513 through 67654. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	1,400,135.10
1020	CABLE TV	500.00
1050	COMMUNITY FACILITY	18,524.28
1070	RETIREE MEDICAL	399.00
1336	STATE COPS GRANT	15,291.83
1710	PROPOSITION "A" RECREATION	2,002.04
3060	PROPOSITION "A"	46,163.35
3070	PROPOSITION "C"	50,209.58
5010	GRAPHICS AND COPY CENTER	3,006.88
5020	CENTRAL STORES	2,000.23
5030	FLEET MAINTENANCE	5,131.22
6020	GEOGRAPHIC INFORMATION SYSTEM	19.82
7500	WATER UTILITY FUND	202,502.79
8030	TRUST DEPOSIT	400.00
		1,746,286.12

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
67513	12/17/2015	4208	AIRGAS INC	202.74	0.00	202.74
67514	12/17/2015	4555	ALLIANCE FOR COMMUNITY MEDIA	200.00	0.00	200.00
67515	12/17/2015	4820	WORKFORCE PRODUCTS INC.	808.78	0.00	808.78
67516	12/17/2015	65668	ANICETO. SANDRA	331.50	0.00	331.50
67517	12/17/2015	4126	AUTOZONE PARTS INC	189.27	0.00	189.27
67518	12/17/2015	66012	BARTKUS. KRISTIN	2,054.33	0.00	2,054.33
67519	12/17/2015	64282	BELTRAN. PAOLO	558.84	0.00	558.84
67520	12/17/2015	48108	BERG. APRIL	149.50	0.00	149.50
67521	12/17/2015	60304	BSN SPORTS	582.06	0.00	582.06
67522	12/17/2015	45894	CINTAS CORPORATION	67.99	0.00	67.99
67523	12/17/2015	4380	CAPITAL ONE NATIONAL ASSOCIATION	2,343.14	0.00	2,343.14
67524	12/17/2015	4442	DANIEL'S TIRE SERVICE INC	625.72	0.00	625.72
67525	12/17/2015	2548	DAY. KATHY	370.50	0.00	370.50
67526	12/17/2015	63991	DELL SERVICE SALES	4,316.39	0.00	4,316.39
67527	12/17/2015	4498	DELTA DENTAL INSURANCE COMPANY	1,393.06	0.00	1,393.06
67528	12/17/2015	56889	DELTA DENTAL OF CALIFORNIA	7,577.97	0.00	7,577.97
67529	12/17/2015	51229	DEPT OF MOTOR VEHICLES	15.00	0.00	15.00
67530	12/17/2015	3199	EDCO WASTE SERVICES LLC	376,824.74	0.00	376,824.74
67531	12/17/2015	52316	FEDERAL EXPRESS CORP	50.35	0.00	50.35
67532	12/17/2015	64215	GOLD COAST AWARDS INC	68.39	0.00	68.39
67533	12/17/2015	65779	GOLDEN STATE WATER COMPANY	7,754.01	0.00	7,754.01
67534	12/17/2015	58838	HANSON AGGREGATES LLC	100.00	0.00	100.00
67535	12/17/2015	65575	HAP'S AUTO PARTS	447.40	0.00	447.40
67536	12/17/2015	35477	HARA M LAWNMOWER CENTER	373.60	0.00	373.60
67537	12/17/2015	65593	HASS. BARBARA	458.25	0.00	458.25
67538	12/17/2015	59486	HERMAN. LINDA	225.00	0.00	225.00
67539	12/17/2015	42031	HOME DEPOT	170.72	0.00	170.72
67540	12/17/2015	41897	HOSE-MAN THE	204.17	0.00	204.17
67541	12/17/2015	4149	INFOSEND INC	14,622.96	0.00	14,622.96
67542	12/17/2015	49843	INOUYE. MICHAEL JOHN	910.00	0.00	910.00
67543	12/17/2015	4622	JHM SUPPLY INC	917.88	0.00	917.88
67544	12/17/2015	36167	KARTER. JANET	273.00	0.00	273.00
67545	12/17/2015	53365	KENNY'S AUTO SERVICE	133.00	0.00	133.00
67546	12/17/2015	18300	LAKEWOOD CHAMBER OF COMMERCE	1,833.33	0.00	1,833.33
67547	12/17/2015	3696	LAKEWOOD GARDEN CLUB	250.00	0.00	250.00
67548	12/17/2015	18550	LAKEWOOD. CITY OF	400.00	0.00	400.00
67549	12/17/2015	1645	LANCERS BOYS AQUATICS	250.00	0.00	250.00
67550	12/17/2015	19450	LEAGUE OF CALIFORNIA CITIES	400.00	0.00	400.00
67551	12/17/2015	20780	LONG BEACH UNIFIED SCHOOL DIST	250.00	0.00	250.00
67552	12/17/2015	21050	LOS ANGELES CO CLERK	75.00	0.00	75.00
67553	12/17/2015	21600	LOS ANGELES CO SHERIFFS DEPT	791,529.99	0.00	791,529.99
67554	12/17/2015	45069	LOS ANGELES CO/DEPT PW BLDG SVCS	44,607.82	0.00	44,607.82
67555	12/17/2015	36844	LA COUNTY DEPT OF PUBLIC WORKS	17,195.86	0.00	17,195.86
67556	12/17/2015	58414	MANAGED HEALTH NETWORK	422.37	0.00	422.37

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
67557	12/17/2015	46658	MARTUCCI. CHUCK	19.50	0.00	19.50
67558	12/17/2015	64241	MAYNOR DONALD H.	1,250.00	0.00	1,250.00
67559	12/17/2015	23130	MC MASTER-CARR SUPPLY CO	32.08	0.00	32.08
67560	12/17/2015	4625	MERCHANT'S BUILDING MAINTENANCE LLC	13,389.38	0.00	13,389.38
67561	12/17/2015	4446	MIDAMERICA ADMIN & RETIREMENT	399.00	0.00	399.00
67562	12/17/2015	52225	MITY-LITE	1,649.16	0.00	1,649.16
67563	12/17/2015	3687	MOM'S CLUB OF LAKEWOOD	250.00	0.00	250.00
67564	12/17/2015	615	MUNI SERVICES LLC	2,628.88	0.00	2,628.88
67565	12/17/2015	4798	MURTISHAW. JESSICA	19.50	0.00	19.50
67566	12/17/2015	4190	NATIONAL UNION FIRE INSURANCE CO	729.80	0.00	729.80
67567	12/17/2015	4320	NEHRU. ARTI	150.00	0.00	150.00
67568	12/17/2015	47554	OFFICE DEPOT BUSINESS SVCS	404.37	0.00	404.37
67569	12/17/2015	63708	DY-JO CORPORATION	1,375.00	0.00	1,375.00
67570	12/17/2015	15600	LONG BEACH PUBLISHING CO	830.00	0.00	830.00
67571	12/17/2015	48940	DVBSR LLC	195.00	0.00	195.00
67572	12/17/2015	4828	R DEPENDABLE CONST INC	71,265.20	0.00	71,265.20
67573	12/17/2015	4753	RAMIREZ. EDUARDO	150.00	0.00	150.00
67574	12/17/2015	4459	READWRITE EDUCATIONAL SOLUTIONS INC	102.70	0.00	102.70
67575	12/17/2015	45437	S & J SUPPLY CO	796.79	0.00	796.79
67576	12/17/2015	240	SGS TESTCOM	5.42	0.00	5.42
67577	12/17/2015	886	HAUSER JOHN	1,666.50	0.00	1,666.50
67578	12/17/2015	29100	SNAP-ON INDUSTRIAL	1,607.29	0.00	1,607.29
67579	12/17/2015	26900	SO CALIF SECURITY CENTERS INC	183.77	0.00	183.77
67580	12/17/2015	29400	SOUTHERN CALIFORNIA EDISON CO	88,691.57	0.00	88,691.57
67581	12/17/2015	29500	SOUTHERN CALIFORNIA GAS CO	3,817.63	0.00	3,817.63
67582	12/17/2015	50299	SPENCER. GORDON	150.00	0.00	150.00
67583	12/17/2015	37930	STANDARD INSURANCE CO UNIT 22	3,826.40	0.00	3,826.40
67584	12/17/2015	65737	U S BANK NATIONAL ASSOCIATION	3,006.88	0.00	3,006.88
67585	12/17/2015	60685	TURF STAR	169.28	0.00	169.28
67586	12/17/2015	1682	VELOCITY AIR ENGINEERING INC	1,809.98	0.00	1,809.98
67587	12/17/2015	57135	VISION SERVICE PLAN	4,405.78	0.00	4,405.78
67588	12/17/2015	7400	WATER REPLENISHMENT DISTRICT OF	185,039.55	0.00	185,039.55
67589	12/17/2015	17640	WAXIE ENTERPRISES INC	583.28	0.00	583.28
67590	12/17/2015	62628	WELLS C. PIPELINE MATERIALS	981.00	0.00	981.00
67591	12/17/2015	40925	WEST COAST ARBORISTS INC	1,222.50	0.00	1,222.50
67592	12/17/2015	4501	WEST COAST SAND AND GRAVEL. INC.	1,140.84	0.00	1,140.84
67593	12/17/2015	37745	WESTERN EXTERMINATOR CO	46.50	0.00	46.50
67594	12/17/2015	50172	PRIMUS INC	432.52	0.00	432.52
67595	12/17/2015	50058	WHITE HOUSE FLORIST INC	1,504.20	0.00	1,504.20
67596	12/17/2015	35146	WILLDAN ASSOCIATES	49,926.40	0.00	49,926.40
67597	12/17/2015	4183	WINZER CORPORATION	257.31	0.00	257.31
67598	12/17/2015	3699	ARGUELLO. ROGER	54.00	0.00	54.00
67599	12/17/2015	3699	BECKER. C	1.65	0.00	1.65
67600	12/17/2015	3699	BOZMAN. VERA	250.00	0.00	250.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
67601	12/17/2015	3699	CASTILLO. MARY	15.00	0.00	15.00
67602	12/17/2015	3699	COSMIANO. EUGENE	250.00	0.00	250.00
67603	12/17/2015	3699	CRABTREE. ELIZABETH	250.00	0.00	250.00
67604	12/17/2015	3699	CROOK. VIVIAN	250.00	0.00	250.00
67605	12/17/2015	3699	CROW. MATTHEW	231.44	0.00	231.44
67606	12/17/2015	3699	DAVIS. ALISSA	250.00	0.00	250.00
67607	12/17/2015	3699	DE ANDA. RUBEN	250.00	0.00	250.00
67608	12/17/2015	3699	DIAZ. SANDRA	35.00	0.00	35.00
67609	12/17/2015	3699	DOOLITTLE. WESLEY	20.00	0.00	20.00
67610	12/17/2015	3699	ESCALONA. CHRISTINE	250.00	0.00	250.00
67611	12/17/2015	3699	ESCOBAR. BRITTANY	250.00	0.00	250.00
67612	12/17/2015	3699	FARWEST CORROSION CONTROL COMPANY	916.02	0.00	916.02
67613	12/17/2015	3699	FERNANDO. ASHLEIGH	250.00	0.00	250.00
67614	12/17/2015	3699	FREEMAN. GERALDINE	250.00	0.00	250.00
67615	12/17/2015	3699	FRESH & EASY. LLC	36.82	0.00	36.82
67616	12/17/2015	3699	FUGGIASCO. DEE	68.00	0.00	68.00
67617	12/17/2015	3699	GAGEBY. HEATHER	17.00	0.00	17.00
67618	12/17/2015	3699	GALVEZ. EVANGELINE	250.00	0.00	250.00
67619	12/17/2015	3699	GANADEN. ANNAROSE	240.00	0.00	240.00
67620	12/17/2015	3699	HAMILTON. ANDRE	250.00	0.00	250.00
67621	12/17/2015	3699	HOPKINS. MARGARET	68.00	0.00	68.00
67622	12/17/2015	3699	LARSEN. BREANNA	17.00	0.00	17.00
67623	12/17/2015	3699	LEHAN. DEBBIE	102.00	0.00	102.00
67624	12/17/2015	3699	MATHES. MARILYN	34.00	0.00	34.00
67625	12/17/2015	3699	MENDOZA. GRACIA	20.00	0.00	20.00
67626	12/17/2015	3699	MILLER. SANDRA	20.00	0.00	20.00
67627	12/17/2015	3699	MURILLO. RAUL	250.00	0.00	250.00
67628	12/17/2015	3699	ODUDU. GABRIEL	20.00	0.00	20.00
67629	12/17/2015	3699	PACHECO. JENNY	20.00	0.00	20.00
67630	12/17/2015	3699	PANGASINAN ASSOC OF	286.00	0.00	286.00
67631	12/17/2015	3699	PASCUAL. AMELIA	250.00	0.00	250.00
67632	12/17/2015	3699	PORIUNCULA. MANUEL	250.00	0.00	250.00
67633	12/17/2015	3699	RAMIREZ. ARTURO	250.00	0.00	250.00
67634	12/17/2015	3699	RECOVERY. INC	250.00	0.00	250.00
67635	12/17/2015	3699	RICHARD. ROSALIND	250.00	0.00	250.00
67636	12/17/2015	3699	ROBERTS. ELIZABETH	34.00	0.00	34.00
67637	12/17/2015	3699	RODRIGUEZ. MARICELA	250.00	0.00	250.00
67638	12/17/2015	3699	RUDISON. JASON	15.00	0.00	15.00
67639	12/17/2015	3699	SAYLOR INSURANCE AGENCY	250.00	0.00	250.00
67640	12/17/2015	3699	SHHUB. ABDULATIF	300.00	0.00	300.00
67641	12/17/2015	3699	SILVAS. JOHN	34.00	0.00	34.00
67642	12/17/2015	3699	SIMPSON. BRYON	20.00	0.00	20.00
67643	12/17/2015	3699	SUMAGAYSAY. JUVY	250.00	0.00	250.00
67644	12/17/2015	3699	TABOADA. ADRIANA	250.00	0.00	250.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
67645	12/17/2015	3699	TAPIA, SHALINA	250.00	0.00	250.00
67646	12/17/2015	3699	TOASTMASTER'S INTERNATIONAL	250.00	0.00	250.00
67647	12/17/2015	3699	VELASQUEZ, JIRKO	20.00	0.00	20.00
67648	12/17/2015	3699	VILLARINO, SURYA	250.00	0.00	250.00
67649	12/17/2015	3699	WHITE, LA BRINNIA	20.00	0.00	20.00
67650	12/17/2015	3699	WILLIAMS, ANGELA	250.00	0.00	250.00
67651	12/17/2015	2279	AMERICAN PACIFIC PRINTERS COLLEGES	414.20	0.00	414.20
67652	12/17/2015	2372	TGIS CATERING SVCS INC	614.76	0.00	614.76
67653	12/17/2015	4443	O'REILLY AUTOMOTIVE STORES INC	267.26	4.90	262.36
67654	12/17/2015	4783	LANDCARE HOLDINGS INC	7,184.28	0.00	7,184.28
Totals:				<u>1,746,291.02</u>	<u>4.90</u>	<u>1,746,286.12</u>

**CITY OF LAKEWOOD
FUND SUMMARY 12/23/2015**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 67655 through 67767. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	133,438.45
1015	SPECIAL OLYMPICS	128.91
1020	CABLE TV	968.98
1030	CDBG CURRENT YEAR	1,875.00
1050	COMMUNITY FACILITY	1,166.05
3060	PROPOSITION "A"	31,713.45
3070	PROPOSITION "C"	486.99
5010	GRAPHICS AND COPY CENTER	10.80
5020	CENTRAL STORES	810.57
5030	FLEET MAINTENANCE	3,596.07
7500	WATER UTILITY FUND	12,265.80
8030	TRUST DEPOSIT	2,156.46
		<hr/>
		188,617.53

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
67655	12/21/2015	64854	VITAL. BRENDA	618.44	0.00	618.44
67656	12/21/2015	3699	SPARKS. JR.. DONALD	405.39	0.00	405.39
67657	12/23/2015	2701	AIRE RITE A/C & REFRIGERATION INC	286.00	0.00	286.00
67658	12/23/2015	4551	ACCOUNTING PRINCIPALS. INC	784.00	0.00	784.00
67659	12/23/2015	1700	ALLIED REFRIGERATION INC	249.11	0.00	249.11
67660	12/23/2015	2550	AMERICAN PLANNING ASSOC	485.00	0.00	485.00
67661	12/23/2015	35016	ASSOCIATED SOILS ENGINEERING INC	620.00	0.00	620.00
67662	12/23/2015	4389	BEST ROLL UP DOOR INC	3,997.00	0.00	3,997.00
67663	12/23/2015	3518	BOY SCOUT TROOP #134	250.00	0.00	250.00
67664	12/23/2015	48469	BURWELL MICHAEL RAY	1,005.00	0.00	1,005.00
67665	12/23/2015	307	CALIF. STATE DISBURSEMENT UNIT	155.07	0.00	155.07
67666	12/23/2015	53983	CALIF STATE FRANCHISE TAX BOARD	287.35	0.00	287.35
67667	12/23/2015	6600	CALIFORNIA STATE DEPT OF JUSTICE	6,304.00	0.00	6,304.00
67668	12/23/2015	4270	CARROLL MEGAN J	912.50	0.00	912.50
67669	12/23/2015	3778	COMMERCIAL AOUATIC SERVICES INC	725.09	0.00	725.09
67670	12/23/2015	4833	COMMUNITY DEVELOPMENT EXPERTS	1,150.00	0.00	1,150.00
67671	12/23/2015	53451	COMMUNITY FAMILY GUIDANCE CTR	750.00	0.00	750.00
67672	12/23/2015	4380	CAPITAL ONE NATIONAL ASSOCIATION	86.94	0.00	86.94
67673	12/23/2015	62407	CRN AM CAR WASH INC.	102.00	0.00	102.00
67674	12/23/2015	3641	CUB SCOUT PACK #134	250.00	0.00	250.00
67675	12/23/2015	27200	DICKSON R F CO INC	4,340.00	0.00	4,340.00
67676	12/23/2015	3946	FERGUSON ENTERPRISES INC	5,664.70	0.00	5,664.70
67677	12/23/2015	64215	GOLD COAST AWARDS INC	55.86	0.00	55.86
67678	12/23/2015	33150	GRAINGER W W INC	74.86	0.00	74.86
67679	12/23/2015	3285	GREENO. KAREN	327.60	0.00	327.60
67680	12/23/2015	62491	HANDS ON MAILING &	687.66	0.00	687.66
67681	12/23/2015	35477	HARA M LAWNMOWER CENTER	279.24	0.00	279.24
67682	12/23/2015	65891	HUMAN SERVICES ASSOCIATION	375.00	0.00	375.00
67683	12/23/2015	4149	INFOSEND INC	377.92	0.00	377.92
67684	12/23/2015	49843	INOUYE. MICHAEL JOHN	325.00	0.00	325.00
67685	12/23/2015	2956	KICK IT UP KIDZ. LLC	72.80	0.00	72.80
67686	12/23/2015	4696	NORTH AMERICAN YOUTH ACTIVITIES LLC	1,414.40	0.00	1,414.40
67687	12/23/2015	55469	LAKESWOOD CITY EMPLOYEE ASSOCIATION	2,100.00	0.00	2,100.00
67688	12/23/2015	53849	LAKESWOOD ROTARY CLUB	804.00	0.00	804.00
67689	12/23/2015	1641	LAKESWOOD WOMEN'S CLUB	250.00	0.00	250.00
67690	12/23/2015	18400	LAKESWOOD. CITY WATER DEPT	19,490.22	0.00	19,490.22
67691	12/23/2015	2409	LIFTECH ELEVATOR SERVICES INC	492.00	0.00	492.00
67692	12/23/2015	20780	LONG BEACH UNIFIED SCHOOL DIST	250.00	0.00	250.00
67693	12/23/2015	36844	LA COUNTY DEPT OF PUBLIC WORKS	3,548.49	0.00	3,548.49
67694	12/23/2015	62080	MARKLEY. ELIZABETH	57.20	0.00	57.20
67695	12/23/2015	1650	MARTIN. NATASCHA	115.13	0.00	115.13
67696	12/23/2015	66339	MC ENROE. BARBARA	156.00	0.00	156.00
67697	12/23/2015	61672	MUSCULAR DYSTROPHY ASSOC INC	20.00	0.00	20.00
67698	12/23/2015	47481	N R P A	165.00	0.00	165.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
67699	12/23/2015	2546	NIFTY AFTER FIFTY	19.20	0.00	19.20
67700	12/23/2015	47554	OFFICE DEPOT BUSINESS SVCS	469.31	0.00	469.31
67701	12/23/2015	4367	OROZCO'S AUTO SERVICE INC	1,522.61	0.00	1,522.61
67702	12/23/2015	3975	OUTDOOR CREATIONS INC	4,245.15	0.00	4,245.15
67703	12/23/2015	4497	PACIFIC COACHWAYS CHARTER SERVICES	675.00	0.00	675.00
67704	12/23/2015	65659	PHASE II SYSTEMS INC	4,012.59	0.00	4,012.59
67705	12/23/2015	50512	PATHWAYS VOLUNTEER HOSPICE	750.00	0.00	750.00
67706	12/23/2015	51171	PERS LONG TERM CARE PROGRAM	282.40	0.00	282.40
67707	12/23/2015	2174	PETTY CASH/LOVENEL REVELDEZ OR	1,237.00	0.00	1,237.00
67708	12/23/2015	1615	PFM ASSET MANAGEMENT LLC	2,969.02	0.00	2,969.02
67709	12/23/2015	15600	LONG BEACH PUBLISHING CO	2,009.48	0.00	2,009.48
67710	12/23/2015	4828	R DEPENDABLE CONST INC	39,615.00	0.00	39,615.00
67711	12/23/2015	4753	RAMIREZ. EDUARDO	150.00	0.00	150.00
67712	12/23/2015	39640	RAYVERN LIGHTING SUPPLY CO INC	1,392.04	0.00	1,392.04
67713	12/23/2015	4602	REID. CHARLOTTE ALISON	236.17	0.00	236.17
67714	12/23/2015	4333	REYES. MICHELLE	78.00	0.00	78.00
67715	12/23/2015	4309	SAFESHRED	25.00	0.00	25.00
67716	12/23/2015	47141	STEARNS CONRAD & SCHMIDT CONSLT ENG	4,465.00	0.00	4,465.00
67717	12/23/2015	52279	SMART & FINAL INC	443.69	0.00	443.69
67718	12/23/2015	4835	SMITH. JEFF	500.00	0.00	500.00
67719	12/23/2015	4177	SOUTHERN CALIF ACADEMY OF MUSIC	819.00	0.00	819.00
67720	12/23/2015	4201	AUDIO MESSAGING SOLUTIONS LLC	217.35	0.00	217.35
67721	12/23/2015	37930	STANDARD INSURANCE CO UNIT 22	9,514.28	0.00	9,514.28
67722	12/23/2015	64602	STAPLES CONTRACT & COMMERCIAL INC	405.04	0.00	405.04
67723	12/23/2015	977	STEVEN ENTERPRISES	107.48	0.00	107.48
67724	12/23/2015	1676	U S TELEPACIFIC CORP	457.70	0.00	457.70
67725	12/23/2015	4364	THE RINKS-LAKEWOOD ICE	79.95	0.00	79.95
67726	12/23/2015	528	TIME WARNER CABLE	4,978.65	0.00	4,978.65
67727	12/23/2015	60685	TURF STAR	383.56	0.00	383.56
67728	12/23/2015	4480	TYLER BUSINESS FORMS	203.17	0.00	203.17
67729	12/23/2015	1437	U S BANK NATIONAL ASSOCIATION	25,007.34	0.00	25,007.34
67730	12/23/2015	4216	U.S. DEPARTMENT OF HUD	125.00	0.00	125.00
67731	12/23/2015	53760	UNITED WAY- GREATER LOS ANGELES	45.00	0.00	45.00
67732	12/23/2015	1682	VELOCITY AIR ENGINEERING INC	4,320.00	0.00	4,320.00
67733	12/23/2015	61019	CHRISTMAN WILLIAM B	175.00	0.00	175.00
67734	12/23/2015	36166	WEGENER. KATHY	1,040.00	0.00	1,040.00
67735	12/23/2015	37745	WESTERN EXTERMINATOR CO	231.50	0.00	231.50
67736	12/23/2015	3699	AGUIRRE. JEANETTE	250.00	0.00	250.00
67737	12/23/2015	3699	ALLEN. DEBRA	75.00	0.00	75.00
67738	12/23/2015	3699	ANOTHER ALTERNATE PRAISE	250.00	0.00	250.00
67739	12/23/2015	3699	ARELLANO. CRYSTAL	15.00	0.00	15.00
67740	12/23/2015	3699	CAMPBELL. DENISE	30.00	0.00	30.00
67741	12/23/2015	3699	CORK. STEPHANIE	250.00	0.00	250.00
67742	12/23/2015	3699	DIAZ. JULIO	250.00	0.00	250.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
67743	12/23/2015	3699	DOMA. DOLORES	250.00	0.00	250.00
67744	12/23/2015	3699	DREAM HOME CARE. INC	250.00	0.00	250.00
67745	12/23/2015	3699	GARNER. LISA	250.00	0.00	250.00
67746	12/23/2015	3699	GIRL SCOUT TROOP 1883	250.00	0.00	250.00
67747	12/23/2015	3699	GODOY. ANTHONY	250.00	0.00	250.00
67748	12/23/2015	3699	JUNOWICH. ERIN	250.00	0.00	250.00
67749	12/23/2015	3699	KEATON. JACKIE	90.00	0.00	90.00
67750	12/23/2015	3699	KENNEDY. ROBYN	45.00	0.00	45.00
67751	12/23/2015	3699	LAKEWOOD PACIFIC JR FOOTBALL	250.00	0.00	250.00
67752	12/23/2015	3699	LOPEZ. DIANA	20.00	0.00	20.00
67753	12/23/2015	3699	MAGALLANES. LOURDES	250.00	0.00	250.00
67754	12/23/2015	3699	POUDEL. REGINA	250.00	0.00	250.00
67755	12/23/2015	3699	PRICER. NICOLE	75.00	0.00	75.00
67756	12/23/2015	3699	OUITUGUA. MELISSA	250.00	0.00	250.00
67757	12/23/2015	3699	RIOS. ROCIO	250.00	0.00	250.00
67758	12/23/2015	3699	ROBINSON-REESE. SONJA	250.00	0.00	250.00
67759	12/23/2015	3699	RODRIGUEZ. ABEL	250.00	0.00	250.00
67760	12/23/2015	3699	RUANO. MARICA	250.00	0.00	250.00
67761	12/23/2015	3699	SCHOEDL. LISA	250.00	0.00	250.00
67762	12/23/2015	3699	SY. DARNY	250.00	0.00	250.00
67763	12/23/2015	3699	TRAVIS. SHENIKA	250.00	0.00	250.00
67764	12/23/2015	3699	WEBER. DEBRA	250.00	0.00	250.00
67765	12/23/2015	3699	WELLS. WENDY	75.00	0.00	75.00
67766	12/23/2015	4443	O'REILLY AUTOMOTIVE STORES INC	579.43	10.63	568.80
67767	12/23/2015	60195	CR TRANSFER INC	8,051.08	0.00	8,051.08
Totals:				<u>188,628.16</u>	<u>10.63</u>	<u>188,617.53</u>

**CITY OF LAKEWOOD
FUND SUMMARY 12/30/2015**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 67768 through 67807. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	417,283.53
1030	CDBG CURRENT YEAR	2,808.92
3060	PROPOSITION "A"	29,048.25
3070	PROPOSITION "C"	510.00
7500	WATER UTILITY FUND	30,032.57
8020	LOCAL REHAB LOAN	950.00
8030	TRUST DEPOSIT	906.05
		<hr/> 481,539.32

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
67768	12/30/2015	61142	ADAMS-HILLERY SHARRON	2,808.92	0.00	2,808.92
67769	12/30/2015	65668	ANICETO. SANDRA	845.00	0.00	845.00
67770	12/30/2015	66012	BARTKUS. KRISTIN	39.00	0.00	39.00
67771	12/30/2015	63567	BAUMAN. ALEX	425.30	0.00	425.30
67772	12/30/2015	46288	CA ASSOC FOR COORDINATED TRANSPORTN	510.00	0.00	510.00
67773	12/30/2015	7800	CERRITOS CITY	4,862.00	0.00	4,862.00
67774	12/30/2015	3199	EDCO WASTE SERVICES LLC	376,824.74	0.00	376,824.74
67775	12/30/2015	4422	GARIBALDO'S NURSERY	461.07	0.00	461.07
67776	12/30/2015	42031	HOME DEPOT	2,602.79	0.00	2,602.79
67777	12/30/2015	4180	JONES RICHARD D. A PROF LAW CORP	16,750.00	0.00	16,750.00
67778	12/30/2015	2956	KICK IT UP KIDZ. LLC	15.60	0.00	15.60
67779	12/30/2015	18300	LAKEWOOD CHAMBER OF COMMERCE	1,833.33	0.00	1,833.33
67780	12/30/2015	20300	LONG BEACH CITY GAS & WATER DEPT	95.68	0.00	95.68
67781	12/30/2015	20700	LONG BEACH PUBLIC TRANSPORTATION CO	29,048.25	0.00	29,048.25
67782	12/30/2015	36844	LA COUNTY DEPT OF PUBLIC WORKS	906.05	0.00	906.05
67783	12/30/2015	64333	MOSES-CALDERA. ISABEL	583.70	0.00	583.70
67784	12/30/2015	65157	PLAYPOWER LT FARMINGTON INC	1,568.67	0.00	1,568.67
67785	12/30/2015	29400	SOUTHERN CALIFORNIA EDISON CO	26,946.96	0.00	26,946.96
67786	12/30/2015	4364	THE RINKS-LAKEWOOD ICE	106.60	0.00	106.60
67787	12/30/2015	65224	TUMBLE-N-KIDS. INC	65.00	0.00	65.00
67788	12/30/2015	60430	VERIZON CALIFORNIA INC	79.99	0.00	79.99
67789	12/30/2015	3699	CHAVEZ. WENDY	250.00	0.00	250.00
67790	12/30/2015	3699	DAUZ. JOSEPHINE	250.00	0.00	250.00
67791	12/30/2015	3699	DELEON. NAPOLEON & KOLEEN	3.70	0.00	3.70
67792	12/30/2015	3699	LAKEWOOD AQUATICS	250.00	0.00	250.00
67793	12/30/2015	3699	MADISON. DON	250.00	0.00	250.00
67794	12/30/2015	3699	MILLER. SANDRA	250.00	0.00	250.00
67795	12/30/2015	3699	MONTEABARO. ANDREW & ERICA	426.68	0.00	426.68
67796	12/30/2015	3699	MUNDY. DAN	3,793.68	0.00	3,793.68
67797	12/30/2015	3699	MUNDY. DAN	3,793.68	0.00	3,793.68
67798	12/30/2015	3699	ONIKUTE. OLUWAROTIMI	250.00	0.00	250.00
67799	12/30/2015	3699	POLLY. IRENE	250.00	0.00	250.00
67800	12/30/2015	3699	RAMIREZ. BRIAN	250.00	0.00	250.00
67801	12/30/2015	3699	RAMIREZ. J C	2,646.88	0.00	2,646.88
67802	12/30/2015	3699	REYES. ANGELICA	250.00	0.00	250.00
67803	12/30/2015	3699	SOMERS. BRITTANY	20.00	0.00	20.00
67804	12/30/2015	3699	SOUTHERN CALIFORNIA EXTERMINATORS	950.00	0.00	950.00
67805	12/30/2015	3699	SUTHERLIN. JON	12.05	0.00	12.05
67806	12/30/2015	3699	TRUESDALE. CAROL	250.00	0.00	250.00
67807	12/30/2015	3699	UNDERWOOD. LASHEENA	14.00	0.00	14.00
Totals:				<u>481,539.32</u>	<u>0.00</u>	<u>481,539.32</u>

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Public Hearings

ORDINANCE NO. 2015-9

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING ARTICLE IX OF THE LAKEWOOD MUNICIPAL CODE CLARIFYING AND IMPOSING AN EXPRESS PROHIBITION ON MARIJUANA CULTIVATION, PROPAGATION, PRODUCT LABELING, STORING, PROCESSING, TRANSPORTING, DELIVERY, SALES, BARTERS, DISPENSARIES AND COOPERATIVES AND TESTING LABORATORIES IN THE CITY.

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

SECTION 1. The City Council hereby finds and declares:

A. That the commercial and non-commercial cultivation of marijuana, whether for medical purposes or otherwise, significantly impacts, or has the potential to significantly impact, the residents of the City of Lakewood (the "City"). These potential impacts include improper and dangerous alterations and/or use of buildings and outdoor areas in which cultivation may occur with compromised electrical connections, fire safety problems, inadequate ventilation, structural modifications, over use of water, increased nuisance impacts on neighboring properties from noxious odors originating from the plants, increased occurrences of theft crimes and a general increase in the instances and intensity of crime within the City.

B. That marijuana is an illegal substance under the Federal Controlled Substances Act, 21 U.S.C. 801, *et seq.* and is classified as a "Schedule I Drug", which is defined as a drug or other substance that has a high potential for abuse. Furthermore, the Federal Controlled Substances Act makes it unlawful for any person to cultivate, manufacture, distribute or dispense, or possess with intent to manufacture, distribute or dispense marijuana. The Controlled Substances Act contains no statutory exemption for the possession of marijuana for medical purposes. The City has no desire to interfere with or defy federal law.

C. That the voters of the State of California, in 1996, approved Proposition 215 (codified as Health and Safety Code Section 11362.5, *et. seq.* and entitled as "The Compassionate Use Act of 1996" or "CUA".) The intent of Proposition 215 was to provide legal protections to seriously ill persons, who have their doctor's recommendation to use marijuana for medical purposes, otherwise known as "qualified patients." The CUA also provides protections to the physicians and primary caregivers who assist these "qualified patients." The CUA enabled those who are in need of medical marijuana for medical purposes to obtain and use it under limited, specified circumstances. The CUA provides a criminal defense to the cultivation, possession and use of marijuana for medical purposes. The CUA does not address land use impacts that are caused by the cultivation of marijuana. This ordinance addresses those impacts by prohibiting cultivation and distribution of both commercial and non-commercial marijuana.

D. That on January 1, 2004, the legislature enacted SB 420 (codified as Health and Safety Code Sections 11362.7 *et. seq.* and entitled as "The Medical Marijuana Program Act" or "MMPA".) The MMPA was adopted to clarify the scope of the CUA and to allow cities and

counties to adopt and enforce rules and regulations consistent with the MMPA and the CUA. The MMPA requires the California Department of Public Health (CDPH) to create the Medical Marijuana Program (“MMP”).

The state MMP is responsible for developing and maintaining an online registry and verification system for Medical Marijuana Identification Cards or “MMICs.” MMICs are available to qualified patients and their primary caregivers. The intent of SB 420 is to help law enforcement and qualified patients by creating a form of identification for qualified patients that is official and uniform throughout the State. The online registry does allow law enforcement to verify that a MMIC is valid.

E. That the CUA is limited in scope, in that it only provides a defense from criminal prosecution for possession and cultivation of marijuana to qualified patients and their primary caregivers. The scope of the MMPA is also limited in that it establishes a statewide identification program and affords qualified patients, persons with identification cards and their primary caregivers, an affirmative defense to certain enumerated criminal sanctions that would otherwise apply to transporting, processing, administering or distributing marijuana, but not cultivation.

F. That the intent of this ordinance is to utilize the City’s inherent police power to regulate through land use controls marijuana related activities in a manner that protects the public health, safety and welfare of the Lakewood community, without violating the CUA or MMPA, and to prevent adverse impacts that such activities and land uses may have on nearby properties and residents, without interfering with the rights of qualified patients and their primary caregivers to possess medical marijuana pursuant to state law.

G. That on August 25, 2008, Edmond G. Brown, then the California Attorney General, issued the “Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use” (“Guidelines”), which sets regulations intended to ensure the security and non-diversion of marijuana grown for medical use by qualified patients. Health and Safety Code 11362.81(d) authorizes the Attorney General to “develop and adopt appropriate guidelines to ensure the security and non-diversion of marijuana grown for medical use by patients qualified under” the CUA. Nothing in the Guidelines imposes an affirmative mandate or duty upon local governments, such as the City, to allow, sanction or permit the cultivation of marijuana plants within their jurisdictional limits.

H. That on October 10, 2015, Edmond G. Brown, the Governor of California signed into law the Medical Marijuana Regulation and Safety Act (“MMRSA”), enacted through a combination of regulations contained in AB 266, AB 243 and SB 643. The MMRSA in part: (a) creates a dual licensing structure requiring all commercial cannabis operations to have both a state and a local license before operating, (b) establishes health and safety standards with required mandatory testing and labeling of edible medical cannabis products, (c) regulates physicians recommending medical cannabis products, (d) expressly recognizes local government authority to regulate, license, levy taxes and fees and/or prohibit commercial and non-commercial cannabis operations, (e) phases out marijuana collectives and cooperatives, (f) prevents illegal water diversion and establishes pesticide controls, and (g) requires a local jurisdiction to affirmatively prohibit unwanted cannabis activities or land uses, including prohibiting cannabis cultivation by having an ordinance in effect on or before March 1, 2016 or by making a determination that its zoning code is “permissive” and therefore “any use not

enumerated in the code is presumptively prohibited” as stipulated by the court. [*City of Corona v. Naulis* (2008) 166 Cal. App 4th 418, 425 and cited in *County of Sonoma v. Superior Court* (2010) 190 Cal.App.4th 1312, FN.3]

I. That neither the CUA, nor the MMPA, nor MMRSA nor the California Constitution creates a right to cultivate marijuana or impose an affirmative duty or mandate upon local governments, such as the City, to allow, authorize or sanction those cultivating marijuana plants within its jurisdiction.

J. That neither the CUA nor the MMPA, nor MMRSA nor the California Constitution preempts the City’s exercise of its traditional police powers in enacting land use and zoning regulations, as well as legislation for preservation of public health, safety and welfare, such as this zoning ordinance prohibiting the cultivation of marijuana.

K. That neither the CUA nor MMPA nor MMRSA abrogates the City’s powers to regulate for public health, safety and welfare. Health and Safety Code 11362.5(b) (2) provides that the Act does not supersede any legislation intended to prohibit conduct that endangers others. In addition, Health and Safety Code 11352.83 authorizes cities and counties to adopt and enforce rules and regulations consistent with the MMPA and MMRSA.

L. That pursuant to the City’s police powers as authorized in Article 11, Section 7 of the California Constitution, and as implemented in the Lakewood Municipal Code, the City has the power to regulate permissible land uses throughout the City and to enact regulations for the preservation of public health, safety and welfare of its residents and community. And, pursuant to California Government Code Section 38771, the City also has the power through the City Council to declare actions, land uses and activities that constitute a public nuisance.

M. That California cities that have permitted the cultivation of marijuana have found that this activity causes negative and harmful secondary effects, such as an increase in crime, including robberies, burglaries, and sales of illegal drugs in the areas immediately surrounding properties that grow marijuana plants, noxious odors and an increase in the incidences of driving while under the influence of marijuana.

N. That the City has a compelling interest in protecting the public health, safety and welfare of its residents and businesses, and in preserving the peace and quiet of Lakewood neighborhoods. That the public health, safety and general welfare of the City and its residents necessitates and requires the adoption of this zoning ordinance, prohibiting the cultivation and distribution of marijuana plants and other cannabis products, in order to:

(1) Protect and safeguard against the detrimental secondary negative effects and adverse impacts of cultivating and distributing marijuana;

(2) Preserve and safeguard the minors, children and students in the community from the deleterious impacts of marijuana cultivation and distribution

(3) Preserve the City’s law enforcement services, in that monitoring and addressing the negative secondary effects and adverse impacts will likely burden the City’s law enforcement resources with continuing and expanding marijuana cultivation.

O. That the City Council further finds that due to potential negative secondary effects and adverse impacts of marijuana plant cultivation on surrounding properties, these activities will negatively impact the City.

P. That State and Federal courts have recognized the aforementioned negative and harmful secondary effects.

Q. That the City zoning regulations are consistent with the Lakewood General Plan in that the General Plan, its goals, objectives and policies do not permit or contemplate the establishment or exercise of marijuana cultivation activities either externally or internally within a structure on any property within the City.

R. That the City Council takes legislative notice of all of the studies, statements and legal decisions set forth above and including but not limited to the following:

1) *Browne v. County of Tehama* (213 Cal App. 4th 704). This California Court of Appeal found that the CUA does not confer the right to cultivate marijuana.

2) *City of Riverside v. Inland Empire Patients Wellness Center, Inc.* (56 Cal 4th 729) This decision upheld that “local authority to regulate land use for the public welfare is an inherent preexisting power recognized by the California Constitution” and that the CUA and MMPA do not expressly or impliedly restrict the authority of local jurisdictions to decide whether local land use controls can be used to regulate medical marijuana. (May 6, 2013 State Supreme Court)

3) *Moral v. City of Live Oak* (221 Cal. App.4th 975) This decision by the Court of Appeals (November 26, 2013) upheld the legal position that the CUA and MMPA do not preempt the City’s ability to use its police powers to totally prohibit the cultivation of marijuana within its jurisdictional boundaries. The Supreme Court on March 26, 2014 refused to hear an appeal of this decision and denied a request to depublish the finding, letting it stand.

S. That justification for prohibiting all cultivation of marijuana plants pursuant to the City’s police powers includes but is not limited to:

(1) An increased risk to public safety based on the value of the marijuana plants and the accompanying threat of robbery theft and the attendant violence and injury;

(2) The noxious odors emanating from mature plants can interfere with the enjoyment and use of neighboring properties by their occupants; and

(3) The potential for theft and use by school-age children when marijuana is cultivated in a visible area, especially when in proximity to residential areas, schools, parks and churches.

T. That the Planning and Environment Commission held a duly noticed public hearing on December 3, 2015 at which time it considered all evidence presented, both written and oral and at the end of the hearing voted to adopt a resolution recommending that the City Council adopt this ordinance.

U. That the City Council held a duly noticed public hearing on this ordinance on January 26, 2016, at which time it considered all evidence presented, both written and oral.

SECTION 2. This ordinance is adopted pursuant to the authority granted by the California Constitution and State law, including but not limited to Article XI, Section 7 of the California Constitution, the Compassionate Use Act, the Medical Marijuana Program, and The Medical Marijuana Regulation and Safety Act.

SECTION 3. Section 9378 of the Lakewood Municipal Code is amended to read as follows:

9378. MARIJUANA RELATED ACTIVITIES PROHIBITED.

A. **Definitions.** For the purposes of this Section the following definitions shall apply:

- (1) "Marijuana" means any or all parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not; the seeds thereof; the resin or separated resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin, including marijuana infused in foodstuff, or any other ingestible or consumable product containing marijuana. "Marijuana" shall also include "medical marijuana" as that term is used in the "Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use," issued by the Office of the Attorney General for the State of California (the "Guidelines"), as such Guidelines may be amended from time-to-time, or subject to the provisions of the California Compassion Use Act of 1996, or the California Medical Marijuana Program Act, as either may be amended from time-to-time.
- (2) "Marijuana cultivation" means the growing, propagating, planting, harvesting, drying, curing, grading, trimming, or processing of marijuana.
- (3) "Marijuana processing" means any method used to prepare marijuana or its byproducts for commercial retail and/or wholesale purposes, including but not limited to drying, cleaning, curing, packaging, and extraction of active ingredients to create marijuana related products and/or concentrates.
- (4) "Marijuana delivery" means the transfer of marijuana or its byproducts to or from a dispensary, collective, cooperative, primary caregiver, qualified patient or testing laboratory. "Marijuana delivery" also includes the use by any aforesaid transferor or transferee of any technology platform that enables any such transfer.
- (5) "Marijuana dispensaries" means any business, office, store, facility, location, retail storefront or wholesale component of any establishment, cooperative or collective that delivers, dispenses, distributes, exchanges, transmits, transports, sells or provides marijuana to any person for any reason, including members of any medical marijuana cooperative or collective.
- (6) "Medical marijuana cooperative" or "collective" means any group that is cooperatively or collectively cultivating and/or distributing marijuana for medical purposes that is organized in the manner set forth in the Guidelines.
- (7) "Marijuana testing laboratory" means a facility, entity, or site that offers or performs tests of marijuana or marijuana products that is both: (a) accredited by an accrediting body that is independent from all other persons involved in the medical marijuana industry in the state; and (b) registered with the State Department of Public Health.
- (8) "Marijuana transporting" means the transfer of marijuana or marijuana products from one location to any other location.
- (9) "Manufacturer" means a person who conducts the production, preparation, propagation, or compounding of marijuana, or marijuana byproducts either directly or by extraction methods, or independently by means of chemical synthesis or by a combination of extraction and chemical synthesis, or that packages or repackages marijuana or marijuana products or labels or relabels its container.
- (10) "Transporter" means a person who transports or delivers marijuana or marijuana byproducts.

(11) “Distributor” means a person engaged in the purchasing of marijuana from a cultivator, or marijuana products from a manufacturer, for sale to a dispensary, cooperative or collective.

B. Prohibited Activities. Marijuana cultivation/propagation, marijuana processing, marijuana testing laboratory, marijuana product labeling, marijuana storing, marijuana transporting, marijuana delivery, marijuana dispensaries, marijuana sales/barters and marijuana cooperatives or collectives shall be prohibited activities in the City, except where the City is preempted by federal or state law from enacting a prohibition on any such activity. Except in the circumstance of such preemption, if any, no use permit, variance, building permit, or any other entitlement, license, or permit, whether ministerial or discretionary, shall be approved or issued for any of the aforesaid prohibited activities anywhere in the City, and no person shall otherwise establish or conduct any such activity in the City. It shall be unlawful for any person or entity to establish, own, operate or manage, or participate as an employee, manufacturer, transporter, distributor, contractor, landlord, property owner, agent, or volunteer, in any of the aforesaid prohibited activities anywhere in the City for any reason including both commercial or non-commercial purposes.

C. Public Nuisance. Any use or condition caused, or permitted to exist, in violation of any provision of this Section shall be, and hereby is declared to be, a public nuisance and may be summarily abated by the City pursuant to Code of Civil Procedure Section 731 or any other remedy available to the City.

D. Civil Penalties. In addition to any other enforcement permitted the Lakewood Municipal Code, the City Attorney and/or City Prosecutor may bring a civil action for injunctive relief and civil penalties against any person or entity that violates this Section. In any civil action brought pursuant to this Section, a court of competent jurisdiction may award reasonable attorneys fees and costs to the prevailing party.

E. Applicability. In the event that any activity which is prohibited by this Section shall be determined to have occurred legally prior to the effective date of this Section, no such activity shall have any nonconforming rights as may otherwise be provided by this Code. Nothing in this Section is intended, nor shall it be construed to burden any defense to criminal prosecution under the Compassionate Use Act in 1996 pursuant to Proposition 215 and codified as the State of California Health and Safety Code section 11362.5.

SECTION 4. Nothing in this ordinance shall be interpreted to mean that the City’s permissive zoning scheme allows any other use not specifically listed therein.

SECTION 5. This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. The City’s permissive zoning provisions already prohibit all uses that are being expressly prohibited by this ordinance. Therefore, this ordinance has no impact on the physical

environment as it will not result in any changes.

SECTION 6. If any section, subsection, subdivision, sentence, clause, phrase or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 7. To the extent the provisions of the Lakewood Municipal Code as amended by this ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 8. The City Clerk shall certify to the adoption of this ordinance and shall post a certified copy of this ordinance, including the vote for and against same, in the Office of the City Clerk, in accordance with Government Code Section 36933. 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 15 days after its passage to be posted in at least three (3) public places within the City as established by ordinance.

ADOPTED AND APPROVED this 12th day of January, 2016, by the following roll call vote:

	AYES	NAYS	ABSENT
Council Member DuBois	_____	_____	_____
Council Member Rogers	_____	_____	_____
Council Member Piazza	_____	_____	_____
Council Member Croft	_____	_____	_____
Mayor Wood	_____	_____	_____

Mayor

ATTEST:

City Clerk

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TO: Honorable Mayor and members of the City Council

SUBJECT: Proposed ordinance to amend and retitle the Lakewood Center Sign Program Specific Plan (2011-2) to be the Lakewood Center Specific Plan and to allow temporary outdoor activities in designated event areas. (Amendment No. 2)

INTRODUCTION

Macerich, the owner and property managers of Lakewood Center, submitted an application to amend and retitle the Lakewood Center Sign Program Specific Plan (2011-2) to be the Lakewood Center Specific Plan and to allow temporary outdoor activities in designated event areas.

Also included in the application was a map and description of four event areas within the parking lots surrounding Lakewood Center that Macerich proposed to be available for such temporary outdoor activities.

Macerich in their application stated the following:

Outdoor activities are currently not allowed by the Lakewood Municipal Code. These activities help to engage the community, provide entertainment, encourage a healthy lifestyle, create community loyalty and expand the opportunities to engage and attract retail brands to the center.

Such change will further public welfare and enhance the quality of life for residents in the City of Lakewood and surrounding communities by promoting vibrancy, investment and excitement by Lakewood Center to attract and engage local residents in the community with access to fresh high quality locally grown food, community gathering events, attractions, and live entertainment.

Farmers Market, festivals, events and short term parking lot promotions attract local residents and families to the destination, build loyalty, and boost city sales tax dollars. These types of activities keep residents of the City of Lakewood in the city and provide another reason to shop and play locally in a safe environment.

Outdoor activities and sales, such as farmers' markets, festivals, events and short term parking lot promotions would occur during non-peak periods, be limited in duration and located in underutilized parking areas. As an example, a regularly scheduled weekly recurring farmers market could have hours of business between 7 am to 11 am on Saturdays during the non-peak season of January through the middle of November. This non-holiday shopping period use would not impact parking availability or access to adjacent businesses. In fact, pedestrian access and walkability will be enhanced and encouraged.

All allowed temporary special events, including other festivals, events, attractions or promotions would include a safety/security plan and would not conflict with business operating hours and required parking lot capacity. The success of these partnerships is based on an organized and streamlined event plan, which the Lakewood Center management team would work directly with the City of Lakewood to achieve. Plans for each event will comply with existing ordinances and include security services, restroom access, trash and litter maintenance, navigational signage, enhanced lighting, traffic and crowd management, fire and structural safety, business license compliance and other applicable city guidelines.

Benefits for businesses and persons within the vicinity include access to weekly farm-fresh produce, enhanced goods and services, dynamic regional entertainment, family-focused attractions, and activities benefiting local civic and business partners as determined by mall management and city leadership.

In addition, Macerich stipulated to the following facts and procedure:

No Temporary Special Event shall reduce available parking spaces below the minimum necessary to operate the Lakewood Center Mall at the required standard of 4.25 parking spaces per 1,000 sq. ft. of gross leasable area. In 2015 Lakewood Center has a Gross Leasable Area of 1,988,919 square feet, which requires 8,453 parking spaces. In 2015 Lakewood Center Mall has 8,759 useable parking spaces, which is a surplus of 306 parking spaces. The temporary special events will utilize this surplus in the identified event areas.

STATEMENT OF FACTS

The Planning and Environment Commission reviewed the request and conducted a public hearing on December 3, 2015. The Commission recommends to the City Council the attached amendment. In summary, the proposed ordinance does the following:

1. Retitles the Specific Plan to be the Lakewood Center Specific Plan and then reorganizes that specific plan into three sections dealing namely with: **a)** overall procedures, **b)** freestanding sign program development standards and **c)** development standards for specified temporary outdoor activities in designated event areas, subject to a Special Event Permit.
2. Designates the four identified “Event Areas” in the parking lots as identified by Macerich.
3. Determines that the current surplus of 306 parking spaces that can be used by such events.

4. Authorizes the following temporary outdoor uses:

- Art Shows
- Car Shows – (display only)
- City Sponsored Events and Promotions
- Farmer’s Market – recurring (weekly)
- Ice Skating Rink – seasonal (multiple weeks)
- Santa’s Village and other seasonal displays
(e.g. Halloween Pumpkin Patch, Easter, etc.)

Each event will be allowed to have promotional, informational and directional signage.

5. Clarifies that additional uses may be approved by a Special Event Permit on a “*discretionary case-by-case basis.*” Temporary events conduct inside the mall structures are not subject to these regulations or permitting requirements.
6. Clarifies and expressly authorizes Special Event Permits at Lakewood Center to be issued for multiple-days (e.g. art show), multiple-weeks (e.g. ice rink) and weekly recurring events (e.g. farmer’s market) within one calendar year. Such permits shall be required to be renewed annually. The permit specifies how the event will operate.
7. Establishes additional informational requirements for Lakewood Center Special Event Permits, including designation of an event area and the amount of surplus parking to be used for event activities and equipment storage.
8. Limits initial authorization for such temporary outdoor activities to be for calendar years 2016 -2017.
9. Establishes a performance review in or after September 2017 by the City Council and creates a procedure by which the City Council may extend the authorization for additional calendar years.

CEQA

An Initial Study and proposed Negative Declaration were prepared for the proposed ordinance pursuant to Sections 15063 and 15070 of the California Environmental Quality Act (CEQA) Guidelines, as amended. A Notice of Intent to adopt a Negative Declaration was prepared, distributed, and posted pursuant to Section 15072 et seq. of the CEQA Guidelines on November 13, 2015. The public review and comment period extends through the public hearing of the Lakewood City Council. Any and all comments received on the Initial Study and proposed Negative Declaration during the comment period will be forwarded to the City Council as it considers the proposed ordinance and proposed Negative Declaration.

RECOMMENDATION

The Planning and Environment Commission recommends that the City Council introduces the proposed ordinance pertaining to amending and retitling the Lakewood Center Sign Program Specific Plan (2011-2) to be the Lakewood Center Specific Plan and to allow temporary outdoor activities in designated event areas and to approve the related negative declaration.

Sonia Dias Southwell, AICP
Director of Community Development



Howard L. Chambers
City Manager



RESOLUTION NO. 21-2015

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING WITH FINDINGS THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE LAKEWOOD CENTER SIGN PROGRAM SPECIFIC PLAN AND RELATED ORDINANCE.

WHEREAS, the Planning and Environment Commission conducted a public hearing on a proposed Amendment to the Lakewood Center Sign Program Specific Plan ("Specific Plan"), at which time the Amendment was submitted and reviewed; and public comments and remarks pertaining thereto were solicited; and

WHEREAS, the Planning and Environment Commission found that the Amendment to the Specific Plan did not have the potential to create significant negative impacts to the environment based on an Initial Study and therefore recommends adoption of a Negative Declaration pursuant to Sections 15063 and 15070 of the California Environmental Quality Act (CEQA) Guidelines, as amended.

WHEREAS, the Planning and Environment Commission has determined that the Amendment to the Specific Plan should be submitted to the City Council for public hearing and consideration, along with the report of the Planning and Environment Commission pertaining thereto, as set forth in the minutes of the Planning and Environment Commission attached hereto and made a part hereof;

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

SECTION 1. The Planning and Environment Commission hereby reports that a public hearing on the adoption of the Amendment to the Specific Plan was held before it in the City Council Chambers at 5000 Clark Avenue, Lakewood, California, on December 3, 2015 pursuant to notice given in the time and manner required by law. A summary of this hearing is set forth in the Minutes of the Planning and Environment Commission attached hereto and made a part hereof. The Secretary of the Planning and Environment Commission is directed to attach the Minutes to this Resolution as the summary of the hearing when prepared, whether or not first approved by the Planning and Environment Commission.

SECTION 2. The Planning and Environment Commission finds that the Amendment to the Specific Plan should be adopted for the following reasons and findings:

A. That the Amendment to the Specific Plan is designed to implement the City's General Plan for the area contained within the boundaries of the Specific Plan.

B. That the Amendment to the Specific Plan is consistent with the Lakewood General Plan.

- C. That the Amendment to the Specific Plan will:
- 1) retitle and reorganize the Lakewood Center Sign Program Specific Plan to be the Lakewood Center Specific Plan,
 - 2) maintain development standards and guidelines for freestanding signs at Lakewood Center; and
 - 3) establish development standards and guidelines for identified temporary outdoor activities as allowed uses in Lakewood Center in designated event areas, subject to a Special Event Permit.

Uses authorized by the Specific Plan are suitable for the Lakewood Center site taking into consideration the size and dimensions of affected properties, the surrounding community, and the land uses within the planning area.

D. That the Amendment to the Specific Plan has been prepared in accordance with the statutory requirements of California Government Code Sections 65450-65457.

SECTION 3. The Planning and Environment Commission recommends that the City Council, following a public hearing, adopt the Amendment to the Specific Plan and related Ordinance, copies of which are on file with the office of the City Clerk. The Amendment retitles and reorganizes the Lakewood Center Sign Program Specific Plan to be the Lakewood Center Specific Plan, maintains regulations regarding freestanding signs and adds regulations regarding identified temporary outdoor activities as allowed uses in Lakewood Center in designated event areas, subject to a Special Event Permit.

ADOPTED AND APPROVED this 3rd day of December 2015, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES: Commissioners: McKinnon, Manis, Samaniego, Stuckey, Quarto
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

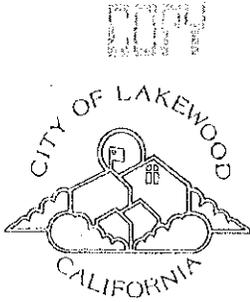


Robert Quarto, Chairperson

ATTEST:



Sonia Dias Southwell, AICP, Secretary



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR:

Project Title: Specific Plan No. 2011-2, Amendment No. 2

Project Applicant: Lakewood Center

Project Location: 500 Lakewood Center, Lakewood, California

Notice Requested By: City of Lakewood, 5050 Clark Avenue, Lakewood, California 90712

Contact Person & Phone: J. Patrick McGuckian, AICP, Assistant Director of Community Development
(562) 866-9771, extension 2302

Public Hearing Date: Planning and Environment Commission, December 3, 2015, 7:00 p.m.
Lakewood City Council Chambers at the Centre at Sycamore Plaza
5000 Clark Avenue, Lakewood, California

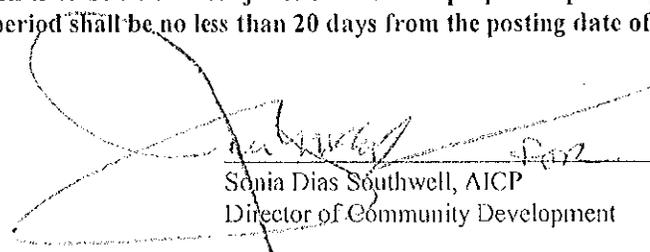
Description of the Proposed Project:

The proposed project is an amendment to a specific plan that would: 1) Amend the existing Lakewood Center Sign Program Specific Plan to be re-titled the Lakewood Center Specific Plan; 2) continue the regulations regarding freestanding signs; and 3) to add regulations to allow temporary and in some instances regularly recurring outdoor activities in underutilized parking lot areas, subject to a special event permit and limited to no more than one calendar year per permit. I declare that I have examined the proposed specific plan amendment, and on the basis of the Initial Study and Environmental Checklist on file in my office as a public document, it is my opinion that the proposed project will have no significant impact upon the environment within the meaning of the California Environmental Quality Act of 1970, as amended. Further, the proposed project is not a project site on any list enumerated under Section 65962.5 of the California Government Code.

Any person may file comments to the draft mitigated negative declaration with the Department of Community Development prior to the approval of the project. Comments must be in writing and must state the environmental factors on which the comments are based. Comments shall be reviewed by the Director of Community Development or his/her agent. If he/she finds that the comments are based on one or more significant environmental factors not previously considered, or which, in the opinion of the reviewer, should be reconsidered and which may have a substantial adverse effect on the environment, processing of the ordinance shall be suspended and an EIR shall be processed. Persons interested in reviewing the draft mitigated negative declaration and submitting written comments may obtain a copy of the document from, and submit comments to, the City of Lakewood Community Development Department, 5050 Clark Avenue, Lakewood, California. An electronic copy of the draft negative declaration will be made available electronically upon request. **The public review and comment period for this project shall extend through the public hearing which is to be held in conjunction with the proposed specific plan amendment before the City Council. The comment period shall be no less than 20 days from the posting date of this notice.**

November 13, 2015

Date


Sonia Dias Southwell, AICP
Director of Community Development

REMOVE POSTED NOTICE ON DECEMBER 7, 2015

**Specific Plan No. 2011-2, Amendment No. 2
500 Lakewood Center**

Lakewood, California

Initial Study and Environmental Checklist

January 12, 2016

**City of Lakewood
Community Development Department**

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

I. INTRODUCTION

A. Background

Project title: Specific Plan No. 2011-2, Amendment No. 2

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

Agency contact person: J. Patrick McGuckian, AICP
Assistant Director of Community Development
(562) 866-9771, extension 2302

Project location: 500 Lakewood Center, Lakewood, California

Name of proponent: Lakewood Center/Macerich Company

Proponent's address and phone: 500 Lakewood Center
Lakewood, California 90712
(562) 531-6707

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 found that a significant environmental impact may occur due to the proposed action, but that such impact could be reduced to less than significance with implementation of the mitigation measures identified below. Therefore, a Mitigated

Negative Declaration will be circulated for public review for a period of not less than 20 days in accordance with Public Resources Code Section 21091. (b).

C. Project Description and Location

The project is an amendment to a specific plan that would: 1) Amend the existing Lakewood Center Sign Program Specific Plan to be re-titled the Lakewood Center Specific Plan; 2) continue the regulations regarding freestanding signs; and 3) to add regulations to allow temporary and in some instances regularly recurring outdoor activities in underutilized parking lot areas, subject to a special event permit and limited to no more than one calendar year per permit.

D. Environmental Findings

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

Impact: Possible impacts from individual events demanding excessive use of unplanned needs for Fire and Police Services.

Mitigation Measures:

1. Each event shall be required to obtain a Special Event Permit and within that process notify both Los Angeles County Fire and Sheriff's Departments regarding the planned outdoor activity, anticipated attendance levels and potentials for fire hazards, crowd and traffic control.

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 checked="" 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 pursuant to Section 15302. (c), Class 2.

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 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 environmental impact 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

January 12, 2016
Date

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 checked="" 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 pursuant to Section 15302. (c), Class 2.

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 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 environmental impact 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

January 26, 2016
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 specific plan amendment will not have a substantial adverse effect on any scenic vistas nor will it substantially damage scenic resources. There are no historic buildings identified on the subject site. The proposed specific plan amendment 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. Projects developed under the proposed specific plan amendment will be reviewed on a case-by case basis.

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 specific plan amendment 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)

Applications approved under the proposed specific plan amendment will not result in the conversion of any farmland to a non-agricultural use, as all such uses would take place in existing parking lot areas that are not utilized for agricultural uses, are not zoned for agricultural uses, and are not suitable for agricultural uses. 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 subject site is a regional shopping center and is not zoned for agricultural uses. The site is in the C-4 (General Commercial) zone. 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), as there are no properties in the city preserved for agricultural purposes under Section 51200 et seq. of the California Government Code.

- 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, including the subject site. The proposed specific plan amendment will not conflict with zoning or rezoning of any land designated for timberland production. The site is in the C-4 (General Commercial) zone.

- 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, including the subject site. The proposed specific plan amendment 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
c) 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"/>

Since there is no farmland or agricultural land on the subject site or in the city to begin with, the proposed specific plan amendment 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 specific plan amendment will not result in a level of development exceeding what is anticipated by the General Plan and MEIR for the city, therefore the proposed specific plan amendment 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 specific plan amendment 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 specific plan amendment 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 specific plan amendment will not result in the exposure of sensitive receptors to substantial pollutant concentrations.

c) 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 specific plan amendment 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 specific plan amendment 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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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Lakewood is located in a highly urbanized portion of Los Angeles County. The proposed specific plan amendment will not have a substantial impact on any riparian habitat or other sensitive natural 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

There are no federally protected wetlands that would be impacted by the proposed specific plan amendment, 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed specific plan amendment 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed specific plan amendment 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

- 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed specific plan amendment will not create a substantial adverse change to any historical resource.

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"/>
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There will be no substantial adverse changes to any archaeological resources, as a result of the proposed specific plan amendment.

c) Directly or indirectly destroy a unique palaeontological 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 specific plan amendment will neither directly nor indirectly destroy any palaeontological 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 specific plan amendment will not disturb the location of any known human remains.

Mitigation Measures

1. 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 Delincated 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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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
(ii) Strong seismic ground shaking? (1,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Seismic-related ground failure, including liquefaction? (4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Landslides? (1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 specific plan amendment by itself will not result in persons or buildings being threatened by seismic activity, landslides, nor mudflows. Applications made pursuant to the proposed Specific Plan will be reviewed on a case-by-case basis.

b) Result in substantial soil erosion or the loss of topsoil? (1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed specific plan amendment will not result in substantial erosion or the loss of topsoil. Applications made pursuant to the proposed specific plan amendment will be reviewed on a case-by-case basis.

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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The properties affected by the proposed specific plan amendment 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Although Lakewood is within a part of Los Angeles County recognized as having expansive soil, the General Plan Technical Background Report does not identify the subject site as being located within a liquefiable or potentially liquefiable area. Regardless, projects are subject to Building Code requirements for development in areas having expansive soil, as applicable.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Applications made pursuant to the proposed specific plan amendment will be reviewed on a case-by-case basis to ensure that project sites are served by a sanitary sewer system. Applications made pursuant to the proposed Specific Plan will be reviewed on a case-by-case basis and it is not anticipated that such projects will involve any new installation, or connection, to any septic tank or alternative waste water disposal system. Following any event utilizing temporary restroom facilities, such facilities will be cleaned and the contents disposed of by a licensed contractor into the public sewer system operated by the Los Angeles County Sanitation District.

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 specific plan amendment 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 specific plan amendment will not directly conflict with applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions.

Mitigation Measures

1. None required.

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

The proposed specific plan amendment 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)

The proposed specific plan amendment 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)

By itself, the proposed specific plan amendment 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)

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)

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed specific plan amendment 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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed specific plan amendment 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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed specific plan amendment will not interfere with an adopted emergency response plan or emergency evacuation plan.

- 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 specific plan amendment.

Mitigation Measures

- 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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed specific plan amendment by itself will not impact water quality standards.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

The proposed specific plan amendment 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 specific plan amendment will not impact drainage patterns.

d) Substantially alter the existing drainage pattern of the site or area, including through the 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed specific plan amendment 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 specific plan amendment 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 specific plan amendment provide substantial additional sources of polluted runoff. Projects are subject to SUSMP requirements, which would further reduce impacts from storm water runoff.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality? (1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed specific plan amendment 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 specific plan amendment 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 specific plan amendment 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, including flooding as a result of the failure of a levee or dam? (1, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed specific plan amendment 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed specific plan amendment will not result in new or expanded projects being impacted by a seiche, tsunami, or mudflow.

Mitigation Measures

1. None required.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. LAND USE AND PLANNING. Would the project:

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

The proposed specific plan amendment 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 specific plan amendment 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)

The proposed specific plan amendment will not conflict with any habitat conservation plan or natural community plan.

Mitigation Measures

- 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)

The proposed specific plan amendment 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.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 specific plan amendment will not result in the loss of such sites.

Mitigation Measures

- 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"/>
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The proposed specific plan amendment 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.

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 specific plan amendment 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 specific plan amendment 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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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed specific plan amendment 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)
-

The proposed specific plan amendment 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)
-

The proposed specific plan amendment will not require persons residing or working within the vicinity of a private airstrip be exposed to excessive noise levels.

Mitigation Measures

- None required.

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 indirectly for example, through extension of roads or other infrastructure? (1, 6)
-

The proposed specific plan amendment 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)
-

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed specific plan amendment does not require the displacement of any existing housing. The proposed specific plan amendment 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 specific plan amendment does not require the displacement of any persons. The specific plan amendment will not result in the displacement of any persons which in turn would require the construction or relocation of any dwelling units.

Mitigation Measures

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 performance objectives for any of the public services: (1,8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 specific plan amendment by itself will not directly impact schools, parks, or other public facilities. However fire or law enforcement services, may be impacted if the temporary outdoor activities and events are not properly planned and appropriate levels of both fire and

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sheriff staff are not assigned to the event. Fire hazards, potential for medical emergencies, as well as crowd control and traffic control demands need to be identified and mitigated before event commences. Possible impacts result from individual events demanding excessive use of unplanned needs for Fire and Police Services.

Mitigation Measures:

1. Each event shall be required to obtain a Special Event Permit and within that process notify both Los Angeles County Fire and Sheriff’s Departments regarding the planned outdoor activity, anticipated attendance levels and potentials for fire hazards, crowd and traffic control. The event shall incorporate any staffing needs recommended by Los Angeles County Fire Department and the Los Angeles County Sheriff’s Department.

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)

The proposed specific plan amendment 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)

The proposed specific plan amendment will not result in a recreational facility being expanded in a manner that would otherwise have an adverse physical effect on the environment.

Mitigation Measures

1. None required.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (1, 6, 9)

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 specific plan amendment by itself will not result in a significant increase in vehicular traffic, nor will the proposed specific plan amendment result in an individual or cumulative impact to any LOS standards. Event applications made pursuant to the specific plan amendment 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 specific plan amendment 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 (e.g., farm equipment)? (1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed specific plan amendment 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 specific plan amendment 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 specific plan amendment does not require any changes to parking capacity.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (1, 7, 8)	<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 specific plan amendment 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed specific plan amendment by itself will not result in additional wastewater that might exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board. The specific plan amendment 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed specific plan amendment by itself does not require the construction or expansion of any water or wastewater treatment facilities.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The proposed specific plan amendment 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 specific plan amendment 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.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed specific plan amendment 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)

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 specific plan amendment 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)

The proposed specific plan amendment by itself will not impact the capacity of solid waste disposal facilities. The specific plan amendment 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)

The proposed specific plan amendment by itself does not conflict with any applicable federal, state and local regulations pertaining to solid waste. The proposed specific plan amendment 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)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The City is within a highly urbanized portion of Los Angeles County. The project will not have a negative impact on any rare or endangered wildlife. The proposed specific plan amendment 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)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not produce impacts that are individually or cumulatively considerable. The project 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)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not directly or indirectly have substantial adverse effects on human beings. The project 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.

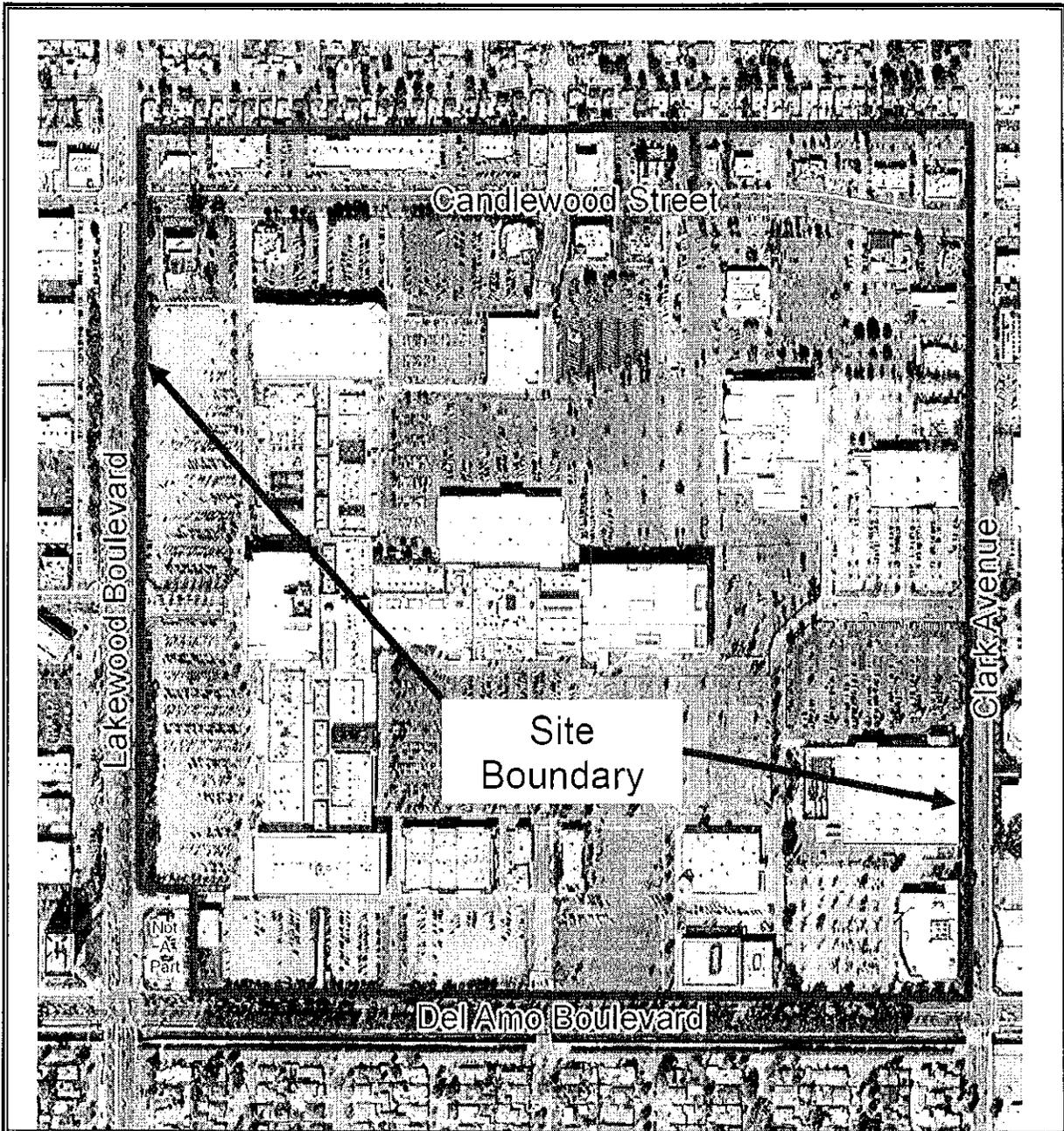
- b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

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.

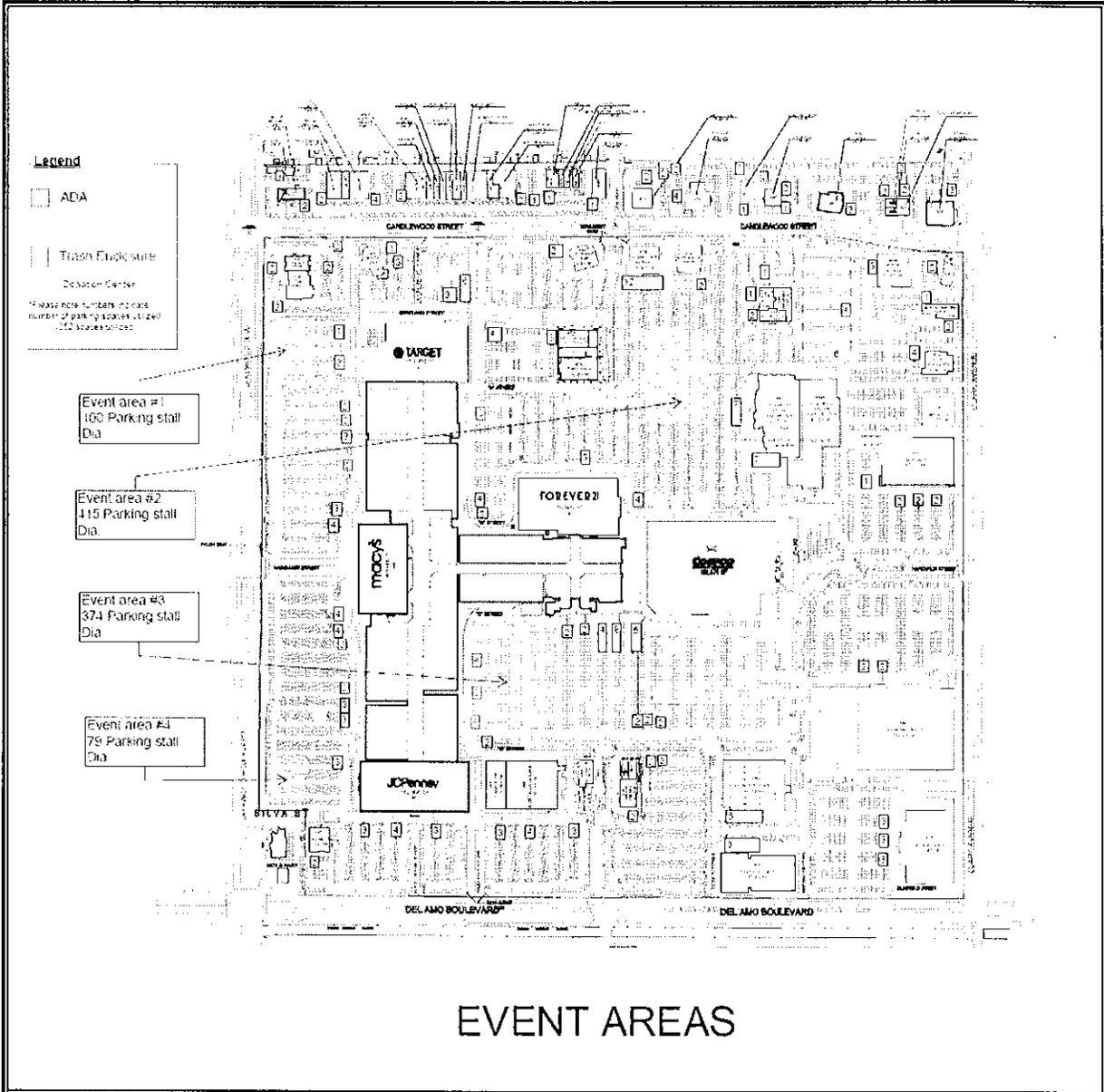
IV. SUPPORTING INFORMATION SOURCES

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. California Airport Land Use Planning Handbook. State of California Department of Transportation Division of Aeronautics. January, 2002.
9. 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_losanjeles.php June 9, 2010.



Lakewood Center
Specific Plan

Figure 4: Aerial View



Lakewood Center
Specific Plan

Figure 5: Event Areas

ORDINANCE NO. 2016-1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING AND RETITLING THE LAKEWOOD CENTER SIGN PROGRAM SPECIFIC PLAN (2011-2) TO BE THE LAKEWOOD CENTER SPECIFIC PLAN AND TO ALLOW TEMPORARY OUTDOOR ACTIVITIES.

THE CITY COUNCIL OF THE CITY OF LAKEWOOD ORDAINS AS FOLLOWS:

SECTION 1. PURPOSE. The purpose of this ordinance is to amend the existing Lakewood Center Sign Program Specific Plan to 1) be retitled, reorganized and become the Lakewood Center Specific Plan, 2) to continue the regulations regarding freestanding signs and 3) to add regulations to allow temporary and in some instances regularly recurring outdoor activities to be located in designated event areas, subject to a Special Event Permit and limited to no more than one calendar year per permit. The designated event areas shall be in the parking lots surrounding the mall.

SECTION 2. AMENDMENT NUMBER 2. Specific Plan 2011-2, including Amendment No.1 is hereby amended by this Amendment No. 2 to read as follows:

LAKEWOOD CENTER SPECIFIC PLAN

INTRODUCTION PURPOSE

This plan is a Statutory Specific Plan designed to implement the City's General Plan for a specific geographic area. ~~Once this Specific Plan is adopted,~~ All new freestanding signs and modifications proposed to existing freestanding signs at the site ~~must~~ shall be consistent with this Specific Plan. The purpose of the Lakewood Center ~~Sign Program~~ Specific Plan (the "Specific Plan") is to establish a uniform design and sign style for all freestanding signs on the site and to authorize temporary outdoor activities in designated event areas, each subject to a Special Event Permit.

The Specific Plan is prepared in accordance with the statutory requirements of California Government Code Sections 65450-65457. These provisions of the Government Code require the Specific Plan be consistent with the General Plan.

SPECIFIC PLAN SITE

A. Project Location

The Specific Plan This project site is generally described as all of the parcels bounded by Lakewood Boulevard on the west, Candlewood Street on the north, Clark Avenue on the east, and Del Amo Boulevard on the south, except for that parcel immediately adjacent to the northeast corner of Lakewood Boulevard and Del Amo Boulevard, more commonly known as 4910 Lakewood Boulevard. The subject site also includes those commercially zoned parcels on the north side of Candlewood Street between Lakewood Boulevard and Clark Avenue. ~~Two of the proposed signs may be located within the public right-of-way.~~ Collectively, these parcels are

defined as the project site and are listed below in Table 1 by both Assessors' Parcel Number (APN) and Property Address.

Table 1: Specific Plan Parcel List

APN	Property Address
7172-001-023	326 Lakewood Center
7172-001-025	500 Lakewood Center
7172-001-027	67 Lakewood Center
7172-001-028	5000 Hardwick Street
7172-001-029	5015 Del Amo Boulevard
7172-001-030	98 Lakewood Center
7172-001-031	141 Lakewood Center
7172-001-032	5200 Faculty Avenue
7172-001-041	340 Lakewood Center
7172-001-042	500 Lakewood Center
7172-001-043	500 Lakewood Center
7170-011-028	4895 through 5001 Candlewood Street
7170-011-029	5305 Clark Avenue
7170-011-030	4711 Candlewood Street
7170-011-031	4771 Candlewood Street
7170-011-032	4833 Candlewood Street
7170-022-001	4327-4645 Candlewood Street
7170-022-002	5310 Candlewood Street and 5316 Lakewood Boulevard

Figure 1 shows the location of the City of Lakewood in a regional context and the location of the Specific Plan site within the City. Figures 2 and 3 shows the Los Angeles County Assessor's maps of the site, and Figure 4 is an aerial view of the site and Figure 5 identifies the Event Areas in which temporary outdoor activities may be conducted, subject to a Special Event Permit.

B. Property Ownership

All of the signs and temporary special events will be constructed and/or conducted on the subject properties which are owned by the Macerich Company, except for two "Type A" signs which may be located in the public right-of-way, subject to an encroachment permit from the City.

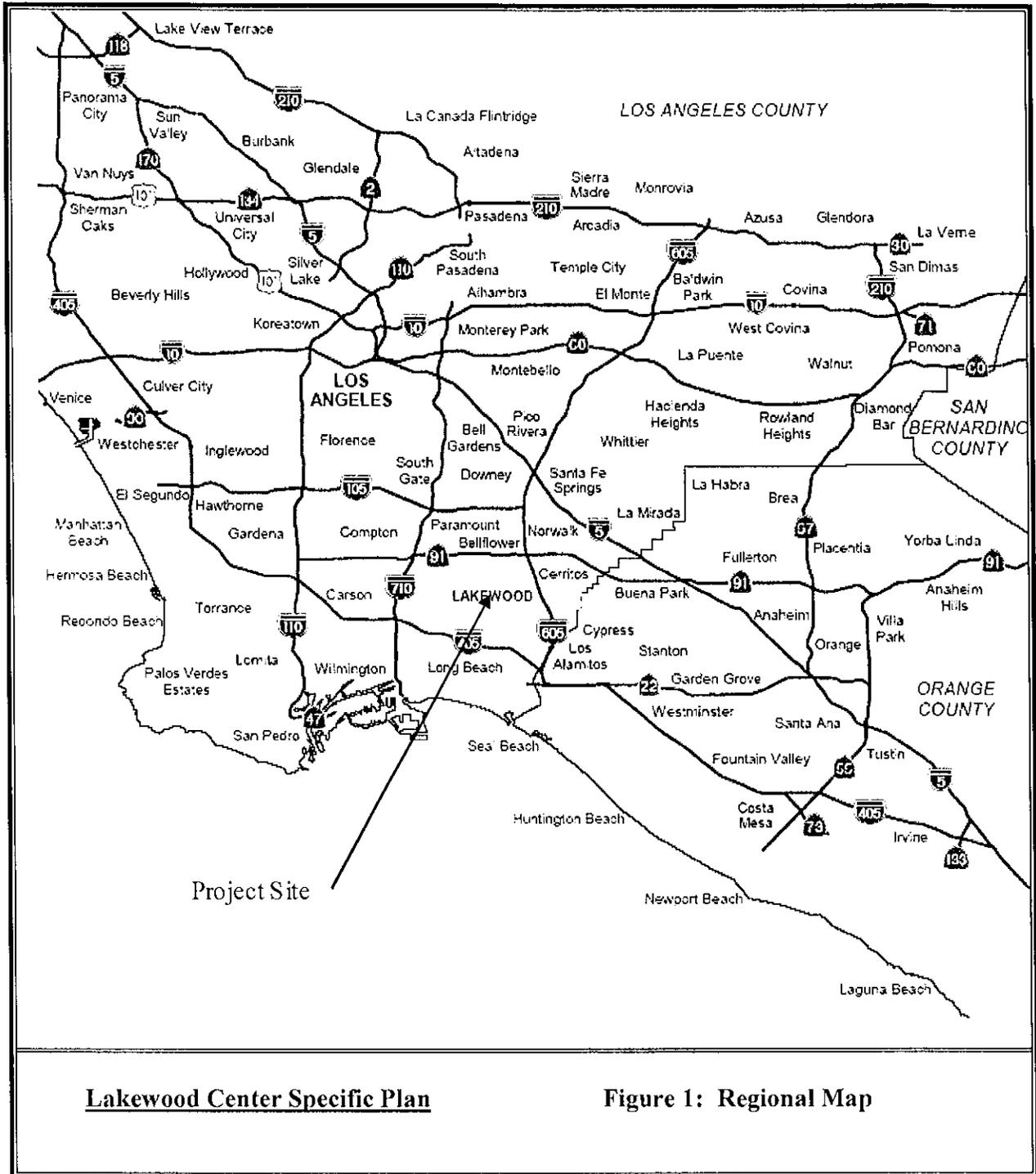
C. Existing Setting

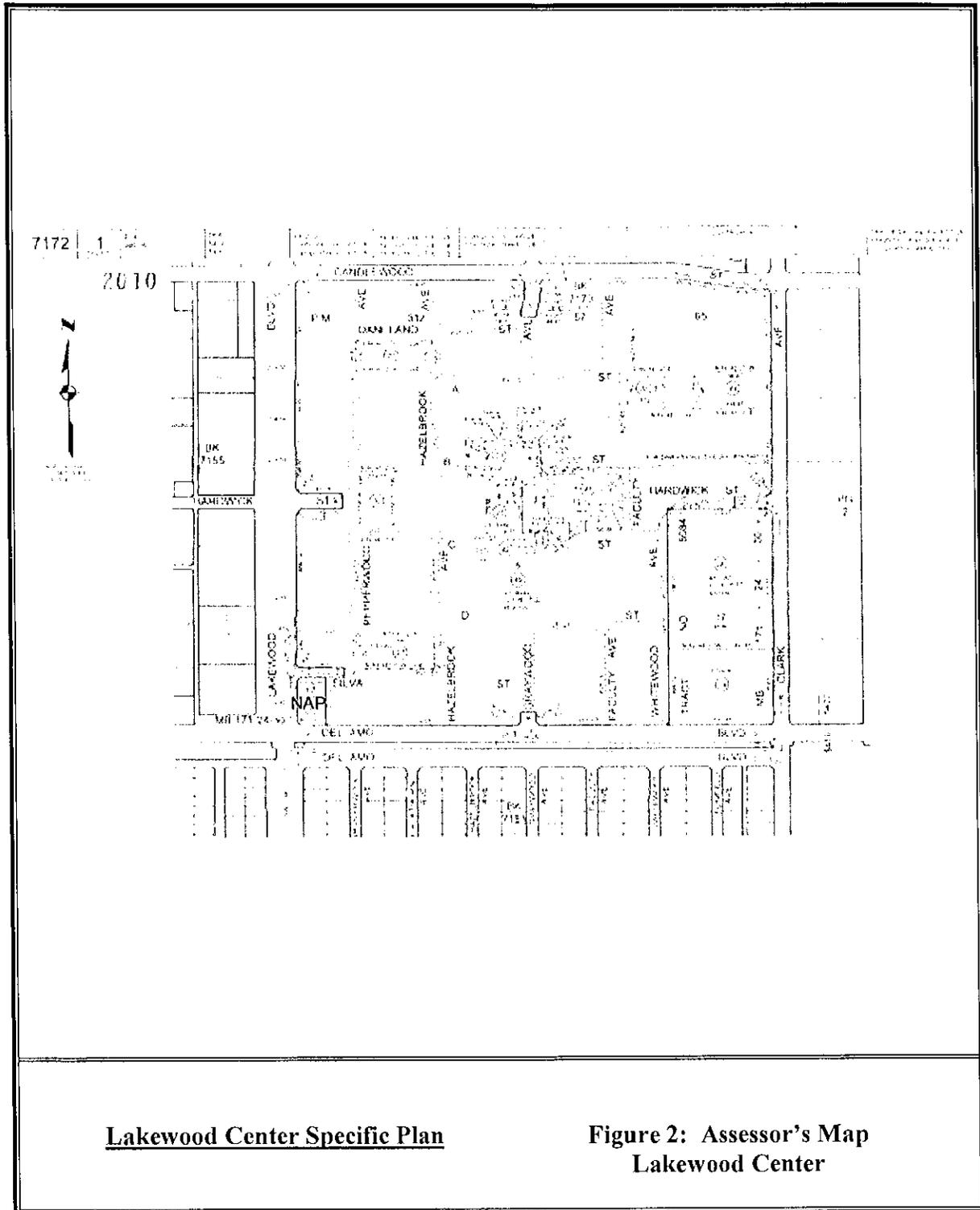
The site is designated by the General Plan for Commercial uses and is in the C-4 (General Commercial) zone. The site is developed with a regional shopping center and the Candlewood Shops, which collectively are 145 acres in area. The site is developed with a variety of retailers, financial institutions, restaurants, service oriented businesses, and other companies.

D. Surrounding Uses

To the north of the Candlewood Shops are single-family homes in the R-1 (Single Family Residential) zone. To the east, across Clark Avenue and within the C-1 zone, are various office buildings and the Lakewood Civic Center. To the south, across Del Amo Boulevard, are a flood control channel, St. Anthony High School, a church, and single-family and multi-family residences within the City of Long Beach. To the west, across Lakewood Boulevard are various

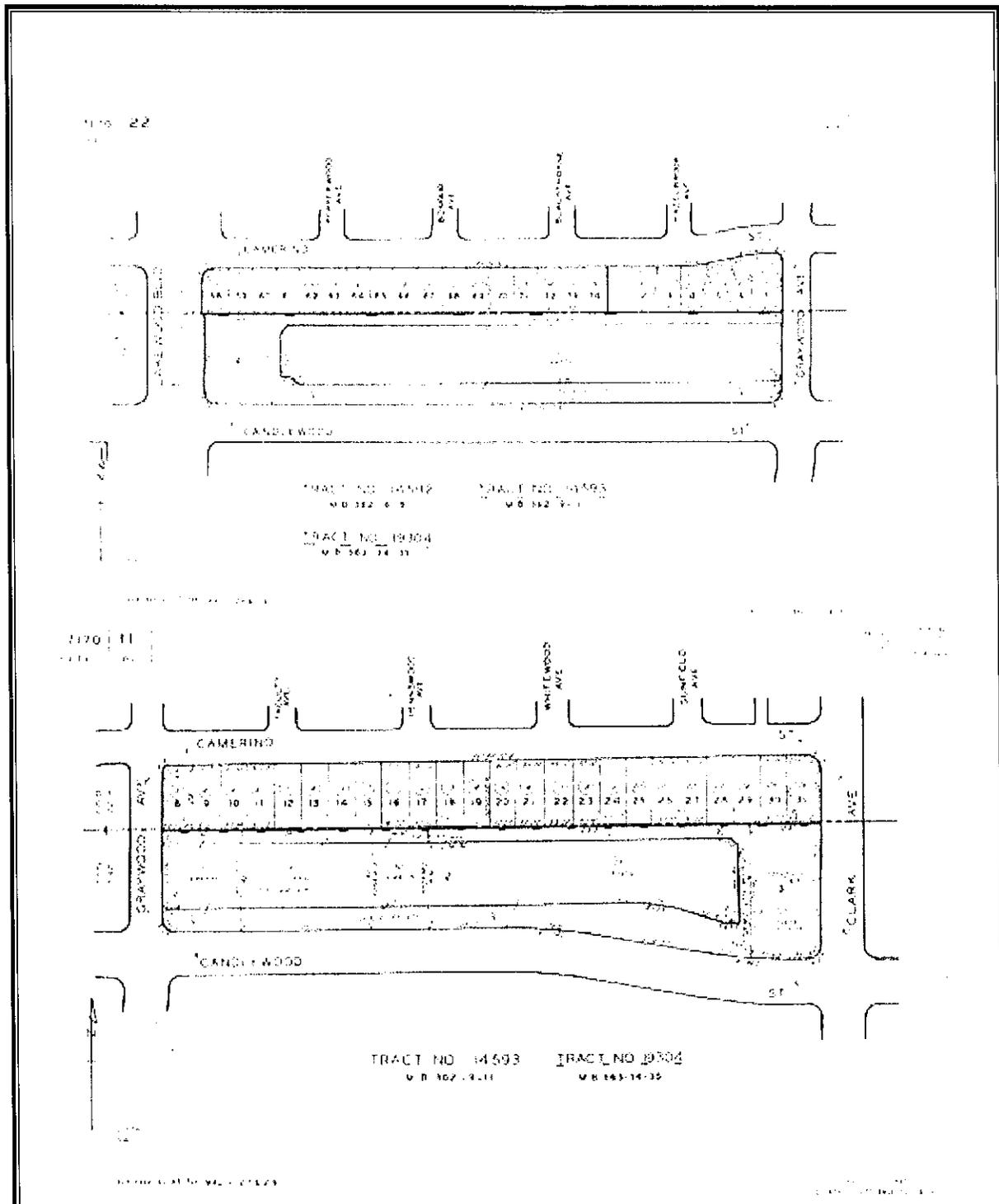
retailers, financial institutions, restaurants, service oriented businesses, grocery and drug stores, and offices within the C-4 zone.





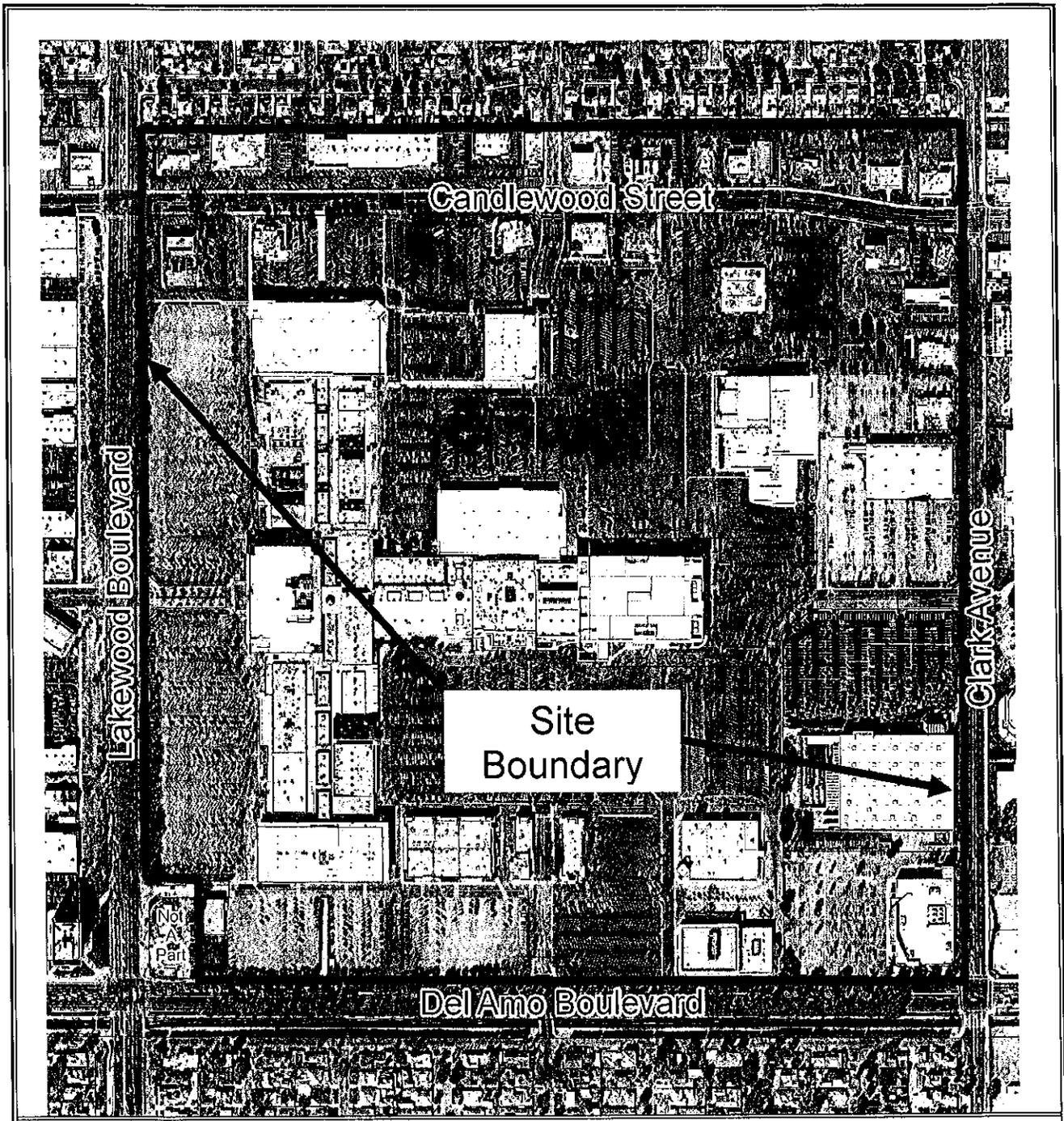
Lakewood Center Specific Plan

Figure 2: Assessor's Map
Lakewood Center



Lakewood Center Specific Plan

**Figure 3: Assessor's Map
 Candlewood Shops**



Lakewood Center Specific Plan

Figure 4: Aerial View

SPECIFIC PLAN GOALS

The goals of the Lakewood Center Specific Plan are to: 1) improve the regulations governing freestanding signs at regional shopping centers in a manner that complies with the intent of the City of Lakewood General Plan while establishing a uniform sign program and 2) authorize outdoor activities in event areas at the Lakewood Center in conjunction with a City of Lakewood approved Special Event Permit.

PLANNING CONTEXT INTRODUCTION

Lakewood Center is a Regional Shopping Center as defined by Section 9302.39.a of the Lakewood Municipal Code. Section 9500 et al of the Municipal Code contains regulations that govern the area, height, number, and other criteria pertaining to the construction and maintenance of freestanding signs on commercially zoned properties. Together with the Candlewood Shops, the site area is 145 acres and generally has a square shape. The length of each side of this square is approximately 2,500 feet, or nearly a half mile in length. Consequently, motorists on the streets around Lakewood Center and the Candlewood Shops cannot see all of the major and minor tenants on the site at any given point along those streets.

The Municipal Code allows individual tenants to apply for a Conditional Use Permit for more than one freestanding sign in an effort to improve their street-side presence. However, this method has unintentionally resulted in a growing number of dissimilar signs around the perimeter of Lakewood Center and the Candlewood Shops. These freestanding signs include a mixture of low freestanding signs and high freestanding signs which vary widely from one another in area, height, and design. As a consequence, there is no common element which helps identify the individual businesses as being part of a regional shopping center. Finally, the Conditional Use Permit approach to multiple freestanding signs has not resolved the need for individual tenants to have greatly needed street-side identification opposite from the location of the actual building within Lakewood Center.

This Specific Plan allows the City to regulate the size, design, location, and number of freestanding signs on the site in a manner that helps to maximize street-side exposure of multiple tenants at Lakewood Center and the Candlewood Shops. At the same time, this Specific Plan provides for common design elements found in all of the freestanding signs which shoppers recognize that the tenants are part of Lakewood Center.

The Municipal Code does not currently allow temporary outdoor activities, events and displays in conjunction with regional shopping centers. However, Lakewood Center management believes the addition of a regularly recurring farmers market, seasonal attractions and other events will help Lakewood Center attract additional shoppers from the City and surrounding communities, provide entertainment, encourage healthier food choices, create community loyalty and expand the opportunities to engage and attract additional retail brands to Lakewood Center. These types of events will increase investment, promote vibrancy, build shopping loyalty and boost sales tax revenue.

This Specific Plan authorizes Lakewood Center to conduct temporary outdoor events and promotions during specified times, days and seasons in designated event areas, subject to an

annual Special Event Permit and a performance review by the City Council.

AUTHORITY

The California Government Code authorizes cities to adopt specific plans either by resolution as policy, or by ordinance as regulation. Both the Planning and Environment Commission and the City Council hearings are required as part of the adoption process. Specific plans must be adopted by the City Council to be effective. Lakewood chooses to adopt Specific Plans by ordinance and, therefore, this ordinance has been drafted for the adoption of this Specific Plan. This Specific Plan is a regulatory document and serves to direct the type of development on the subject site. Future development plans, site plans and tentative tract and parcel maps, as applicable, within the planning area shall be consistent with this Specific Plan. This Specific Plan is established through the authority granted to the City of Lakewood, by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.

GENERAL PLAN LAND USE ELEMENT

The Lakewood General Plan designation for the subject site is Commercial. The subject signs and temporary outdoor activities authorized by Special Event Permits are ancillary uses to commercial establishments and are compatible structures and activities at the site.

PUBLIC PARTICIPATION PROCESS

The Specific Plan was prepared by the City of Lakewood. Public participation is, and will continue to be, maximized through open discussion at advertised public hearings before the Planning and Environment Commission and the City Council. All interested persons will be afforded an opportunity to provide input into the planning process at the public hearings.

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

In compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's environmental clearance procedures, the proposed project was found to have no potentially significant impacts on the environment based on an Initial Study and a Mitigated Negative Declaration.~~to be Categorical Exempt from the California Environmental Quality Act (CEQA) based on Section 15311. (a) of the CEQA Guidelines of 1970, as amended. Class 11 includes construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: (a) On-premises signs~~

LOCAL CIRCULATION

The subject site is served by Lakewood Boulevard, Del Amo Boulevard, Clark Avenue, and Candlewood Street. Implementation of this Specific Plan will not result in a significant increase in traffic. Any new facilities proposed to be constructed on the subject site will be reviewed pursuant to the California Environmental Quality Act.

UTILITIES

The subject site has access to electricity, water, sewer, gas, storm drains, and telephone services.

DEVELOPMENT STANDARDS AND GUIDELINES

GENERAL PROVISIONS

As a regulatory document, this Specific Plan sets forth development standards and guidelines for the installation of freestanding signs and for the operation of temporary outdoor activities within designated event areas at Lakewood Center. ~~all freestanding signs on the site shall be in accordance with the development standards and guidelines contained herein.~~ The development standards and guidelines of this Specific Plan are applied in addition to the provisions of the Lakewood Municipal Code. If there is a difference or conflict between the Specific Plan and the Zoning Ordinance, the provision of this Specific Plan shall prevail. Any development topic not specifically covered in this Specific Plan shall defer to the regulations contained within the Municipal Code.

FREESTANDING SIGNS REGULATIONS

The following regulations shall apply to all new freestanding signs and all existing freestanding signs when a modification to that an existing sign is proposed:

1. ~~**SITE.** This Specific Plan applies to the site generally described as all of the parcels bounded by Lakewood Boulevard on the west, Candlewood Street on the north, Clark Avenue on the east, and Del Amo Boulevard on the south, except for that parcel immediately adjacent to the northeast corner of Lakewood Boulevard and Del Amo Boulevard, more commonly known as 4910 Lakewood Boulevard. The subject site also includes those commercially zoned parcels on the north side of Candlewood Street between Lakewood Boulevard and Clark Avenue. Two of the proposed signs may be located within the public right-of-way which requires an encroachment permit. Collectively, these parcels are defined as the project site and are listed in Table 1 below by Assessor's Parcel Number. The effective date of these Assessor Parcel Numbers is June 21, 2011.~~

Table 1: Specific Plan Parcel List

Assessor's Parcel Number	Property Address
7172-001-023	326 Lakewood Center
7172-001-025	500 Lakewood Center
7172-001-027	67 Lakewood Center
7172-001-028	5000 Hardwick Street
7172-001-029	5015 Del Amo Boulevard
7172-001-030	98 Lakewood Center
7172-001-031	141 Lakewood Center
7172-001-032	5200 Faculty Avenue
7172-001-041	340 Lakewood Center
7172-001-042	500 Lakewood Center
7172-001-043	500 Lakewood Center
7170-011-028	4895 through 5001 Candlewood Street
7170-011-029	5305 Clark Avenue

7170-011-030	4711 Candlewood Street
7170-011-031	4771 Candlewood Street
7170-011-032	4833 Candlewood Street
7170-022-001	4327-4645 Candlewood Street
7170-022-002	5310 Candlewood Street and 5316 Lakewood Boulevard

1. **SIGN TYPES.** Not more than five types of freestanding signs are allowed on the site; “Type A” signs, “Type B” signs, “Type C” signs, “Type D” signs, and a “Type E” sign. For the purpose of this Specific Plan, Direction Signs as defined by Section 9502.9 of the Lakewood Municipal Code are not to be considered herein as freestanding signs.

“Type A” signs shall be not more than ten feet, six inches wide, 42 inches thick, and 25 feet tall, the height of which includes an eighteen-inch tall concrete sign base. The upper portion of the “Type A” signs shall have space for up to six store identification panels. Each panel shall be two feet, four inches tall and nine feet, six inches wide, with a maximum allowable letter height of 18 inches and a maximum tenant logo/name width of eight feet, six inches. Each panel shall display the name of a major anchor at Lakewood Center. The lower portion of the sign shall feature a 29 square foot name and logo for “Lakewood Center.” A one-foot wide, 22-foot, six-inch tall accent element shall be positioned on the outward facing side of the signs. The color of the concrete base shall match Scofield Lithochrome Color Hardener A-53 Arizona Tan.

“Type B” signs shall be not more than six feet, eight inches wide, two feet thick, and 14 feet tall, the height of which includes a twelve-inch tall concrete sign base. The upper portion of the “Type B” signs shall have space for up to six store identification panels. Each panel shall be 16 inches tall and six feet wide, and shall have a maximum letter height of ten inches and a maximum tenant logo/name width of five feet. Each panel shall display the name of a secondary anchor at Lakewood Center. The lower portion of the sign shall feature a ten square foot name and logo for “Lakewood Center.” A 12-foot, two-inch tall, eight-inch wide accent element shall be positioned on the outward facing side of each sign. The eight “Type B” signs shall be located around the perimeter of the mall with two signs along each of Lakewood Center’s four sides. The color of the concrete base shall match Scofield Lithochrome Color Hardener A-53 Arizona Tan.

“Type C” signs shall be not more than two feet square and 14 feet tall, the height of which includes a six-inch tall concrete sign base. The alternate sides of the sign shall display the name and logo for “Lakewood Center” and “Restaurant Row.” The maximum letter and logo height shall be 14 inches. The color of the concrete base shall match Scofield Lithochrome Color Hardener A-53 Arizona Tan.

“Type D” signs shall be not more than seven feet, six inches wide and not more than six feet tall, the height of which includes a twelve-inch tall concrete sign base. The maximum allowable letter height shall not exceed 12 inches and the maximum allowable logo height shall be limited to 36 inches. The color of the concrete base shall match Scofield Lithochrome Color Hardener A-53 Arizona Tan. The outward facing end cap of such signs

viewable from the street shall incorporate an illuminated accent element similar to those installed on the "Type A" and "Type B" signs.

The "Type E" sign is a three dimensional high freestanding sign in the shape of a bowling pin. It is approximately five feet, two inches at the widest point with a maximum overall height of 18 feet, which includes a 12-inch tall concrete sign base. The color of the concrete base shall match Scofield Lithochrome Color Hardener A-53 Arizona Tan.

2. **NUMBER OF SIGNS.** Each sign shall be limited to the quantity as described below:
 - "Type A" signs. There shall not be more than four "Type A" signs.
 - "Type B" signs. There shall not be more than eight "Type B" signs.
 - "Type C" signs. There shall not be more than two "Type C" signs.
 - "Type D" signs. There shall not be more than one "Type D" sign for each tenant building or multi-tenant building not directly attached to the main mall building.
 - "Type E" signs. There shall be not more than one "Type E" sign, which shall be for the exclusive use of a tenant located within the main mall building.

3. **LOCATION OF SIGNS.** Each freestanding sign shall be limited to locations on the site as described herein and in Table 2. Unless specified otherwise, all "Type A," "Type B," "Type C," and "Type D" signs shall be permitted no farther than 50 feet from the public right-of-way, as measured from center of the sign to the property line at the closest point. No freestanding sign shall be allowed to encroach into the triangular safety area as defined under Section 9503.D of the Lakewood Municipal Code.

Each "Type A" sign shall be permitted adjacent to one of the following intersections: Graywood Avenue and Del Amo Boulevard, Clark Avenue and Hardwick Street, Graywood Avenue and Candlewood Street, and Lakewood Boulevard and Hardwick Street. If a "Type A" sign will encroach into the public right-of-way, an encroachment permit shall be obtained for the placement of that sign.

Each "Type B" sign shall be permitted mid-point between a "Type A" sign and the following street intersections: Lakewood Boulevard and Del Amo Boulevard, Clark Avenue and Del Amo Boulevard, Clark Avenue and Candlewood Street, and Lakewood Boulevard and Candlewood Street.

One "Type C" sign shall be permitted at the northeast corner of Lakewood Boulevard and Candlewood Street and one "Type C" sign shall be permitted at the northwest corner of Clark Avenue and Candlewood Street.

No "Type D" sign shall be located farther than 50 feet from the public right-of-way, as measured from center of the sign to the property line at the closest point. No "Type D" sign shall be located closer than 50 feet to any other freestanding sign.

The "Type E" sign shall be located adjacent to the south side of the east wing of the main mall building, approximately 50 feet west of the main southerly entrance.

Table 2: Sign Types and Locations

Sign Identifier	Sign Type	General Location
A1	Type A	Driveway median east of intersection of Lakewood and Hardwick, approximately 90 feet east of the Lakewood Boulevard centerline.
A2	Type A	Northwest corner of Graywood Avenue and Del Amo Boulevard.
A3	Type A	Northwest corner of Clark Avenue and Hardwick Street.
A4	Type A	Southeast corner of Graywood Avenue and Candlewood Street.
B1	Type B	East of Lakewood Bl., 725 feet south of the Candlewood centerline.
B2	Type B	East of Lakewood Bl., 475 feet south of the Hardwick centerline.
B3	Type B	Northwest corner of Hazelbrook Avenue and Del Amo Boulevard.
B4	Type B	Northeast corner of Whitewood Avenue and Del Amo Boulevard.
B5	Type B	West side of Clark Avenue, 600 feet north of the Del Amo centerline.
B6	Type B	West side of Clark Avenue, 300 feet south of the Candlewood centerline.
B7	Type B	South side of Candlewood, 600 feet west of the Clark Ave. centerline.
B8	Type B	South side of Candlewood, 380 feet west of the Graywood centerline.
C1	Type C	Northeast corner of Lakewood Boulevard and Candlewood Street.
C2	Type C	Northwest corner of Clark Avenue and Candlewood Street.
E1	Type E	<u>South side of the east wing of the main mall building, approximately 50 feet west of the main southerly entrance.</u>

4. **SIGN ILLUMINATION.** All “Type A,” “Type B,” and “Type C” signs shall be internally illuminated. All “Type D” signs and the “Type E” sign may be illuminated externally or internally. All external lighting and associated control devices shall be concealed within the grade and landscaping elements. Exposed bulbs and neon tubes are prohibited. Animated and flashing components are prohibited.

TEMPORARY OUTDOOR ACTIVITY REGULATIONS

1. TEMPORARY OUTDOOR ACTIVITIES.

The following temporary outdoor activities are authorized to be conducted in one or more of the “Event Areas”, designated herein, subject to a Special Event Permit that will define how, when and where such events can be conducted. Other temporary events may be proposed to be reviewed and considered for approval through the Special Event Permit process on a discretionary case-by-case basis. All temporary events shall subject to the regulations and other provisions of this Specific Plan.

- Art Shows
- Car Shows – (display only)
- City Sponsored Events and Promotions
- Farmer’s Market – recurring (weekly)
- Ice Skating Rink – seasonal (multiple weeks)
- Santa’s Village and other seasonal displays (e.g. Halloween Pumpkin Patch, Easter, etc.)

Performance Review. The authorization for temporary outdoor activities at the Lakewood Center is initially only through the calendar year 2017. There shall be a performance review of the events conducted during 2016-2017 presented to the City Council during or after September 2017 to evaluate any identified problems and the need for any additional regulations and/or clarifications on the uses allowed. After the performance review, the City Council may by adoption of a resolution and without an amendment to the Specific Plan, extend the authorization for temporary outdoor activities at the Lakewood Center by one or more additional calendar years.

2. SPECIAL EVENT PERMIT REQUIRED.

Each event operator of a proposed outdoor activity shall submit an application and obtain approval a Special Event Permit. A Special Event Permit may be issued for outdoor activities and events using multiple-days (e.g. art show) or multiple-weeks during a season (e.g. ice skating rink) and may be issued annually for a series of recurring events to be held on a regular schedule (e.g. weekly farmer’s market) within one calendar year. The permit shall be renewed annually thereafter or as otherwise allowed by this Specific Plan. Special Event Permits for outdoor activities at the Lakewood Center shall only be conducted within one or more of the designated Event Areas.

The Special Event Permit shall be required to identify the proposed use and associated activities. The application for a Special Event Permit requires property owner permission, identification of temporary structures and electrical connections that may require building permits, Los Angeles County Fire Department approval and Los Angeles County Sheriff’s Department approval for any traffic and/or crowd control needs. The application shall provide a fully dimensioned site plan of the event area showing the location of all temporary structures with sizes heights and separations.

Additional Requirements. In addition to the regular Special Event Permit requirements; at the Lakewood Center such permits and the related site plan shall include details regarding:

- a) Identify the Event Area to be utilized and the number of parking spaces to be used for the outdoor activity, equipment staging and event parking.
- b) Description of the proposed activity with full details.
- c) The duration of the event with times and days.
- d) The estimated peak attendance.
- e) A fully dimensioned site plan with layout configuration including equipment staging, lighting, trash receptacles and temporary restrooms, if any.
- f) Any promotional, directional and/or informational temporary signage.
- g) Identify any potential for disruptive light, noise, vibration and any need for crowd and/or traffic control.

Parking Space Use Summary. No approved Special Event Permit shall reduce available parking spaces below the minimum necessary to operate the Lakewood Center per the parking standard for regional malls as established by the Lakewood Municipal Code. The Lakewood Center management shall submit a letter with each Special Event Permit application, stating:

- a) Approval of the event by Lakewood Center,
- b) Total number of parking spaces assigned to be used for the event and,
- c) A parking summary stating the currently available useable parking space total and the amount and location of the surplus parking being made available to be used by the proposed activities, equipment and event operations.

Lakewood Center has provided the following information that in 2015 it has a total gross leasable area of 1,988,919 square feet and that it has 8,759 useable parking spaces. The Municipal Code parking standard for regional malls requires 8,453 parking spaces, which is a surplus of 306 parking spaces. (Note: Event Areas 2 and 3 identify areas that occupy more than 306 parking spaces and therefore, only a portion of these areas shall be available for event activities.)

3. EVENT AREAS.

Four "Event Areas" are hereby established as designated in Figure 5 and as listed below. All approved temporary special events at Lakewood Center shall be conducted within all or a portion of one or more of these Event Areas. The Special Event Permit application shall stipulate the number of parking spaces to be used. The total number of parking spaces displaced shall not exceed the currently available surplus parking. The four designated Event Areas as shown in Figure 5 are as follows:

- Event Area #1 – Approximately 100 parking spaces located in the northwest parking lot adjacent to Lakewood Boulevard.
- Event Area #2 – Approximately 415 parking spaces located in the northeast parking lot adjacent to Candlewood Street and Graywood Avenue.
- Event Area #3 – Approximately 374 parking spaces located in the central parking lot.
- Event Area #4 - Approximately 79 parking spaces located on the southwest parking lot adjacent to Lakewood Boulevard and Silva Street.

Available Useable Parking Spaces (2015): 8,759 spaces (without cart corrals, etc.)
Available Gross Leasable Area (2015): 1,988,919 square feet
Required Parking Ratio: 4.25 spaces per 1,000 square feet of Leascd Area
Events shall use only the spaces made available by surplus parking (2015 maximum - 306).

Legend

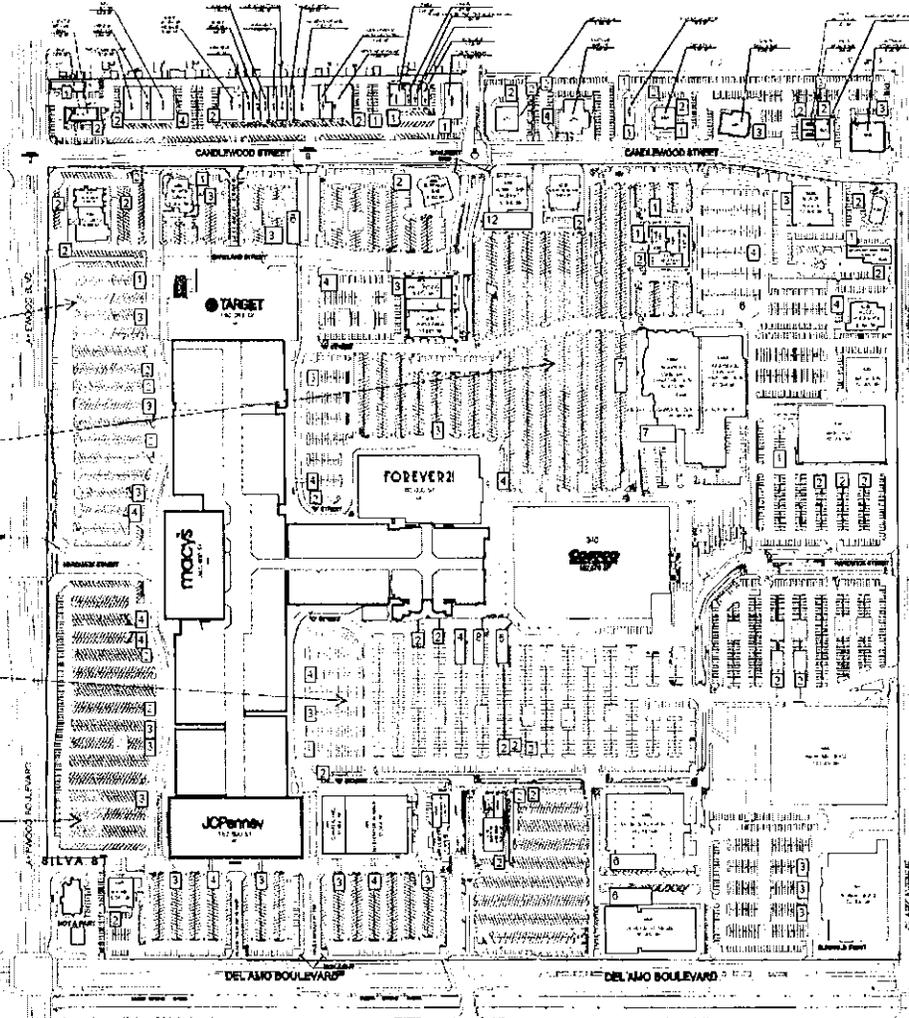
-  ADA
-  Trash Enclosure
-  Donation Center
- *Please note numbers indicate number of parking spaces utilized (322 spaces utilized)

Event area #1
100 Parking stall
Dia.

Event area #2
415 Parking stall
Dia.

Event area #3
374 Parking stall
Dia.

Event area #4
79 Parking stall
Dia.



EVENT AREAS

Lakewood Center Specific Plan

Figure 5: Event Areas

IMPLEMENTATION AND ADMINISTRATION

PURPOSE

This Section sets forth guidelines for implementing the Specific Plan, determining consistency with the Lakewood Comprehensive General Plan and amending the Specific Plan.

GENERAL PLAN CONSISTENCY

California State Law requires a specific plan to be consistent with the General Plan. The specified regulations are consistent with the General Plan Commercial land use designation of the site and all applicable policies of the General Plan.

RELATIONSHIP TO THE MUNICIPAL CODE

Any development standards or other regulations not specifically addressed in this Specific Plan are subject to the Lakewood Municipal Code. Where those Specific Plan regulations differ from provisions of the Municipal Code, the Specific Plan supersedes those provisions. When an issue, condition or situation occurs that is not covered or provided for in this Specific Plan, the regulation(s) of the Code that is most applicable to the issue, condition or situation shall apply.

INTERPRETATION

The Director of Community Development is hereby authorized to interpret the provisions of this Specific Plan. If there is a conflicting requirement for building standards in regards to Uniform Building Code, the most stringent standard will prevail. All such interpretations shall be reduced to written form and permanently maintained. Any person aggrieved by such an interpretation may request that the Planning and Environment Commission review such interpretation.

COMPLIANCE WITH GOVERNMENT CODE

All development and construction within the Specific Plan site shall comply with the applicable codes of all governmental agencies having jurisdiction on such matters including, but not limited to, building, mechanical, fire and electrical codes and codes pertaining to drainage, wastewater, public utilities and grading.

PROJECT APPROVAL PROCESS AND OPERATION CONDITIONS

The proposed project is subject to the review of the City's Community Development Department and the Development Review Board. Any change to the Specific Plan requires an amendment to the Specific Plan, and approval by the Planning and Environment Commission and the City Council.

SPECIFIC PLAN IMPLEMENTATION

The Specific Plan establishes standards and guidelines for freestanding signs and for temporary outdoor activities within designated event areas, subject to a Special Event Permit within the boundaries of the Specific Plan site. It is the policy of the City to continually work toward the effective implementation of the Specific Plan. Therefore, this Specific Plan shall guide decisions with regard to discretionary permit applications and public improvements.

SECTION 3. 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 4. No person shall violate any provision, or fail to comply with any of the requirements of this Ordinance, and any person violating any provision, or failing to comply with any provision of this Ordinance is guilty of a misdemeanor. Any person convicted of a misdemeanor under the provisions of this Ordinance shall be punished by a fine equal to the maximum amount allowed under state law or by imprisonment in the City or County jail for a period not exceeding six (6) months or by both, such fine and imprisonment.

SECTION 5. 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 _____, 2016, by the following roll call vote:

	AYES	NAYS	ABSENT
Council Member DuBois	_____	_____	_____
Council Member Rogers	_____	_____	_____
Council Member Piazza	_____	_____	_____
Council Member Croft	_____	_____	_____
Mayor Wood	_____	_____	_____

Mayor

ATTEST:

City Clerk

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*Successor
Agency*

**CITY OF LAKEWOOD SUCCESSOR AGENCY - PROJECT AREAS
FUND SUMMARY 12/9/2015**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 72 through 72. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

2902	ENFORCEABLE OBLIGATIONS	9,401,483.33
		<hr/>
		9,401,483.33

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

**CITY OF LAKEWOOD SUCCESSOR AGENCY - PROJECT AREAS
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>
72	12/09/2015	72230	LOS ANGELES CO	9,401,483.33	0.00	9,401,483.33
Totals:				<u>9,401,483.33</u>	<u>0.00</u>	<u>9,401,483.33</u>

CITY OF LAKEWOOD SUCCESSOR AGENCY - PROJECT AREAS
FUND SUMMARY 12/23/2015

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 73 through 73. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

2902	ENFORCEABLE OBLIGATIONS	627.50
		<hr/>
		627.50

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

**CITY OF LAKEWOOD SUCCESSOR AGENCY - PROJECT AREAS
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>
73	12/23/2015	4428	COLANTUONO HIGHSMITH & WHATLEY	627.50	0.00	627.50
Totals:				<u>627.50</u>	<u>0.00</u>	<u>627.50</u>

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*Housing
Successor*

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING
FUND SUMMARY 12/10/2015**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 69 through 69. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

3901	HOUSING SUCCESSOR AGENCY	31.00
		<hr/>
		31.00

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>
69	12/10/2015	40572	CHICAGO TITLE CO	31.00	0.00	31.00
			Totals:	<u>31.00</u>	<u>0.00</u>	<u>31.00</u>