

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

May 8, 2018

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

**CALL TO ORDER** 7:30 p.m.

**INVOCATION:** Bishop David Montgomery, Church of Jesus Christ of Latter-day Saints

**PLEDGE OF ALLEGIANCE:** Boy Scout Troop 134

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

**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 April 24, 2018

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 Report of City Council Committees’ Activities

RI-5 Adoption of Resolution No. 2018-16; Supporting the Reducing Crime and Keeping California Safe Act of 2018

**PUBLIC HEARINGS:**

1.1 Appeal of the Decision of the Planning and Environment Commission in the Matter of the Abatement for 11426 212th Street, Resolution No. 2018-17

**REPORTS:**

3.1 Rynerson Park Sewer Improvement and Restroom Purchase

## **City Council Agenda**

May 8, 2018

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### **AGENDA LAKEWOOD SUCCESSOR AGENCY**

1. Approval of Register of Demands

### **AGENDA LAKEWOOD HOUSING SUCCESSOR AGENCY**

1. Approval of Register of Demands

### **ORAL COMMUNICATIONS:**

### **CLOSED SESSION**

CONFERENCE WITH LABOR NEGOTIATORS – Pursuant to Government Code §54957.6

Agency Designated Representative: City Manager, City Attorney, Director of Administrative Services,  
Assistant to the City Manager, Human Resources Manager

Employee Organization: Lakewood City Employees' Association

### **ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you are a qualified individual with a disability and need an accommodation to participate in the City Council meeting, please contact the City Clerk's Office, 5050 Clark Avenue, Lakewood, CA, at 562/866-9771, ext. 2200; or at [cityclerk@lakewoodcity.org](mailto:cityclerk@lakewoodcity.org) at least 48 hours in advance to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

Agenda items are on file in the Office of the City Clerk, 5050 Clark Avenue, Lakewood, and are available for public review during regular business hours. Any supplemental material distributed after the posting of the agenda will be made available for public inspection during normal business hours in the City Clerk's Office. For your convenience, the agenda and the supporting documents are available in an alternate format by request and are also posted on the City's website at [www.lakewoodcity.org](http://www.lakewoodcity.org)

# Routine Items

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



# Minutes

## Lakewood City Council

### Adjourned Regular Meeting held April 24, 2018

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**MEETING WAS CALLED TO ORDER** at 7:07 p.m. by Mayor Croft in the Executive Board Room at the Civic Center, 5000 Clark Avenue, Lakewood, California.

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

. . .

#### **CLOSED SESSION:**

At 7:07 p.m., Mayor Croft announced that the City Council would recess to a closed session.

CONFERENCE WITH LABOR NEGOTIATORS – Pursuant to Govt. Code §54957.6  
Designated Representative: City Manager, City Attorney, Director of Administrative Services, Assistant to the City Manager, Human Resources Manager  
Employee Organization: Lakewood City Employees' Association

At 7:33 p.m., the City Council reconvened and the City Attorney advised that there was no action to announce.

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#### **ADJOURNMENT**

There being no further business to be brought before the City Council, Mayor Croft adjourned the meeting at 7:33 p.m.

Respectfully submitted,

Jo Mayberry, CMC  
City Clerk


# DIVIDER SHEET

**COUNCIL AGENDA**

May 08 , 2018

**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>
<b>1. FULL-TIME EMPLOYEES</b>			
<b>A. Appointments</b>			
None			
<b>B. Changes</b>			
Steven Hernandez	Park Maintenance Worker	10A to	05/06/2018
	Senior Park Maintenance Worker	13A	
Joe Sheldon	Senior Park Maintenance Worker	13A to	05/06/2018
	Park Maintenance Lead Worker	18A	
<b>C. Separations</b>			
Lisa Litzinger	Director of Rec and Comm Services	EDRS	04/30/2018
Ted Pflug	Maintenance Carpenter	16A	04/27/2018
Luciano Villegas	Park Maintenance Lead Worker	18A	04/30/2018
<b>2. PART-TIME EMPLOYEES</b>			
<b>A. Appointments</b>			
Carley Olvey	Community Services Leader IV	B	04/22/2018
<b>B. Changes</b>			
Lauren Ahlgrim	Recreation Leader II	A to	04/22/2018
	Community Services Leader II	B	
Taylor Douglas	Recreation Leader II	A to	04/22/2018
	Community Services Leader II	B	
Roberto Equihua	Recreation Leader II	A to	04/22/2018
	Community Services Leader II	B	
<b>C. Separations</b>			
Daigoro Gutierrez	Maintenance Trainee	B	04/24/2018

  
Thaddeus McCormack  
City Manager

# DIVIDER SHEET



**CITY OF LAKEWOOD  
FUND SUMMARY 4/19/2018**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 87144 through 87225. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	554,445.92
1015	SPECIAL OLYMPICS	149.48
1020	CABLE TV	1,389.05
1030	CDBG CURRENT YEAR	1,208.33
1050	COMMUNITY FACILITY	8,727.19
1610	TDA ARTICLE-3 (SB821)	51,105.00
3001	CAPITAL IMPROV PROJECT FUND	440.00
3070	PROPOSITION "C"	1,148.13
5010	GRAPHICS AND COPY CENTER	7,663.69
5020	CENTRAL STORES	1,443.01
5030	FLEET MAINTENANCE	7,729.40
7500	WATER UTILITY FUND	22,244.47
8010	CDBG PROGRAM INCOME	220.00
8020	LOCAL REHAB LOAN	2,300.00
8030	TRUST DEPOSIT	100.00
		<hr/>
		<b>660,313.67</b>

Council Approval

\_\_\_\_\_  
Date

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City Manager

Attest

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City Clerk

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Director of Administrative Services

# CITY OF LAKEWOOD

## SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
87144	04/19/2018	62065	DAY RENE L	1,673.71	0.00	1,673.71
87145	04/19/2018	4842	A T & T CORP	233.27	0.00	233.27
87146	04/19/2018	36885	SPCLTY ALLIED MUFFLER OF BELLFLOWER	611.40	0.00	611.40
87147	04/19/2018	47151	ALTEC INDUSTRIES INC	355.19	0.00	355.19
87148	04/19/2018	35016	ASSOCIATED SOILS ENGINEERING INC	440.00	0.00	440.00
87149	04/19/2018	39123	BACKFLOW APPARATUS & VALUE COMPANY	773.30	0.00	773.30
87150	04/19/2018	63738	CALIF CITY MANAGEMENT FOUNDATION	400.00	0.00	400.00
87151	04/19/2018	64932	CJ CONSTRUCTION INC	134,595.92	0.00	134,595.92
87152	04/19/2018	53451	COMMUNITY FAMILY GUIDANCE CTR	750.00	0.00	750.00
87153	04/19/2018	59057	COST RECOVERY SYSTEMS INC	7,500.00	0.00	7,500.00
87154	04/19/2018	4963	COUCH. RON JR.	650.00	0.00	650.00
87155	04/19/2018	60195	CR TRANSFER INC	4,540.09	0.00	4,540.09
87156	04/19/2018	60946	CULVER COMPANY	6,366.98	0.00	6,366.98
87157	04/19/2018	59607	DANGELO COMPANY	2,124.53	0.00	2,124.53
87158	04/19/2018	4541	DAVIS. NANETTE	853.62	0.00	853.62
87159	04/19/2018	27200	DICKSON R F CO INC	42,914.79	0.00	42,914.79
87160	04/19/2018	65779	GOLDEN STATE WATER COMPANY	6,171.13	0.00	6,171.13
87161	04/19/2018	35477	HARA M LAWNMOWER CENTER	4,638.42	0.00	4,638.42
87162	04/19/2018	51384	LOS ANGELES PHILHARMONIC ASSOC	692.00	0.00	692.00
87163	04/19/2018	42031	HOME DEPOT	80.03	0.00	80.03
87164	04/19/2018	65891	HUMAN SERVICES ASSOCIATION	458.33	0.00	458.33
87165	04/19/2018	4622	JHM SUPPLY INC	938.48	0.00	938.48
87166	04/19/2018	4755	JOHNSON. APRIL	985.82	0.00	985.82
87167	04/19/2018	36167	KARTER. JANET	24.70	0.00	24.70
87168	04/19/2018	44339	KIDSGUIDE INC	325.00	0.00	325.00
87169	04/19/2018	53849	LAKEWOOD ROTARY CLUB	741.00	0.00	741.00
87170	04/19/2018	45069	LOS ANGELES CO/DEPT PW BLDG SVCS	108,383.68	0.00	108,383.68
87171	04/19/2018	62080	MARKLEY. ELIZABETH	178.75	0.00	178.75
87172	04/19/2018	65220	STEVEN MAHR PRINTING INC.	313.99	0.00	313.99
87173	04/19/2018	65773	MAYFLOWER DISTRIBUTING COMPANY	332.88	0.00	332.88
87174	04/19/2018	23130	MC MASTER-CARR SUPPLY CO	447.30	0.00	447.30
87175	04/19/2018	403	NAT'L ASS OF HOUSING & REDVLP'T OFF	640.00	0.00	640.00
87176	04/19/2018	4443	O'REILLY AUTOMOTIVE STORES INC	799.28	14.61	784.67
87177	04/19/2018	47414	O'NEAL. DINK	150.00	0.00	150.00
87178	04/19/2018	47554	OFFICE DEPOT BUSINESS SVCS	616.60	0.00	616.60
87179	04/19/2018	4321	POWERTECH ENGINES INC	100.37	0.00	100.37
87180	04/19/2018	63364	REEVES NORM HONDA	128.84	0.00	128.84
87181	04/19/2018	4376	REPTACULAR ANIMALS CORPORATION	255.00	0.00	255.00
87182	04/19/2018	45437	S & J SUPPLY CO	2,067.13	0.00	2,067.13
87183	04/19/2018	65297	S.T.E.A.M.	11,536.93	0.00	11,536.93
87184	04/19/2018	240	SGS TESTCOM	2.66	0.00	2.66
87185	04/19/2018	5044	SHARP ELECTRONICS CORPORATION	5,952.60	0.00	5,952.60
87186	04/19/2018	52279	SMART & FINAL INC	464.29	0.00	464.29
87187	04/19/2018	26900	SO CALIF SECURITY CENTERS INC	19.71	0.00	19.71

# CITY OF LAKEWOOD

## SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
87188	04/19/2018	29400	SOUTHERN CALIFORNIA EDISON CO	42,708.61	0.00	42,708.61
87189	04/19/2018	29500	SOUTHERN CALIFORNIA GAS CO	2,636.69	0.00	2,636.69
87190	04/19/2018	4026	SPASEFF TED C	437.50	0.00	437.50
87191	04/19/2018	4972	CHARTER COMMUNICATIONS HOLDINGS. LLC	4,224.91	0.00	4,224.91
87192	04/19/2018	49529	SPICERS PAPER INC	1,397.10	0.00	1,397.10
87193	04/19/2018	55947	STOVER SEED COMPANY	815.77	0.00	815.77
87194	04/19/2018	2995	STRICTLY BACKFLOW INC	225.00	0.00	225.00
87195	04/19/2018	2372	TGIS CATERING SVCS INC	15,032.00	0.00	15,032.00
87196	04/19/2018	2998	THE ANSWERBAND. INC	1,750.00	0.00	1,750.00
87197	04/19/2018	47854	TRUESDAIL LABORATORIES INC	70.00	0.00	70.00
87198	04/19/2018	47854	TRUESDAIL LABORATORIES INC	1,104.00	0.00	1,104.00
87199	04/19/2018	65224	TUMBLE-N-KIDS. INC	950.95	0.00	950.95
87200	04/19/2018	1437	U S BANK NATIONAL ASSOCIATION	105.70	0.00	105.70
87201	04/19/2018	1437	U S BANK NATIONAL ASSOCIATION	19,054.84	0.00	19,054.84
87202	04/19/2018	31800	U S POSTMASTER	1,260.00	0.00	1,260.00
87203	04/19/2018	49848	USA BLUE BOOK A DIVISION OF	147.41	0.00	147.41
87204	04/19/2018	3943	WATERLINE TECHNOLOGIES INC	2,396.09	0.00	2,396.09
87205	04/19/2018	17640	WAXIE ENTERPRISES INC	246.35	0.00	246.35
87206	04/19/2018	62628	WELLS C. PIPELINE MATERIALS	985.99	0.00	985.99
87207	04/19/2018	37745	WESTERN EXTERMINATOR CO	297.50	0.00	297.50
87208	04/19/2018	50058	WHITE HOUSE FLORIST INC	400.00	0.00	400.00
87209	04/19/2018	61854	ZAMORA. SILVIE (WARD)	150.00	0.00	150.00
87210	04/19/2018	3699	ACUNA. ERIC	100.00	0.00	100.00
87211	04/19/2018	3699	BEAIRD. JENNIFER	250.00	0.00	250.00
87212	04/19/2018	3699	CHAVEZ. VANESSA	250.00	0.00	250.00
87213	04/19/2018	3699	GARCIA. VERA	250.00	0.00	250.00
87214	04/19/2018	3699	HAMILTON. HAZEL	250.00	0.00	250.00
87215	04/19/2018	3699	HERRERA-LLAMAS. MARIA	250.00	0.00	250.00
87216	04/19/2018	3699	JESUS. REYNALDO	250.00	0.00	250.00
87217	04/19/2018	3699	JOHNSON. MICHELLE	204.00	0.00	204.00
87218	04/19/2018	3699	MOTA. ERIC	250.00	0.00	250.00
87219	04/19/2018	3699	MUNGUIA. LIZ	250.00	0.00	250.00
87220	04/19/2018	3699	PACIFIC PEST CONTROL	2,300.00	0.00	2,300.00
87221	04/19/2018	3699	RUSSELL. JESSICA	250.00	0.00	250.00
87222	04/19/2018	3699	TESLA ENERGY OPERATIONS. INC	253.28	0.00	253.28
87223	04/19/2018	3699	TO. HELEN	250.00	0.00	250.00
87224	04/19/2018	3699	VALVERDE. SULLIN	240.00	0.00	240.00
87225	04/19/2018	4997	DE LA RIVA CONSTRUCTION. INC.	206,106.87	0.00	206,106.87
<b>Totals:</b>				<b>660,328.28</b>	<b>14.61</b>	<b>660,313.67</b>

**CITY OF LAKEWOOD  
FUND SUMMARY 4/26/2018**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 87226 through 87340. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	1,498,060.62
1020	CABLE TV	400.00
1030	CDBG CURRENT YEAR	38.50
1050	COMMUNITY FACILITY	6,401.96
1070	RETIREE BENEFITS	469.00
1336	STATE COPS GRANT	17,024.41
3001	CAPITAL IMPROV PROJECT FUND	39,838.48
3060	PROPOSITION "A"	17,931.95
5010	GRAPHICS AND COPY CENTER	780.90
5020	CENTRAL STORES	4,898.90
5030	FLEET MAINTENANCE	20,761.27
7500	WATER UTILITY FUND	226,779.67
8000	BUS DEV REVOLVING LOAN PROG	147.27
8020	LOCAL REHAB LOAN	5,036.00
8030	TRUST DEPOSIT	975.00
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		<b>1,839,543.93</b>

Council Approval

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Date

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City Manager

Attest

\_\_\_\_\_

City Clerk

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Director of Administrative Services

# CITY OF LAKEWOOD

## SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
87226	04/23/2018	52487	LOS ANGELES CO. REGISTRAR RECORDER	75.00	0.00	75.00
87227	04/26/2018	4208	AIRGAS INC	101.11	0.00	101.11
87228	04/26/2018	2550	AMERICAN PLANNING ASSOC	95.00	0.00	95.00
87229	04/26/2018	58000	AMERICAN TRUCK & TOOL RENTAL INC	151.45	0.00	151.45
87230	04/26/2018	5129	BEDOR. MARK	400.00	0.00	400.00
87231	04/26/2018	48108	BERG. APRIL	113.75	0.00	113.75
87232	04/26/2018	1935	BREA. CITY OF	43,626.00	0.00	43,626.00
87233	04/26/2018	307	CALIF. STATE DISBURSEMENT UNIT	87.69	0.00	87.69
87234	04/26/2018	53983	CALIF STATE FRANCHISE TAX BOARD	187.94	0.00	187.94
87235	04/26/2018	7500	CENTRAL BASIN MUNICIPAL WATER	1,305.00	0.00	1,305.00
87236	04/26/2018	36746	CERRITOS DODGE	8.76	0.00	8.76
87237	04/26/2018	45894	CINTAS CORPORATION	65.09	0.00	65.09
87238	04/26/2018	64932	CJ CONSTRUCTION INC	38,800.00	0.00	38,800.00
87239	04/26/2018	4654	BRAGG INVESTMENT COMPANY. INC.	96.71	0.00	96.71
87240	04/26/2018	3778	COMMERCIAL AOUATIC SERVICES INC	529.76	0.00	529.76
87241	04/26/2018	4776	CORELOGIC. INC.	77.00	0.00	77.00
87242	04/26/2018	4963	COUCH. RON JR.	437.50	0.00	437.50
87243	04/26/2018	4519	CRAFCO. INC.	495.65	0.00	495.65
87244	04/26/2018	4348	D&J INTERNATIONAL INC	2,682.75	0.00	2,682.75
87245	04/26/2018	4442	DANIEL'S TIRE SERVICE INC	231.22	0.00	231.22
87246	04/26/2018	39267	DOG DEALERS INC	127.40	0.00	127.40
87247	04/26/2018	730	ECONOMIC DEVELOPMENT ADMINISTRATION	147.27	0.00	147.27
87248	04/26/2018	3199	EDCO WASTE SERVICES LLC	390,020.85	0.00	390,020.85
87249	04/26/2018	4862	FACILITY SERVICES - NEVADA INC	2,020.00	0.00	2,020.00
87250	04/26/2018	52316	FEDERAL EXPRESS CORP	24.49	0.00	24.49
87251	04/26/2018	5005	GIEMONT. GREGORY S.	261.00	0.00	261.00
87252	04/26/2018	64215	GOLD COAST AWARDS INC	1,198.73	0.00	1,198.73
87253	04/26/2018	52540	GONSALVES JOE A & SON	4,526.00	0.00	4,526.00
87254	04/26/2018	33150	GRAINGER W W INC	239.14	0.00	239.14
87255	04/26/2018	62491	HANDS ON MAILING &	183.66	0.00	183.66
87256	04/26/2018	35477	HARA M LAWNMOWER CENTER	97.50	0.00	97.50
87257	04/26/2018	4910	HARDY. CHARLES G INC	107.75	0.00	107.75
87258	04/26/2018	42031	HOME DEPOT	1,029.90	0.00	1,029.90
87259	04/26/2018	41897	HOSE-MAN THE	45.53	0.00	45.53
87260	04/26/2018	36589	IMMEDIATE MEDICAL CARE	350.00	0.00	350.00
87261	04/26/2018	4944	IPC (USA). INC.	16,054.86	0.00	16,054.86
87262	04/26/2018	4622	JHM SUPPLY INC	615.10	0.00	615.10
87263	04/26/2018	4180	JONES RICHARD D. A PROF LAW CORP	3,201.00	0.00	3,201.00
87264	04/26/2018	4180	JONES RICHARD D. A PROF LAW CORP	16,750.00	0.00	16,750.00
87265	04/26/2018	63573	KDC INC	920.00	0.00	920.00
87266	04/26/2018	43027	KIPLINGER WASHINGTON EDITORS INC	108.00	0.00	108.00
87267	04/26/2018	66412	KWIK-COVERS	1,480.34	0.00	1,480.34
87268	04/26/2018	18300	LAKEWOOD CHAMBER OF COMMERCE	1,833.33	0.00	1,833.33
87269	04/26/2018	55469	LAKEWOOD CITY EMPLOYEE ASSOCIATION	2,060.00	0.00	2,060.00

# CITY OF LAKEWOOD

## SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
87270	04/26/2018	53849	LAKEWOOD ROTARY CLUB	512.00	0.00	512.00
87271	04/26/2018	18400	LAKEWOOD. CITY WATER DEPT	10,298.28	0.00	10,298.28
87272	04/26/2018	43017	LARSEN. DEBRA	120.59	0.00	120.59
87273	04/26/2018	34532	LITZINGER. PAUL	97.50	0.00	97.50
87274	04/26/2018	20700	LONG BEACH PUBLIC TRANSPORTATION CO	17,931.95	0.00	17,931.95
87275	04/26/2018	21600	LOS ANGELES CO SHERIFFS DEPT	936,666.53	0.00	936,666.53
87276	04/26/2018	40077	LOS ANGELES COUNTY	311.00	0.00	311.00
87277	04/26/2018	36844	LA COUNTY DEPT OF PUBLIC WORKS	4,625.54	0.00	4,625.54
87278	04/26/2018	22600	MARTIN & CHAPMAN CO	6,235.36	0.00	6,235.36
87279	04/26/2018	23130	MC MASTER-CARR SUPPLY CO	33.74	0.00	33.74
87280	04/26/2018	4446	MIDAMERICA ADMIN & RETIREMENT	469.00	0.00	469.00
87281	04/26/2018	52588	MILLER DON & SONS	111.69	0.00	111.69
87282	04/26/2018	52344	MMASC	85.00	0.00	85.00
87283	04/26/2018	61672	MUSCULAR DYSTROPHY ASSOC INC	20.00	0.00	20.00
87284	04/26/2018	4443	O'REILLY AUTOMOTIVE STORES INC	571.65	10.47	561.18
87285	04/26/2018	47554	OFFICE DEPOT BUSINESS SVCS	236.70	0.00	236.70
87286	04/26/2018	63708	DY-JO CORPORATION	1,100.00	0.00	1,100.00
87287	04/26/2018	51171	PERS LONG TERM CARE PROGRAM	70.64	0.00	70.64
87288	04/26/2018	66116	PETERSEN. LOUISE	187.20	0.00	187.20
87289	04/26/2018	65157	PLAYPOWER LT FARMINGTON INC	978.28	0.00	978.28
87290	04/26/2018	5138	PRECIADO. KRISTIN	115.60	0.00	115.60
87291	04/26/2018	15600	LONG BEACH PUBLISHING CO	1,358.94	0.00	1,358.94
87292	04/26/2018	41284	RANCH HANDS INC	4,426.26	0.00	4,426.26
87293	04/26/2018	39640	RAYVERN LIGHTING SUPPLY CO INC	115.93	0.00	115.93
87294	04/26/2018	2374	RICHARDS WATSON & GERSHON INC	975.00	0.00	975.00
87295	04/26/2018	4956	ROSS AVIATION INVESTMENT. LLC	3,915.15	0.00	3,915.15
87296	04/26/2018	45437	S & J SUPPLY CO	1,906.87	0.00	1,906.87
87297	04/26/2018	4309	SAFESHRED	25.00	0.00	25.00
87298	04/26/2018	41691	SAFETY-KLEEN CORP	678.72	0.00	678.72
87299	04/26/2018	3186	CORAL BAY HOME LOANS	243.75	0.00	243.75
87300	04/26/2018	52279	SMART & FINAL INC	129.49	0.00	129.49
87301	04/26/2018	26900	SO CALIF SECURITY CENTERS INC	28.48	0.00	28.48
87302	04/26/2018	29400	SOUTHERN CALIFORNIA EDISON CO	26,876.14	0.00	26,876.14
87303	04/26/2018	44104	STATE WATER RESOURCES CONTROL BOARD	150.00	0.00	150.00
87304	04/26/2018	977	STEVEN ENTERPRISES	1,121.13	0.00	1,121.13
87305	04/26/2018	60359	CNS INDUSTRIES INC	176.97	0.00	176.97
87306	04/26/2018	4212	SYN-TECH SYSTEMS INC	2,862.50	0.00	2,862.50
87307	04/26/2018	59212	TETRA TECH INC	39,838.48	0.00	39,838.48
87308	04/26/2018	2372	TGIS CATERING SVCS INC	15,858.47	0.00	15,858.47
87309	04/26/2018	4364	THE RINKS-LAKEWOOD ICE	175.50	0.00	175.50
87310	04/26/2018	1676	U S TELEPACIFIC CORP	492.80	0.00	492.80
87311	04/26/2018	52240	ULI - URBAN LAND INSTITUTE	220.00	0.00	220.00
87312	04/26/2018	49848	USA BLUE BOOK A DIVISION OF	629.68	0.00	629.68
87313	04/26/2018	7400	WATER REPLENISHMENT DISTRICT OF	194,628.72	0.00	194,628.72

# CITY OF LAKEWOOD SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
87314	04/26/2018	61019	CHRISTMAN WILLIAM B	175.00	0.00	175.00
87315	04/26/2018	3943	WATERLINE TECHNOLOGIES INC	735.84	0.00	735.84
87316	04/26/2018	17640	WAXIE ENTERPRISES INC	1,713.80	0.00	1,713.80
87317	04/26/2018	62628	WELLS C. PIPELINE MATERIALS	312.48	0.00	312.48
87318	04/26/2018	40925	WEST COAST ARBORISTS INC	16,215.10	0.00	16,215.10
87319	04/26/2018	37745	WESTERN EXTERMINATOR CO	54.50	0.00	54.50
87320	04/26/2018	53033	WITHROW. MAX	998.32	0.00	998.32
87321	04/26/2018	4837	XEROX CORPORATION	780.90	0.00	780.90
87322	04/26/2018	3699	ABO. TED	33.00	0.00	33.00
87323	04/26/2018	3699	BISOUERA. CHAREL	250.00	0.00	250.00
87324	04/26/2018	3699	BOY SCOUT TROOP	250.00	0.00	250.00
87325	04/26/2018	3699	BRAGG. DONNELL	240.00	0.00	240.00
87326	04/26/2018	3699	BUENAVENTURA. JOHN	33.00	0.00	33.00
87327	04/26/2018	3699	EXPERT HARDWOOD FLOORING	5,036.00	0.00	5,036.00
87328	04/26/2018	3699	HAJEK.LINDA	33.00	0.00	33.00
87329	04/26/2018	3699	HERNANDEZ. FRANCISCA	33.00	0.00	33.00
87330	04/26/2018	3699	HILL. RICHARD	240.00	0.00	240.00
87331	04/26/2018	3699	ISIDRO. GINA	250.00	0.00	250.00
87332	04/26/2018	3699	KASBERG. ELSA	33.00	0.00	33.00
87333	04/26/2018	3699	KING. ILEANA	250.00	0.00	250.00
87334	04/26/2018	3699	MACIAS. DAVINA AVILA	250.00	0.00	250.00
87335	04/26/2018	3699	MAULE. ANDREW	240.00	0.00	240.00
87336	04/26/2018	3699	PARAMO. JUANITA	250.00	0.00	250.00
87337	04/26/2018	3699	RODER. SHARON	33.00	0.00	33.00
87338	04/26/2018	3699	RODRIGUEZ. BRIHANNA	250.00	0.00	250.00
87339	04/26/2018	3699	SALDIVAR. CHRISTINA	33.00	0.00	33.00
87340	04/26/2018	3699	SHAW. SHANNON	250.00	0.00	250.00
<b>Totals:</b>				<u>1,839,554.40</u>	<u>10.47</u>	<u>1,839,543.93</u>

**CITY OF LAKEWOOD  
FUND SUMMARY 5/3/2018**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 87341 through 87452. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	159,539.34
1020	CABLE TV	440.91
1030	CDBG CURRENT YEAR	750.00
1050	COMMUNITY FACILITY	2,853.90
3001	CAPITAL IMPROV PROJECT FUND	29,559.75
3070	PROPOSITION "C"	9.00
5010	GRAPHICS AND COPY CENTER	1,637.52
5020	CENTRAL STORES	2,253.03
5030	FLEET MAINTENANCE	4,464.49
6020	GEOGRAPHIC INFORMATION SYSTEM	12.54
7500	WATER UTILITY FUND	9,587.03
8020	LOCAL REHAB LOAN	9,903.50
8030	TRUST DEPOSIT	338.00
		<hr/>
		<b>221,349.01</b>

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
87341	05/03/2018	4113	SHAKER NERMINE	1,750.00	0.00	1,750.00
87342	05/03/2018	4208	AIRGAS INC	259.28	0.00	259.28
87343	05/03/2018	860	ALLIANT INSURANCE SERVICES	759.00	0.00	759.00
87344	05/03/2018	5131	ALLISON MECHANICAL. INC.	62,096.28	0.00	62,096.28
87345	05/03/2018	4684	AMAZON.COM LLC	1,006.38	0.00	1,006.38
87346	05/03/2018	58000	AMERICAN TRUCK & TOOL RENTAL INC	205.58	0.00	205.58
87347	05/03/2018	1003	AMER.SOCIETY OF COMPOSERS	10.00	0.00	10.00
87348	05/03/2018	4291	AUSTIN GARY ADVERTISING	1,055.12	0.00	1,055.12
87349	05/03/2018	51467	BADGER METER INC	307.94	0.00	307.94
87350	05/03/2018	4278	BEAR COMMUNICATIONS INC	880.39	0.00	880.39
87351	05/03/2018	4278	BEAR COMMUNICATIONS INC	560.00	0.00	560.00
87352	05/03/2018	66044	BENNETT-BOWEN & LIGHTHOUSE INC	546.43	0.00	546.43
87353	05/03/2018	48108	BERG. APRIL	649.60	0.00	649.60
87354	05/03/2018	5139	BULLOCK. TIFFANY	303.36	0.00	303.36
87355	05/03/2018	4978	CALIFORNIA FOUNDATION FOR THE	765.70	0.00	765.70
87356	05/03/2018	6600	CALIFORNIA STATE DEPT OF JUSTICE	4,432.00	0.00	4,432.00
87357	05/03/2018	7800	CERRITOS CITY	1,391.88	0.00	1,391.88
87358	05/03/2018	59274	CERTIFIED PLANT GROWERS INC	374.93	0.00	374.93
87359	05/03/2018	40572	CHICAGO TITLE CO	100.00	0.00	100.00
87360	05/03/2018	45894	CINTAS CORPORATION	137.61	0.00	137.61
87361	05/03/2018	57070	CITY LIGHT & POWER LKWD INC	986.36	0.00	986.36
87362	05/03/2018	5141	CORTEZ. JOSE D.	72.27	0.00	72.27
87363	05/03/2018	4959	COTTON. KARON	68.25	0.00	68.25
87364	05/03/2018	4498	DELTA DENTAL INSURANCE COMPANY	1,330.95	0.00	1,330.95
87365	05/03/2018	56889	DELTA DENTAL OF CALIFORNIA	7,532.97	0.00	7,532.97
87366	05/03/2018	27200	DICKSON R F CO INC	2,480.00	0.00	2,480.00
87367	05/03/2018	5020	ENCORE WELLNESS. LLC	54.40	0.00	54.40
87368	05/03/2018	4251	PROFIT SYSTEMS INC	2,747.12	0.00	2,747.12
87369	05/03/2018	52316	FEDERAL EXPRESS CORP	361.68	0.00	361.68
87370	05/03/2018	3946	FERGUSON ENTERPRISES INC	1,195.30	0.00	1,195.30
87371	05/03/2018	33150	GRAINGER W W INC	351.49	0.00	351.49
87372	05/03/2018	4483	GREENFIX AMERICA. LLC	1,306.25	0.00	1,306.25
87373	05/03/2018	62491	HANDS ON MAILING &	325.00	0.00	325.00
87374	05/03/2018	65575	HAP'S AUTO PARTS	144.34	0.00	144.34
87375	05/03/2018	35477	HARA M LAWNMOWER CENTER	36.97	0.00	36.97
87376	05/03/2018	4872	HEATON. KATHRYN	39.00	0.00	39.00
87377	05/03/2018	42031	HOME DEPOT	2,028.55	0.00	2,028.55
87378	05/03/2018	4962	HUNTINGTON PARK RUBBER STAMP CO	35.19	0.00	35.19
87379	05/03/2018	49843	INOUE. MICHAEL JOHN	637.00	0.00	637.00
87380	05/03/2018	4622	JHM SUPPLY INC	494.37	0.00	494.37
87381	05/03/2018	61616	JOHN DEERE CONSTRUCTION RETIL SALES	766.24	0.00	766.24
87382	05/03/2018	2956	KICK IT UP KIDZ. LLC	336.70	0.00	336.70
87383	05/03/2018	4414	KNOWBE4 LLC	2,069.10	0.00	2,069.10
87384	05/03/2018	4939	LAKEWOOD AQUATIC SPORTS CLUB	636.35	0.00	636.35

# CITY OF LAKEWOOD SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
87385	05/03/2018	53849	LAKEWOOD ROTARY CLUB	54.00	0.00	54.00
87386	05/03/2018	18400	LAKEWOOD. CITY WATER DEPT	10,307.15	0.00	10,307.15
87387	05/03/2018	20300	LONG BEACH CITY GAS & WATER DEPT	187.87	0.00	187.87
87388	05/03/2018	4482	MALTY INTERNATIONAL GROUP INC	35.47	0.00	35.47
87389	05/03/2018	58414	MANAGED HEALTH NETWORK	351.12	0.00	351.12
87390	05/03/2018	5113	MEDRANO. ROBERT ERNEST	250.00	0.00	250.00
87391	05/03/2018	4190	NATIONAL UNION FIRE INSURANCE CO	632.71	0.00	632.71
87392	05/03/2018	4443	O'REILLY AUTOMOTIVE STORES INC	760.09	8.22	751.87
87393	05/03/2018	48035	OCAJ INC	9.50	0.00	9.50
87394	05/03/2018	47554	OFFICE DEPOT BUSINESS SVCS	426.06	0.00	426.06
87395	05/03/2018	3975	OUTDOOR CREATIONS INC	3,504.00	0.00	3,504.00
87396	05/03/2018	50512	PATHWAYS VOLUNTEER HOSPICE	750.00	0.00	750.00
87397	05/03/2018	2174	PETTY CASH/LOVENEL REVELDEZ	1,329.32	0.00	1,329.32
87398	05/03/2018	4494	PIERSON. JEREMY L.	357.60	0.00	357.60
87399	05/03/2018	4321	POWERTECH ENGINES INC	471.45	0.00	471.45
87400	05/03/2018	15600	LONG BEACH PUBLISHING CO	342.84	0.00	342.84
87401	05/03/2018	4371	ORDWAY CORPORATION	312.50	0.00	312.50
87402	05/03/2018	4459	READWRITE EDUCATIONAL SOLUTIONS INC	205.40	0.00	205.40
87403	05/03/2018	27730	ROSEMEAD OIL PRODUCTS	476.70	0.00	476.70
87404	05/03/2018	45437	S & J SUPPLY CO	750.07	0.00	750.07
87405	05/03/2018	5045	SAN JUAN. CLYDE J	107.25	0.00	107.25
87406	05/03/2018	4468	SHERRARD. DONNA HOUSTON	115.05	0.00	115.05
87407	05/03/2018	62286	J R SIMPLOT COMPANY	1,272.84	0.00	1,272.84
87408	05/03/2018	52279	SMART & FINAL INC	281.81	0.00	281.81
87409	05/03/2018	26900	SO CALIF SECURITY CENTERS INC	49.97	0.00	49.97
87410	05/03/2018	29400	SOUTHERN CALIFORNIA EDISON CO	2,782.46	0.00	2,782.46
87411	05/03/2018	49529	SPICERS PAPER INC	552.54	0.00	552.54
87412	05/03/2018	37930	STANDARD INSURANCE CO UNIT 22	2,534.50	0.00	2,534.50
87413	05/03/2018	37930	STANDARD INSURANCE CO UNIT 22	9,808.97	0.00	9,808.97
87414	05/03/2018	44104	STATE WATER RESOURCES CONTROL BOARD	60.00	0.00	60.00
87415	05/03/2018	4770	MANCE. MIKE J.	21.68	0.00	21.68
87416	05/03/2018	2995	STRICTLY BACKFLOW INC	315.00	0.00	315.00
87417	05/03/2018	60359	CNS INDUSTRIES INC	414.50	0.00	414.50
87418	05/03/2018	4893	TENG. WHEA-FUN	93.60	0.00	93.60
87419	05/03/2018	4364	THE RINKS-LAKEWOOD ICE	117.00	0.00	117.00
87420	05/03/2018	3110	TORRES LOPEZ JAVIER	125.00	0.00	125.00
87421	05/03/2018	4873	TRANSAMERICA LIFE INSURANCE COMPANY	2,284.94	0.00	2,284.94
87422	05/03/2018	4718	UNITED WATER WORKS INC	348.10	0.00	348.10
87423	05/03/2018	49848	USA BLUE BOOK A DIVISION OF	151.62	0.00	151.62
87424	05/03/2018	4840	VERITIV OPERATING COMPANY	119.94	0.00	119.94
87425	05/03/2018	57135	VISION SERVICE PLAN	4,504.75	0.00	4,504.75
87426	05/03/2018	4970	WATER OUALITY & TREATMENT SOLUTIONS INC	1,752.50	0.00	1,752.50
87427	05/03/2018	3943	WATERLINE TECHNOLOGIES INC	1,129.06	0.00	1,129.06
87428	05/03/2018	17640	WAXIE ENTERPRISES INC	1,084.87	0.00	1,084.87

# CITY OF LAKEWOOD

## SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
87429	05/03/2018	36166	WEGENER. KATHY	1,144.00	0.00	1,144.00
87430	05/03/2018	62628	WELLS C. PIPELINE MATERIALS	1,533.00	0.00	1,533.00
87431	05/03/2018	50172	PRIMUS INC	2,505.13	0.00	2,505.13
87432	05/03/2018	35146	WILLDAN ASSOCIATES	46,461.85	0.00	46,461.85
87433	05/03/2018	3837	WORTHINGTON FORD	296.41	0.00	296.41
87434	05/03/2018	4837	XEROX CORPORATION	700.21	0.00	700.21
87435	05/03/2018	3699	AIHARA. LAURA	250.00	0.00	250.00
87436	05/03/2018	3699	AMAYA. MARINA	250.00	0.00	250.00
87437	05/03/2018	3699	BELLEFEUILLE. ALFRED	250.00	0.00	250.00
87438	05/03/2018	3699	BRENT. THERESA	250.00	0.00	250.00
87439	05/03/2018	3699	GREG DODD MASONRY	9,794.00	0.00	9,794.00
87440	05/03/2018	3699	HASKINS. DORA	240.00	0.00	240.00
87441	05/03/2018	3699	HENRY. SHAWN	250.00	0.00	250.00
87442	05/03/2018	3699	JOHNSON. MICHELLE	46.00	0.00	46.00
87443	05/03/2018	3699	MALDONADO. BEATRIZ	250.00	0.00	250.00
87444	05/03/2018	3699	MANCINI. LEWIS	40.00	0.00	40.00
87445	05/03/2018	3699	MARTINEZ. ANTONIO	250.00	0.00	250.00
87446	05/03/2018	3699	MATTHEWS. LAYLA	407.50	0.00	407.50
87447	05/03/2018	3699	MONTALAVO. TANYA	250.00	0.00	250.00
87448	05/03/2018	3699	MUNOZ. FRANCISCO	170.00	0.00	170.00
87449	05/03/2018	3699	OEURN. MARCHELE	250.00	0.00	250.00
87450	05/03/2018	3699	OUASH. KAILYN	250.00	0.00	250.00
87451	05/03/2018	3699	SMITH. KATHY	100.00	0.00	100.00
87452	05/03/2018	3699	VARGAS. PAUL	250.00	0.00	250.00
<b>Totals:</b>				<u>221,357.23</u>	<u>8.22</u>	<u>221,349.01</u>

**CITY OF LAKEWOOD  
SUMMARY ACH/WIRE REGISTER APRIL 2018**

<b>ACH date</b>	<b>Amount</b>	<b>Recipient</b>	<b>Purpose</b>	<b>Period</b>
4/3/18	83,741.02	CalPERS	PERS contribution	Mar 11-24, 2018
4/6/18	105,236.46	CalPERS	PERS Health	April 2018
4/11/18	144.27	CalPERS	Replacement Benefit Contribution	Mar-18
4/12/18	91,276.20	IRS via F&M	Fed taxes	Mar 25-Apr 7, 2014
4/12/18	7,655.65	Southland C/U	employee savings account	Mar 25-Apr 7, 2014
4/12/18	4,393.50	F&A Fed C/U	employee savings account	Mar 25-Apr 7, 2014
4/12/18	25,166.56	EDD	State taxes	Mar 25-Apr 7, 2014
4/12/18	2,138.63	MidAmerica	ARS aka APPLE	Mar 25-Apr 7, 2014
4/12/18	3,425.00	PARS via U.S. Bank	excess stackable plan	Mar 25-Apr 7, 2014
4/12/18	5,931.90	PARS via U.S. Bank	stackable plan	Mar 25-Apr 7, 2014
4/12/18	22,439.88	VOYA	VOYA 457	Mar 25-Apr 7, 2014
4/12/18	17,117.52	VOYA	VOYA 401(a)	Mar 25-Apr 7, 2014
4/18/18	83,997.37	CalPERS	PERS contribution	Mar 25-Apr 7, 2014
4/26/18	92,106.18	IRS via F&M	Fed taxes	Apr 8-21, 2018
4/26/18	25,423.96	EDD	State taxes	Apr 8-21, 2018
4/26/18	7,655.65	Southland C/U	employee savings account	Apr 8-21, 2018
4/26/18	4,393.50	F&A Fed C/U	employee savings account	Apr 8-21, 2018
4/26/18	57,989.10	City Light & Power	monthly maint fee	Apr 2018
4/30/18	2,578.63	MidAmerica	ARS aka APPLE	Apr 8-21, 2018
4/30/18	9,285.57	PARS via U.S. Bank	stackable plan	Apr 8-21, 2018
4/30/18	22,589.88	VOYA	VOYA 457 & ROTH	Apr 8-21, 2018
4/30/18	14,503.18	VOYA	VOYA 401(a)	Apr 8-21, 2018
4/30/18	83,458.89	CalPERS	PERS contribution	Apr 8-21, 2018

Council Approval

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Manager

Attest

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Director of Administrative Services

# **D I V I D E R S H E E T**

## **COUNCIL AGENDA**

May 8, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Report of City Council Committees' Activities

### **INTRODUCTION**

A brief update is provided for City Council review on the activities of the following standing committees: Water Resources and Intergovernmental Relations.

### **STATEMENT OF FACT**

#### Water Resources Committee

On April 24, 2018, the Water Resources Committee met and discussed:

- Update of Advanced Metering Infrastructure (AMI) project
  - ✓ Installation of the new smart meters is 76% complete as of April 23, and the entire project should be complete by July 1<sup>st</sup> as scheduled.
  - ✓ Call Center satisfactory scale for the month of May is 9.62 out of 10.
  - ✓ Volume of escalated calls to city staff has significantly decreased.
- If feasible, the Committee recommended repair of Plant 22's leaking concrete tank instead of demolition.
- The Committee directed City staff to participate in the PUC testimony for the Golden State Water Company (GSWC) rate case and to look into the feasibility assessment of taking over GSWC service serving East Lakewood residents.
- Based on an updated proposal, Central Basin Municipal Water District will not consider the option to impose a meter charge for retail customers to solve their financial deficit.
- Long Beach Unified School District contacted city water staff to schedule lead testing in its schools located in Lakewood. The testing will be scheduled before the end of the school year in June.
- State Water Resources Control Board recently issued the Notice of Applicability (dated April 6, 2018) to approve the city application for Statewide Drinking Water System Discharge NPDES Permit.


Intergovernmental Relations Committee Meeting

On April 24, the Intergovernmental Relations Committee met and discussed:

- Community College Funding Formula – In support of the three community college districts that serve Lakewood (Long Beach, Cerritos and Compton), the City will contact our state representatives requesting an amendment to the funding formula in the Governor's proposed FY 18-19 state budget. The proposed formula would negatively affect the finances of each college district. The amendment seeks to ease the burden through COLA adjustments and other factors.
- Net Neutrality – The City received some inquiries from residents on supporting the "Open Internet Pledge." Staff will continue to monitor this issue as the state is still in the early stages of developing a legislative response to the recent FCC decision to end net neutrality.
- Senate Bill 54 – The City traditionally has not taken public policy positions on state, national and international issues that do not affect city services, and SB 54 falls in that category. The City will continue to monitor this issue.
- Reducing Crime and Keeping California Safe Act of 2018 - The IR Committee recommended supporting this initiative per Resolution 2016-65, which declared support for accountability in criminal prosecution and sentencing in California. This item is on tonight's agenda with a recommendation to support.
- Tax Fairness, Transparency and Accountability Act of 2018 – The IR Committee recommended to oppose this initiative, which the City Council affirmed at its meeting on April 24.
- Senate Bill 827 – The City opposed this onerous housing bill. The bill failed to pass out of committee and is declared dead.
- Senate Bill 831 – This bill would usurp local control of Accessory Dwelling Units (ADUs). The IR Committee recommended to continue opposing this bill.
- Assembly Bill 1912 – This bill would apply joint and several liability for all retirement-related obligations to any current or former member of a Joint Powers Authority. The IR Committee recommended to continue opposing this bill.
- Senate Bill 623 – This bill would tax residential and business water customers for a state-run water fund for small, rural communities. The IR Committee recommended to continue opposing this bill, unless amended.

**RECOMMENDATION**

It is recommended that the City Council receive and file this report.

  
Thaddeus McCormack  
City Manager

# **D I V I D E R S H E E T**



## **COUNCIL AGENDA**

May 8, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Adoption of Resolution Supporting the Reducing Crime and Keeping California Safe Act of 2018

### **INTRODUCTION**

The “Reducing Crime and Keeping California Safe Act of 2018” is a response to the unintended consequences of Proposition 47 and 57 and other recent public safety reform measures. Over the last several legislative sessions and election cycles, changes have been implemented to integrate a series of major reforms to our criminal justice system. Unfortunately, the cumulative effect of these law changes has resulted in a critical impact to communities that cannot be ignored. The proposed reform to these recent laws is not to eliminate the recent changes nor to advocate for a system of mass incarceration, but to address the unintended consequences of these laws.

### **STATEMENT OF FACT**

In 2011, Governor Brown signed Assembly Bill 109, more commonly known as the Public Safety Realignment Act, in order to comply with a federal court order to reduce the state’s prison population to 137.5% of its design capacity. AB 109 aimed to accomplish this objective by realigning incarceration authority of roughly 45,000 criminal offenders from state prisons to county jails. Because local facilities were never designed to house violent criminals for the duration of their prison terms, and due to the shifting populations of the state’s prison population, AB 109 resulted in the early release of tens of thousands criminal offenders back into local communities. It is believed that AB 109 has had a direct impact on rising property crime rates throughout the state.

In 2014, California voters passed Proposition 47, the Safe Neighborhoods and Schools Act, which reclassified a number of “non-violent, non-serious” crimes from felonies to misdemeanors. Offenses include drug possession, repeated shoplifting, forging checks, gun theft, and possession of date-rape drugs. The effects of this initiative have been farreaching, as the threshold for misdemeanor thefts has been lowered to less than \$950, allowing career criminals to game the system. Further, the normalization of drug possession has decimated the legal system’s ability to compel addicts to enter drug rehabilitation programs, and has been assumed as an underlying cause in the dramatic rise of the state’s homeless populations.

Finally, in 2016, California voters passed Proposition 57, the Public Safety and Rehabilitation Act, which allows prisoners convicted of “non-violent” felonies to apply for early release. According to the non-partisan Legislative Analyst’s Office, Proposition 57 allows for the early release of nearly 30,000 criminals convicted of felonies that include: assault with a deadly

weapon, domestic violence, first degree burglary, human trafficking involving a minor, and active participation in a street gang, to name a few. In addition, Proposition 57 allows the State Department of Corrections unlimited authority to grant credits to all criminals—regardless of the nature of their crime—which would facilitate their early release. Criminals who committed multiple crimes against multiple victims are eligible for release at the same time as offenders who only committed single crimes against a single victim. Lastly, and most importantly, repeat criminals are eligible for release after the same period of incarceration as first time offenders.

The Reducing Crime and Keeping California Safe Act of 2018 will:

1. Reclassify crimes that under Proposition 57 qualify as “non-violent” crimes. This includes reclassifying crimes such as rape of an unconscious person, sex trafficking of a child, and domestic violence as “violent” and would prevent the early release of inmates convicted of these crimes;
2. Reform the parole system to stop the early releases of violent felons, expand parolee oversight, and strengthen penalties for parole violations;
3. Reform theft laws to restore accountability for serial thieves and organized theft gangs; and
4. Reinstate DNA collection for certain misdemeanors. This would include those convicted of drug, theft, domestic violence and other serious crimes.

To date, the Act is still in the signature-gathering phase for qualifying for the November 2018 ballot. The deadline to certify this initiative with the California Secretary of State is July 3, 2018.

### **RECOMMENDATION**

The Intergovernmental Relations Committee recommends that the City Council adopt the proposed resolution supporting the Reducing Crime and Keeping California Safe Act of 2018.



Paolo Beltran  
Assistant to the City Manager



Thaddeus McCormack  
City Manager

RESOLUTION NO. 2018-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LAKEWOOD SUPPORTING THE REDUCING CRIME AND  
KEEPING CALIFORNIA SAFE ACT OF 2018

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

WHEREAS, protecting every person in our state, including our most vulnerable children, from violent crime is of the utmost importance. Murderers, rapists, child molesters and other violent criminals should not be released early from prison; and

WHEREAS, since 2014, California has had a larger increase in violent crime than the rest of the United States. Since 2013, violent crime in Los Angeles has increased 69.5%. Violent crime in Sacramento rose faster during the first six months of 2015 than in any of the 25 largest U.S. cities tracked by the FBI; and

WHEREAS, The FBI Preliminary Semiannual Uniform Crime Report for 2017, which tracks crimes committed during the first six months of the past year in U. S. cities with populations over 100,000, indicates that last year violent crime increased again in most of California's largest cities.

WHEREAS, recent changes to parole laws allowed the early release of dangerous criminals by the law's failure to define certain crimes as "violent." These changes allowed individuals convicted of sex trafficking of children, rape of an unconscious person, felony assault with a deadly weapon, battery on a police officer or firefighter, and felony domestic violence to be considered "nonviolent offenders."; and

WHEREAS, as a result, these so-called "non-violent" offenders are eligible for early release from prison after serving only a fraction of the sentence ordered by a judge; and

WHEREAS, violent offenders are also being allowed to remain free in our communities even when they commit new crimes and violate the terms of their post release community supervision, like the gang member charged with the murder of Whittier Police Officer, Keith Boyer; and

WHEREAS, this measure reforms the law so felons who violate the terms of their release can be brought back to court and held accountable for such violations; and

WHEREAS, nothing in this act is intended to create additional "strike" offenses which would increase the state prison population, nor is it intended to affect the ability of the California Department of Corrections and Rehabilitation to award educational and merit credits; and

WHEREAS, recent changes to California law allow individuals who steal repeatedly to face few consequences, regardless of their criminal record or how many times they steal; and

WHEREAS, as a result, between 2014 and 2016, California had the second highest increase in theft and property crimes in the United States, while most states have seen a steady decline. According to the California Department of Justice, the value of property stolen in 2015 was \$2.5 billion with an increase of 13 percent since 2014, the largest single-year increase in at least ten years; and

WHEREAS, grocery store operators around the state have seen unprecedented increases in the amount of losses associated with shoplifting in their stores, with some reporting up to 150% increases in these losses from 2012 to present, with the largest jumps occurring since 2014; and

WHEREAS, shoplifting incidents have started to escalate in such a manner that have endangered innocent customers and employees; and

WHEREAS, individuals who repeatedly steal often do so to support their drug habit. Recent changes to California law have reduced judges' ability to order individuals convicted of repeated theft crimes into effective drug treatment programs; and

WHEREAS, California needs stronger laws for those who are repeatedly convicted of theft related crimes, which will encourage those who repeatedly steal to support their drug problem to enter into existing drug treatment programs. This measure enacts such reforms; and

WHEREAS, collecting DNA from criminals is essential to solving violent crimes. Over 450 violent crimes including murder, rape and robbery have gone unsolved because DNA is being collected from fewer criminals; and

WHEREAS, DNA collected in 2015 from a convicted child molester solved the rape-murders of two six-year-old boys that occurred three decades ago in Los Angeles County. DNA collected in 2016 from an individual caught driving a stolen car solved the 2012 San Francisco Bay Area rape/murder of an 83-year-old woman; and

WHEREAS, recent changes to California law unintentionally eliminated DNA collection for theft and drug crimes. This measure restores DNA collection from persons convicted for such offenses; and

WHEREAS, permitting collection of more DNA samples will help identify suspects, clear the innocent and free the wrongly convicted, and

WHEREAS, this measure does not affect existing legal safeguards that protect the privacy of individuals by allowing for the removal of their DNA profile if they are not charged with a crime, are acquitted or are found innocent.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lakewood hereby supports the Reducing Crime and Keeping California Safe Act of 2018.

ADOPTED AND APPROVED THIS 8TH DAY OF MAY, 2018.

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Mayor

ATTEST:

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City Clerk

# DIVIDER SHEET

# Public Hearings

## COUNCIL AGENDA

May 8, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Appeal of the adoption of Resolution 5-2018 by the Planning and Environment Commission sitting as the Building and Rehabilitation Board requiring abatement of nuisances at 11426 East 212<sup>th</sup> Street.

### INTRODUCTION

On March 20, 2018, a timely appeal (with appropriate fees) was filed with the City Clerk challenging the Building Rehabilitation Board (BRB) adoption of Resolution 5-2018 on March 1, 2018. The appellants, William M Pierce and his wife, Sharon Lynn Helzer Pierce, are the property owners of a single-family residence located at 11426 East 212<sup>th</sup> Street. This property was declared to be a public nuisance by the BRB through the adoption of Resolution 5-2018.

(Attachment A – Appeal and Attachment B - Resolution)

On March 1, 2018, the Planning and Environment Commission (PEC) sitting as the Building Rehabilitation Board (BRB) conducted a public hearing regarding various land use violations at the single-family residence located at 11426 East 212<sup>th</sup> Street. The property currently violates sections of the County of Los Angeles Building Code, Electrical Code, and Plumbing Code, as well as the Lakewood Municipal Code (LMC) regarding expired permits and construction work that has been left uncompleted and in an unsafe manner for a long period of time. The remodeling project dates back to 2003 and the code enforcement case began on April 19, 2012. Testimony was heard from the Community Development Department staff and the property owner. Following the public hearing, the BRB adopted Resolution 5-2018, which declared the property to be a public nuisance and required the property owner to obtain permits and to bring the property into compliance within 60 days. (Attachment C – PEC Hearing Minutes and Attachment D – PEC Staff Report).

### STATEMENT OF FACTS

#### Property Permit History

- **1961** - Building permits were issued for the construction of a single family home 1,048 sq. ft. *Permit was finalized on 12/1/1961*
- **1961** - Building permits were issue for the construction of a detached garage 441 sq. ft. *Permit was finalized on 12/1/1961*
- **1961** - Permits issued for Sewer-sewage disposal, plumbing and electrical associated with the new single family home. *Permit were finalized on 12/1/1961*
- **1965** - Building, plumbing and electrical permits issue for the construction of a private swimming pool. *Permits were finalized on 3/4/1966*
- **2003** - Plumbing permit for a water line. *Permit was finalized on 1/21/2003*
- **2003** (#54759) - Plumbing permit for sprinklers. *Expired 6/26/2006*
- **2004** (#62668) - Building permit to repair damaged drywall in different areas of the house. *Permit expired 6/26/2006*



- **2004** (#62669) - Electrical permit for outlets, receptacles, switches, range, water heater, outlets, lights, light fixtures, washing machine. *Permit expired 6/26/2006*
- **2007** - Inspector Dandurand leaves a stop work notice at the property: *“Provide permits for all construction work including framing, window change out, etc.”*
- **2007** (#79099) - Building permit to replace all drywall and insulation on the entire house. *Permit expired 3/12/2008*
- **2007** (#79100) - Building permit to upgrade the kitchen and bathroom. *Permit expired 3/12/2008*
- **2007** (#79101) - Plumbing permit. Lists toilet, sink, clothes washer, repipe, waste line, lav-bath sink, dishwasher, sprinklers, gas system, hose bib, bath/shr/combo. *Permit expired 3/12/2008*
- **2007** (#79102) - Electrical permit. Lists outlets, receptacles, switches, range, hood, dryer, washing machine, 0-200 AMP/600V, outlets, lights, light fixtures, oven, disposal, dishwasher, water heater, sub panel. *Permit expired 3/12/2008*
- **2008** (BL 0401 0807070020) - Building permit to clear expired permit for bathroom and kitchen upgrade under (#79100) listed above. *Permit expired 2/11/2010*
- **2008** (EL 0401 0807070007) - Electrical permit to clear expired permit for bathroom and kitchen upgrade under (#79102) listed above. *Permit expired 2/11/2010*
- **2008** (PL 0401 0807070004) – Plumbing permit to clear expired permit for bathroom and kitchen upgrade under (#79101) listed above. *Permit expired 2/11/2010*
- **2008** (BL 0401 0807070019) – Building permit to clear expired permit to replace all drywall and insulation on the entire house under (#79099) listed above. *Permit expired 2/11/2010*
- **2008** (PL 0401 0807070005) – Plumbing permit to clear expired plumbing permit for sprinklers (#54759) listed above. *Permit expired 2/11/2010*
- **2008** (EL 0401 0807070008) – Electrical permit to clear expired permit electrical permit for outlets, receptacles, switches, range, water heater, outlets, lights, light fixtures, washing machine. (#62669) listed above. *Permit expired 2/11/2010*
- **2008** (BL 0401 0807090060) – Building permit to reroof the house and detached garage. *Permit expired 2/11/2010*
  - Prior to the expiration of permits in 2/11/2010, inspector Don Farley leaves a note. “Your building permits expire in 10 days. Call before to avoid additional expense. 1/28/2010”
- **2015** (EL 0401 1501200083) – Electrical permit for wiring 200 AMP panel upgrade and 100 AMP subpanel. To complete work started under expired permits EL 0401 0807070008 and EL 0401 0807070007. Replace pool timer switch. *Permit expired 2/29/2016*
  - One rough wiring inspection was conducted by inspector Don Farley on 6/15/2015
  - Prior to the expiration of permits in 2/29/2016, inspector Don Farley leaves a note. “Your electrical permit expire in 10 days. 2/2/2016”
  - Inspector Don Farley return to site and leaves a second note. “Your electrical permit expire in 30 days. 2/1/2016”

- **2015** (EL 0401 1501200083) – Electrical permit for wiring 200 AMP panel upgrade and 100 AMP subpanel. To complete work started under expired permits EL 0401 0807070008 and EL 0401 0807070007. Replace pool timer switch. *Permit expired originally on 2/29/2016 new expiration date now shown as 12/8/2016*
  - Becoming aware that inspector Don Farley had granted additional time for the permit, building clerk whites out the 2/29/16 expiration date from the permit in order to grant the additional time. Last inspection is on 3/9/2016 and the permit expires on 12/8/2016

### **Property Code Enforcement History**

The code enforcement case regarding the unpermitted and unsafe construction originated on April 19, 2012, with a complaint regarding this residence being an “eyesore” with boarded up windows and incomplete construction. The case was assigned to a Community Conservation Representative (CCR), who monitored the site and noted the ongoing but delayed construction for over two years. On December 11, 2014, CCR Jacqueline Cochran, who was recently assigned the project, inspected the property, observed the unfinished construction, and issued a Notice of Violation to the property owners, instructing them to remove all trash and debris and to renew all expired permits. The owner indicated that there were financial issues that halted construction and prevented the renewal of the permits. On January 12, 2015, CCR Cochran confirmed that the property owner had not renewed the expired permits, as instructed in the Notice of Violation.

On January 20, 2015, the property owners renewed their electrical permits for a bathroom/kitchen upgrade and to replace the pool timer switch. On June 11, 2015, CCR Cochran sent an email to the owner of the property to check the status of the work and the status of the permits. The owner responded on June 15, 2015 and indicated that he had been in contact with the Building and Safety Division and had an inspection scheduled for the same day. This permit subsequently expired on February 29, 2016.

On May 02, 2016, CCR Cochran mailed a Final Notice of Violation to the owner of the property instructing them to renew all expired permits. On June 06, 2016, CCR Cochran checked Building and Safety Division records and confirmed that no inspections had been scheduled and that all permits were expired. On April 04, 2017, CCR Cochran re-inspected the property and determined that no progress had been made. On May 01, 2017, CCR Cochran referred this case to the City Prosecutor for a pre-hearing conference on July 18, 2017. The property owner refused to listen to any statements by the City Prosecutor regarding his expired permits. He left the meeting quickly and without participating in any conversation.

On October 18, 2017, CCR Cochran re-inspected the site. On November 12, 2017, an arraignment date of November 22, 2017 was set by the Bellflower Superior Court to hear the case. On December 13, 2017, the City Prosecutor notified CCR Cochran that the trial date was scheduled for December 26, 2017. The City Prosecutor dismissed the case on December 26, 2017, as staff was not available to testify on a non-work day.

On Wednesday, February 21, 2018, a Notice to Abate Nuisance scheduling this case for a hearing before the Planning Environmental Commission on Thursday, March 1, 2018 was mailed to the property owners.

## **SUMMARY OF APPEAL**

The appellants seek to have the City Council reverse the adoption of the PEC/BRB Resolution 5-2018 and list their justifications for the appeal in a letter dated March 20, 2018 to the City Council titled "Statements and Contentions". In summary, the appellants state the following:

1. **DISMISSAL:** Lakewood City Prosecutor Adrienne Mendoza dismissed a court case involving this issued on December 26, 2017 citing Penal Code 1385 and due to unavailability of witnesses key to prosecuting the case.
2. **NOTICE:** A Notice To Abate Nuisance letter from the City dated February 21, 2018 was received by the appellants on February 27, 2018 for a hearing to be held on March 1, 2018. The appellants allege that the timing of this notice did not allow them sufficient preparation time and that the City did not follow appropriate notification procedures.
3. **EXPIRED PERMIT** The appellants allege that the City made an error in stating that electrical permit number EL 0401 1501200083 is expired and that they do not owe an additional \$396.50 to have that permit reissued.

## **ANALYSIS**

The following responds to the three issues listed for the appeal letter dated March 20, 2018:

**DISMISSAL:** The dismissal of the court case by the City Prosecutor for procedural purposes has no bearing or effect on the separate and independent implementation of administrative remedies, on a code enforcement case, such as the BRB finding that the subject property is a Nuisance and the imposed compliance remedies. Pursuant to Lakewood Municipal Code Section 1200:

"No person shall violate any provision, or fail to comply with any of the requirements of this Code. Any person violating any provisions or failing to comply with any of the mandatory requirements of this Code, shall be guilty of a misdemeanor. Any person convicted of a misdemeanor under the provisions of this Code, shall be punishable by a fine not exceeding the amount contained in the laws of the State of California as the maximum fine for a misdemeanor conviction, as such may be changed from time to time, or by imprisonment in the City or County Jail for a period not exceeding six months, or by both such fine and imprisonment. Each such person shall be guilty of separate offense for *each and every day* during any portion of which any violation of any provision of this Code is committed, continued, or permitted by such person shall be punishable accordingly.

*In addition* to the penalties hereinabove provided, any condition caused or permitted to exist in violation of any of the provision of this Code *shall be deemed a public nuisance* and may be, by this City, summarily abated as such, and each day such condition continues shall be regarded as a *new and separate offense*."

A dismissal in a misdemeanor criminal prosecution case does not mean that the defendant(s) are not guilty of their crime, correct in their understanding of the case, or absolved from complying with City Code. Criminal cases may get dismissed for a variety of reasons (i.e., witness availability, lack of resources, evidentiary and procedural issues, etc.). However, these cases are often re-filed when the resources, evidence, or witnesses become available. The California Penal Code recognizes this and thus allows misdemeanor criminal case to be dismissed with the option to re-file the same case once more.

It should be noted that according to the Lakewood Municipal Code, the prosecutor has the authority, discretion, and ability to file criminal counts for every single violations on every single day that passes without compliance.

NOTICE: The appellants are challenging the validity of the PEC hearing based on the failure of City Staff to adhere to proper noticing procedures. The Lakewood Municipal Code Section 4324.1 "Notice Of Hearing" specifies that the Notice of Hearing shall be "posted in a conspicuous place on the premises where the nuisance exists and shall, in addition, not less than five days prior to the hearing cause one copy of said Notice to be served ... by first class mail, postage prepaid, upon the owner of said premises." Staff did not post the property as required LMC 4324.1, however a letter was mailed in a timely manner and received by the property owner, who then did subsequently attend the meeting in response to that notice. The noticing intent of LMC 4324.1 was accomplished and the appellant was not unduly inconvenienced by the failure to post the property. Staff will appropriately post such properties in the future.

EXPIRED PERMIT: The electric permit EL 0401 1501200083 was issued on January 20, 2015 and was ultimately expired by staff on December 8, 2016 for failure to make sufficient progress and have a successful final inspection. Permits are valid for six months from the issuance date and/or the last successful inspection. This project received a successful inspection on June 15, 2015 for rough wiring, which extended the permit through to December 16, 2015. The permit technically expired on December 17, 2016 and the property owner did not request an extension or pay the 25% extension fee. However, as a courtesy the Building Inspector allowed the permit to remain open with several warnings and conducted a second inspection on March 19, 2016 which allowed for Edison notification. This inspection then extended the permit to September 20, 2016. The property owner failed to do any further work or call for any further inspections and did not request an extension or pay for such an extension of time. The permit was expired by staff on December 8, 2016. At this time the appellant would be required to apply for new permits and pay the appropriate permit fees in accordance with the current fee schedule, which will be more than the fees charged in 2015.

The nuisance conditions continue to exist at the property and are a violation of Lakewood Municipal Code §8103 Section 102.7. The unsafe conditions create a public nuisance and should be abated as provided by Section 4323 and 4330 of the Lakewood Municipal Code and Chapter 99 of the California Building Code, as adopted by the City of Lakewood. The property continues to violate the following:

A. Unsafe Building. Lakewood Municipal Code (LMC) §8300

B. Adoption of the Building Code. Lakewood Municipal Code (LMC) §8100

- C. Expired Building Permits. County of Los Angeles Building Code (CLABC) §106.2
- D. Electrical Code. Lakewood Municipal Code (LMC) §8300
- E. Expired Electrical Permit. County of Los Angeles Electrical Code (CLAECE) §82-1
- F. Uniform Plumbing Code. Lakewood Municipal Code (LMC) §8200
- F. Expired Plumbing Permit. County of Los Angeles Plumbing Code (CLAPC) §103.1

## RECOMMENDATION

That the City Council conduct a public hearing and following the hearing that the City Council DENY the appeal and UPHOLD the adoption of Resolution 5- 2018 on March 1, 2018 by the Planning and Environment Commission sitting as the Building and Rehabilitation Board. Resolution 5-2018 requires the property owners of 11426 East 212<sup>th</sup> Street to bring their property into full compliance with the Lakewood Municipal Code within 60 days following the effective date of the resolution and to maintain compliance thereafter. The resolution authorizes city staff to abate any further or continuing nuisances on this property, using all available procedures. *(Note: Resolution 5-2018 will become effective immediately following this action and compliance would then be required on or before July 7, 2018.)*



Sonia Dias Southwell, AICP  
Director of Community Development



Thaddeus McCormack  
City Manager

- Attachments:
- A - Appeal of Planning and Environment Commission Resolution 5- 2018
  - B - Planning and Environment Commission Resolution 5-2018
  - C - Planning and Environment Commission Hearing Minutes
  - D - Planning and Environment Commission Staff Report
  - E - Notice to Abate Nuisance

March 20, 2018

City of Lakewood  
5050 Clark Avenue  
Post Office Box 158  
Lakewood, CA 90714-0158

6 4 5 3 '18 MAR 20 P2:13

Re: Application for Appeal  
Building Rehabilitation Board Resolution 5-2018  
Building Rehabilitation Board Resolution 6-2018  
11426 212th Street Lakewood, CA 90715

Property Identification

Legal ID

Tr: 24859

Lt: 278

Assessor's ID No. : 7060 017 030 17 000

Structure: V-B

Existing Building Use: SINGL

Use Zone: R-1

Street Address: 11426 212th Street Lakewood, Ca 90715-2006

Owner of Record:

Pierce, William M and Helzer Pierce, Sharon L

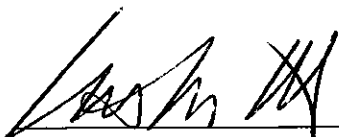
Statements of specific action protested: (see attached) 18.03.20-Pierce-Statements

Relief sought from the City Council: (see attached) 18.03.20-Pierce-Relief\_Sought

Filing fee of \$300: (see attached) Check #2148

We look forward to being heard by the City Council at its earliest convenience.

Sincerely,

  
\_\_\_\_\_  
William M Pierce  
\_\_\_\_\_  
Sharon Lynn Helzer Pierce

William M and Sharon Lynn Helzer Pierce  
11426 212th Street  
Lakewood, Ca 90715-2006  
562-865-7262  
11426212thstreet@gmail.com

March 20, 2018

Statements and Contentions

William M Pierce - 18.03.18-Pierce-Statements-William

Sharon Lynn Helzer Pierce - 18.03.18-Pierce-Statements-Sharon

To the Lakewood City Council,

This is an extraordinary legal situation that has already been to trial on December 26, 2017. Unfortunately the City of Lakewood Deputy City Prosecutor, Adrienne Mendoza dismissed the case citing Penal Code 1385. Sharon and I were stunned to find out from Ms. Mendoza on March 01, 2018 that the reason the case was actually dismissed because the Plaintiff Jacqueline Cochran had holiday plans. Sharon and I went to great lengths to prepare for our trial, we spent a lot of money preparing discovery evidence, and we expected to get a court ruling on this matter on December 26, 2017.

On February 27, 2018 we received an envelope from the City of Lakewood post marked 02/21/18. Inside was the NOTICE TO ABATE NUISANCE document with a hearing notice date of March 01, 2018. Prior to opening the evening mail on 02/27/18, Sharon and I were unaware of the legal action being taken against us by the City of Lakewood.

For reasons known only to the City of Lakewood, proper notification procedures were not followed, and Sharon and I had only 4 days to prepare for our hearing on 03/01/18. At that meeting Ms. Cochran stated that she sent certified mail, we never got a certified letter, and I made that very clear at the meeting. Despite knowing that we only had four days notice, the Board approved the resolution.

A recently discovered city document omitted from discovery evidence validated the legal position that we have had since our letter to Charles Carter on June 01, 2016. Since that time we have been trying to explain that our electrical permit (EL 0401 1501200083) did not expire on June 02, 2016, we do not owe an additional \$396.50, and as soon as possible we would like to move forward with our home repairs. The City of Lakewood has made a small mistake into a monumental one, and we have been trying to explain our position to Jacqueline Cochran, Charles Carter, Adrienne Mendoza, and Sonia Southwell since June 01, 2016.

Thank you for your time regarding our appeal,  
Sincerely,

  
William M Pierce

  
Sharon Lynn Helzer Pierce

## RESOLUTION NO. 5-2018

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION, SITTING AS THE BUILDING REHABILITATION BOARD OF THE CITY OF LAKEWOOD FINDING THE PROPERTY LOCATED AT 11426 EAST 212TH STREET TO BE A PUBLIC NUISANCE; ORDERING ABATEMENT OF THE NUISANCES WITHIN 60 DAYS BY THE OWNER OR SUCCESSOR IN INTEREST; AND IF NOT TIMELY ABATED, AUTHORIZING THE CITY TO ABATE THE NUISANCE CONDITIONS BY WARRANT OR OTHER MEANS.

THE PLANNING AND ENVIRONMENT COMMISSION SITTING AS THE BUILDING REHABILITATION BOARD OF THE CITY OF LAKEWOOD HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1. On March 1, 2018, the Planning and Environment Commission sitting as the Building Rehabilitation Board of the City of Lakewood held a hearing to determine if the said property is a public nuisance.

SECTION 2. 11426 East 212<sup>th</sup> Street (the property) is more particularly described as Los Angeles County Assessor's Parcel Number 7060-017-030 and as: Lot 278, of Tract No. 24859, as per Map recorded in Book 668, Pages 13 to 18 inclusive of Maps, in the Office of the County Recorder of said County. This property is currently owned by William M and Sharon L Pierce.

SECTION 3. A Notice to Abate Nuisance was properly posted as provided by law on February 20, 2018. This provided notice of a public hearing before the Planning and Environment Commission sitting as the Building Rehabilitation Board to the property owners regarding the nuisance conditions at the property.

SECTION 4. On February 21, 2018, the owners had failed to comply with the Notice of Violation issued by the City of Lakewood. This failure has resulted in scheduling a hearing on this matter before the Building Rehabilitation Board.

SECTION 5. Based upon the evidence received and considered, the Planning and Environment Commission sitting as the Building Rehabilitation Board finds that the property is a public nuisance based on violations of the following regulations:

- A. Unsafe Building. Lakewood Municipal Code (LMC) §8300
- B. Adoption of the Building Code. Lakewood Municipal Code (LMC) §8100
- C. Expired Building Permits. County of Los Angeles Building Code (CLABC) §106.2
- D. Electrical Code. Lakewood Municipal Code (LMC) §8300
- E. Expired Electrical Permit. County of Los Angeles Electrical Code (CLAECE) §82-1
- F. Uniform Plumbing Code. Lakewood Municipal Code (LMC) §8200



F. Expired Plumbing Permit. County of Los Angeles Plumbing Code (CLAPC) §103.1

SECTION 6. The nuisance conditions at the property are a violation of Lakewood Municipal Code §8103 Section 102.7. The unsafe conditions create a public nuisance and should be abated as provided by Section 4323 and 4330 of the Lakewood Municipal Code and Chapter 99 of the California Building Code, as adopted by the City of Lakewood.

SECTION 7. If the property owners fail to comply with this resolution ordering the abatement of the nuisance conditions within 60 days or as extended by the Community Development Director in coordination with the Public Works Director, the City shall have jurisdiction to abate the nuisances by warrant, motion to appoint a receiver under California Health & Safety Code 17980.7(c), or any other actions authorized by law. All costs of abatement by the City, including but not limited to full staff costs and contractor costs, shall be the responsibility of the property owner and if not paid when billed, shall become a lien on the property.

SECTION 8. Any person with an interest in the property may appeal this order of the Planning and Environment Commission sitting as the Building Rehabilitation Board to the Lakewood City Council. A written, dated, and signed appeal can be filed with the City Clerk, 5050 Clark Avenue, Lakewood, California 90712. The appeal must be received by the City Clerk within 5 days from the date of service of this order with the appropriate fees.

The appeal shall contain the following: specific identification of the property; a brief statement of the legal interest in the property; a statement in ordinary and concise language of the specific order or action protested, together with any material facts supporting the contentions of the appellant; and the signatures of all parties named as appellants, and their official mailing addresses.

ADOPTED AND APPROVED this 1<sup>st</sup> day of March 2018, by the Planning and Environment Commission sitting as the Building Rehabilitation Board of the City of Lakewood voting as follows:

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



Linda Manis, Chairperson

ATTEST:



Sonia Dias Southwell, AICP, Secretary

**CITY OF LAKEWOOD  
PLANNING AND ENVIRONMENT COMMISSION  
MEETING OF MARCH 1, 2018  
MINUTES**

A regular meeting of the Lakewood Planning and Environment Commission was called to order by Chairperson Manis at 7:00 p.m. in the Lakewood City Council Chambers, 5000 Clark Avenue, Lakewood, California.

**PLEDGE OF ALLEGIANCE**

Chairperson Manis led the Pledge of Allegiance.

**ROLL CALL:** Chairperson Manis  
Vice Chairperson McKinnon  
Commissioner Samaniego  
Commissioner Stuckey

**EXCUSED:** Commissioner Quarto

**Also present:** Sonia Dias Southwell, Director  
J. Patrick McGuckian, Assistant Director  
Paul Kuykendall, Senior Planner  
Charles Carter, Neighborhood Preservation manager  
Jacquelyn Cochran, Community Conservation Representative  
Adrienne Mendoza, Deputy City Prosecutor  
Ivy Tsai, City Attorney  
Helene Knight, Administrative Secretary

**APPROVAL OF MINUTES**

There being no objections, Chairperson Manis ordered the Minutes of the Regular Meeting of February 1, 2018 approved as submitted.

**ANNOUNCEMENTS AND PRESENTATIONS**

Director Southwell reminded the Commissioners of the Soroptimist Lakewood Run scheduled for Saturday, March 3, 2018.

**PUBLIC HEARINGS**

**CONDITIONAL USE PERMIT NO. 952, AMENDMENT NO. 1, REQUESTING APPROVAL FOR A TWO-STORY ACCESSORY STRUCTURE ON PROPERTY LOCATED AT 6165 AMOS AVENUE (Kyle Yaw)**

Senior Planner Paul Kuykendall delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for Conditional Use Permit No. 952, Amendment No. 1.

Commissioner Stuckey asked about the new law allowing second dwelling units to be rented and the impact of more vehicles parking on the street.

Attorney Tsai stated that the state law does not address vehicular traffic at all.

Director Southwell responded that formerly the Lakewood Municipal Code allowed second dwelling units on lots that did not double the density, which meant that a lot would have to be 10,000 square feet to qualify. The state now says that second dwelling units do not affect density. If the property is located within a certain distance of a bus stop, parking cannot be required. This will affect the City and parking, but this is what is legal at this time.

There being no further questions of staff, Chairperson Manis opened the public hearing.

Kyle Yaw, 6165 Amos Avenue, Lakewood, California, 90805, addressed the Commission, identifying himself as the applicant.

Chairperson Manis asked Mr. Yaw if he wanted to explain anything about his project to the Commission.

Mr. Yaw responded that Mr. Kuykendall had summarized everything.

Commissioner Stuckey asked Mr. Yaw if he intended to rent out this structure.

Mr. Yaw responded that he is the applicant/builder, not the owner. However, the owner will not rent out the space, because the owner's children live in the house and the owner will be living in the addition.

Chairperson Manis asked Mr. Yaw if the owner had read the Resolution and was agreeable to the conditions.

Mr. Yaw responded affirmatively.

There being no further questions and no one else wishing to speak on the matter, Chairperson Manis closed the public hearing.

**Commissioner Stuckey moved and Commissioner Samaniego seconded that RESOLUTION NO. 03-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 952, AMENDMENT NO. 1, ON PROPERTY LOCATED AT 6165 AMOS AVENUE, be approved as submitted.**

**AYES: COMMISSIONERS: Stuckey, Samaniego, McKinnon, Manis**  
**NOES: COMMISSIONERS: None**  
**ABSENT: COMMISSIONERS: Quarto**  
**ABSTAIN: COMMISSIONERS: None**

## **ORDINANCE PERTAINING TO TRASH ENCLOSURES**

Assistant Director Patrick McGuckian delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for the Ordinance Pertaining to Trash Enclosures.

Assistant Director McGuckian explained that since 2013 the City has been imposing the requirements of the MS4 Storm Water Permit through the Public Works Director. This ordinance will clarify and consolidate into one section the standards for trash enclosures and the temporary storage of solid waste that are scattered throughout the Code. Through the Director of Community Development and the Director of Public Works, there will be some flexibility to accommodate different uses on different properties, but this ordinance will provide a set of uniform standards.

The ordinance will assist with the goal of the Sheriff's Department to secure trash enclosures to prevent unauthorized dumping and retrieval. Assistant Director McGuckian concluded his comments by stating that since 1971 the City has required that all trash bins be within a trash enclosure. However, there are still many noncompliant bins throughout the City. This ordinance will require compliance for all existing sites within three years.

Chairperson Manis asked if this would apply only to new businesses.

Assistant Director McGuckian replied that this would apply to all properties in all zones.

Commissioner Samaniego asked if this applied to all waste, including cardboard.

Assistant Director McGuckian replied that this applies to all waste, including recycle and green waste.

Commissioner Samaniego inquired about the carwash area at Carson and Paramount behind the Irish Pub, asking if all tenants would be notified or if the owner would be notified.

Director Southwell stated that the owner would be notified.

There being no further questions of staff, Chairperson Manis declared it to be the time and place for the public hearing on the Ordinance Pertaining to Trash Enclosures, asking anyone wishing to be heard on the matter to come forward.

There being no one wishing to speak on the matter, Chairperson Manis closed the public hearing.

**Vice Chairperson McKinnon moved and Commissioner Stuckey seconded that RESOLUTION NO. 04-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, APPROVING STAFF RECOMMENDATION TO FORWARD THE ORDINANCE PERTAINING TO TRASH ENCLOSURES TO THE CITY COUNCIL FOR APPROVAL BE APPROVED AS SUBMITTED.**

<b>AYES:</b>	<b>COMMISSIONERS:</b> McKinnon, Stuckey, Samaniego, Manis
<b>NOES:</b>	<b>COMMISSIONERS:</b> None
<b>ABSENT:</b>	<b>COMMISSIONERS:</b> Quarto
<b>ABSTAIN:</b>	<b>COMMISSIONERS:</b> None

**CDBG 2018-2019 Action Plan**

Housing Specialist Carolyn Lehouillier delivered the proposed Action Plan report, which identifies the activities that will be undertaken during FY 2018-2019 using CDBG Entitlement Funds. This represents the fourth year of the Five-Year Action Plan with a 30-day comment period beginning today and ending on April 10, 2018 at the City Council Meeting. While the City has not yet received its appropriations, it is anticipated that the City will receive an estimated \$510,476 in CDBG funds and \$40,000 in program income this Fiscal Year (FY 2018-2019) from the repayment of housing rehabilitation loans made from CDBG funds. This brings the total amount of anticipated funding available to disperse in FY 2018-2019 to \$550,476. These funds are allocated for use in carrying out activities that meet the mandates of the Housing and Community Development (HCD) Act. Proposed projects within Lakewood's Action Plan include, but are not limited to, capital improvements, e.g., renovating the Burns Center, which is well underway, public services, e.g. Community Family Guidance, Pathways Volunteer Hospice, Meals on Wheels, Community Services Association and Fair Housing. CDBG also funds Community Conservation Program Administration and Delivery.

Commissioner McKinnon commented on the continuing annual decrease in funding.

Director Southwell responded that approximately 15 years ago, the funding was almost one million dollars, but has been declining, and typically, the City receives its allocation by February. However, last year it was not available until mid-July.

There being no further questions of staff, Chairperson Manis declared it to be the time and place for the public hearing on the CDBG 2018-2019 Action Plan, asking anyone wishing to be heard on the matter to come forward. There were no comments received.

There being no one wishing to speak on the matter, Chairperson Manis closed the public hearing.

**COMMISSIONER SAMANIEGO MOVED AND COMMISSIONER STUCKEY SECONDED TO DIRECT STAFF TO TAKE INTO CONSIDERATION ALL COMMENTS RECEIVED FROM THE PUBLIC DURING THE NEXT 30 DAYS IN PREPARATION OF THE CDBG FY 2018-2019 ACTION PLAN AND TO ACCEPT THE PROPOSED ACTION PLAN UPON THE APPROVAL BY THE CITY COUNCIL.**

<b>AYES:</b>	<b>COMMISSIONERS:</b>	<b>Samaniego, Stuckey, McKinnon, Manis</b>
<b>NOES:</b>	<b>COMMISSIONERS:</b>	<b>None</b>
<b>ABSENT:</b>	<b>COMMISSIONERS:</b>	<b>Quarto</b>
<b>ABSTAIN:</b>	<b>COMMISSIONERS:</b>	<b>None</b>

**BUILDING REHABILITATION BOARD**  
**Public Nuisance**

**11426 E. 212<sup>th</sup> STREET**  
**William and Sharon Pierce**

CCR Cochran delivered the oral report summarizing the written staff report and slide presentation, as contained in the file for this Code Enforcement Case and requested approval of staff recommendation to declare the property at 11426 E. 212<sup>th</sup> Street to be a public nuisance.

Commissioner Samaniego asked why a case that had already been dismissed in a legal proceeding would not remain in the court system and would be brought back to the Building Rehabilitation Board.

Deputy City Prosecutor Adrienne Mendoza explained that a criminal legal proceeding begins with an arraignment where the defendant is notified of the charges and they enter a plea of "guilty" or "not guilty." This is followed by a pre-trial conference where resolution is attempted and proceeds to the next court date, which would have been December 26, 2017. Upon realizing that CCR Cochran would not be available on that date, and recognizing the need to review the pre-trial documents submitted by Mr. Pierce and consult with the Los Angeles County Building Official, Jim Shih, Deputy City Prosecutor Mendoza decided to dismiss the case. Deputy City Prosecutor Mendoza explained that she had attempted resolution by conducting a meeting with Mr. Pierce at Lakewood City Hall prior to filing the criminal charge, but there was no communication.

Commissioner Stuckey asked how this case could have fallen through the cracks for six years, having begun in 2012.

Neighborhood Preservation Manager Charles Carter responded that he did not know how it fell through the cracks, but he explained that the former Neighborhood Preservation Manager had decided to address the electrical permit in an effort to work with the owner. The real issue is unfinished construction with several permits outstanding. Bringing it to the Building Rehabilitation Board is an attempt to consolidate and clarify these issues with the owner in a single meeting, rather than notifying him repeatedly of yet another issue.

There being no further questions of staff, Chairperson Manis asked if there was anyone present wishing to be heard on this matter.

William Pierce, 11426 E. 212<sup>th</sup> Street, Lakewood, California, addressed the Commission, identifying himself as the property owner. Mr. Pierce stated that he and his wife have lived at that address for 24 years, his wife formerly worked for the City of Lakewood, and that they have never been treated like this before. Mr. Pierce stated that he is a former contractor and that this matter should have been resolved at the December 26<sup>th</sup> hearing. Because he had spent a great deal of time preparing for trial during the holidays while the City Prosecutor knew the case would be dismissed, but did not notify him of that fact, he would be filing legal abuse charges. He stated that he has never received any certified mail from the City Prosecutor, and that the first mailing he received was not sealed, creating a confidentiality issue, while the second was lacking a stamp. He claimed that CCR Cochran made a mathematical error, thereby denying him the 180-day time period granted by the permit.

Chairperson Manis asked Mr. Pierce if he could address the issue that is before the Board.

Mr. Pierce replied that he is addressing the issue before the Board, and that all he wants is to have his permits reactivated since it was the City's mistake to expire the permits.

Chairperson Manis asked Mr. Pierce why these issues have continued for so long when he himself said that he was a former contractor.

Mr. Pierce explained that his time has been consumed by his role as a special needs trustee and that his special needs beneficiary had been approached by an attorney who tried to

remove Mr. Pierce. This resulted in Mr. Pierce being in probate court for three years, as well as dealing with Adult Protective Services. In addition, Washington Mutual removed his second mortgage in 2008, which was intended to fund the work that needed to be done on the house.

There being no one else wishing to be heard on the matter, Chairperson Manis closed the public hearing.

Commissioner Stuckey stated that the homeowner needs to work with the City in closing unnecessary permits, pulling appropriate permits and completing the work. The City works with its citizens and the homeowner should communicate with the City if there are any issues.

Director Southwell stated that in the case of incomplete work, the purpose of a miscellaneous permit is for the inspector to make one inspection to confirm that all work is complete. Director Southwell asked Building Official Jim Shih to clarify the permit situation.

Jim Shih, Los Angeles County Building Official, explained that once permits are expired, they cannot be reactivated. Mr. Pierce needs to pull new permits for the work he intends to do and eliminate the permits for work that he will not be doing.

Chairperson Manis asked the Commissioners if there were any further comments. There being none, Chairperson Manis asked for a motion.

Commissioner Stuckey moved and Commissioner Samaniego seconded that **RESOLUTION NO. 5-2018, A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD, SITTING AS THE BUILDING REHABILITATION BOARD, RECOMMENDING APPROVAL OF STAFF RECOMMENDATION, ON PROPERTY LOCATED AT 11426 E. 212<sup>th</sup> STREET**, be approved as submitted.

**AYES:** COMMISSIONERS: Stuckey, Samaniego, McKinnon, Manis  
**NOES:** COMMISSIONERS: None  
**ABSENT:** COMMISSIONERS: Quarto  
**ABSTAIN:** COMMISSIONERS: None

#### **REPORTS:**

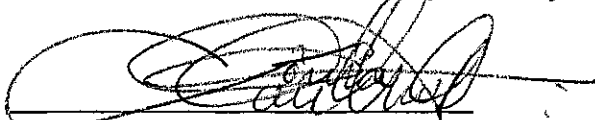
- **Development Review Board** reports for February of 2018 were received and filed.

**CORRESPONDENCE:** None.

**ORAL COMMUNICATIONS:** None.

**WRITTEN COMMUNICATIONS:** None

**ADJOURNMENT:** The meeting was adjourned at 8:00 p.m.



Secretary

**PEC AGENDA**

March 1, 2018

**TO:** THE PLANNING AND ENVIRONMENT COMMISSION  
SITTING AS THE BUILDING REHABILITATION BOARD

**SUBJECT:** PUBLIC NUISANCE – 11426 212<sup>th</sup> STREET

**INTRODUCTION**

The property at 11426 212<sup>th</sup> Street is located in the R-1 (Single-Family Residential) zone and has a history of expired building permits relating to a property remodel which dates back to July 2008.

The property currently violates sections of the County of Los Angeles Building Code, County of Los Angeles Electrical Code, County of Los Angeles Plumbing Code and the Lakewood Municipal Code (LMC) as follows:

**County of Los Angeles Building Code (CLABC) §106.2 – Expired Permit(s)** – No person shall own, use, occupy or maintain any unpermitted structure.

**County of Los Angeles Electrical Code (CLAEC) §82-1 – Expired Permit(s)** – Except as otherwise provided in Section 303(f) and Section 304(a) of the Building Code, a person, whether acting as principal, servant, agent, or employee, shall not do or cause or permit to be done any electrical work regulated by this Code without first securing a permit.

**County of Los Angeles Plumbing Code (CLAPC) §103.1 – Expired Permit(s)** – A person, whether acting as principal, servant, agent or employee, shall not do or cause or permit to be done any gas piping, plumbing, drainage, house sewer or private sewage disposal work regulated by this Code without first securing a permit.

**LMC §8100 – Building Code – Adoption of the California Building Code**

**LMC §8200 – Electrical Code – Uniform Plumbing Code**

**LMC §8300 – Plumbing Code – Electrical Code**

The existing violations create a public nuisance per Lakewood Municipal Code §8103 Section 102.7. Any building or portion thereof constructed in violation of the provision of the Building Code, Plumbing Code, Electrical Code, or Fire Code of this City. Therefore, pursuant to Title 25 of the California Code of Regulations, a hearing before the Planning and Environment Commission sitting as the Building Rehabilitation Board was scheduled for March 1, 2018.



### **STATEMENT OF FACTS**

On May 01, 2012, the City received a complaint reporting that a remodel of the home had been going on for the last two years and was an eyesore. It was also reported that the front windows were boarded up and construction paper on the side of the house that faces the driveway.

On June 6, 2012, Community Conservation Representative (“CCR”) Ralph Lakin observed the unfinished construction at the property and noted that the construction was still in progress.

On September 19, 2013, CCR Lakin observed the unfinished construction at the property and noted that construction was still in progress.

On November 24, 2014, this case was reassigned to CCR Jacqueline Cochran.

On December 11, 2014, CCR Cochran inspected the property, observed the unfinished construction, and issued a Notice of Violation to the owner of the property to remove all trash and debris and to renew all expired permits. The owner indicated that there were financial issues that halted construction and prevented the renewal of the permits.

On January 12, 2015, CCR Cochran checked with Building and Safety Division and learned that the owner of the property had not complied with the Notice of Violation and had not renewed the expired permits.

On January 20, 2015, the property owners renewed their electrical permits for a bathroom/kitchen upgrade and to replace the pool timer switch.

On June 11, 2015, CCR Cochran sent an email to the owner of the property to check the status of the work and the status of the permits. The owner responded on June 15, 2015 and indicated that he had been in contact with the Building and Safety Division and had an inspection scheduled for the same day.

On May 02, 2016, CCR Cochran mailed a Final Notice of Violation to the owner of the property instructing them to renew all expired permits, informing the owner that the permit on file would expire soon and to contact Building and Safety Division.

On June 06, 2016, CCR Cochran checked Building and Safety Division records and no inspections had been scheduled and found the electrical permits obtained on January 20, 2015 had expired.

On April 04, 2017, CCR Cochran conducted a re-inspection of the property and determined that work had not continued on the exterior of the property. In addition, CCR Cochran emailed the owner of the property requesting the status of the work and timeline in which it would be completed.

On May 01, 2017, CCR Cochran referred this case to the City Prosecutor for non-compliance.

On July 18, 2017, CCR Cochran attended a pre-hearing conference with the owner of the property, who refused to hear any statements by the City Prosecutor on behalf of the City of Lakewood regarding his expired electrical permit.

On October 18, 2017, CCR Cochran conducted a re-inspection and verified that construction had ceased and checked the Building and Safety Division records which indicated the permits on file were expired.

On November 12, 2017, an arraignment date of November 22, 2017 was set by the Bellflower Superior Court to hear the case.

On December 13, 2017, the City Prosecutor notified CCR Cochran that the trial date was scheduled for December 26, 2017. CCR Cochran notified the City Prosecutor that December 26, 2017 was a vacation day and that she would be unavailable to testify.

On February 8, 2018, CCR Cochran checked the Building and Safety Division records and found that all the permits on file related to the property remodel were expired.

On Wednesday, February 21, 2018, a Notice to Abate Nuisance scheduling this case for a hearing before the Planning Environmental Commission on Thursday, March 1, 2018 was posted and mailed to the property owners of record via certified mail.

## **BACKGROUND**

The Lakewood Municipal Code Section 4320 states:

“Pursuant to the provisions of Section 38771 of the Government Code of the State of California, the City Council does hereby find, determine and declare that a violation of any provisions of this Chapter is a Public Nuisance which may be abated as provided in the Civil Code or the Code of Civil Procedure or the Penal Code of the State of California in addition to any other remedy or procedure provided by law or this Code, or any penal enforcement of this Code.”

The Planning and Environment Commission sitting as the Building Rehabilitation Board as specified by the California Building Code Section 99 may: 1) declare non-compliant properties subject to code enforcement as a Public Nuisance per se as specified by LMC §8103 Section 102 by making a finding of fact and 2) may be abated per LMC §4324.4, which in part states, “If said nuisance is not abated within the time specified by the Planning and Environment Commission or

the City Council or any extension thereof, the Director of Public Works shall cause the work of abatement to be performed as ordered therein.”

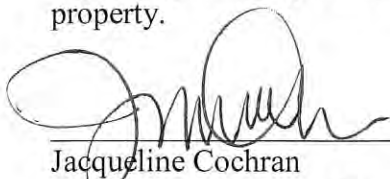
### **SUMMARY**

The property located at 11426 East 212<sup>th</sup> Street constitutes a public nuisance as defined in §8103 Section 102 of the Lakewood Municipal Code. Pursuant to the Lakewood Municipal Code and Title 25 of the California Code of Regulation, a hearing before the Planning and Environment Commission sitting as the Building Rehabilitation Board shall consider all relevant facts and adopt a Resolution to effect the abatement of the unsafe conditions on the property. A public nuisance property may be abated by the City if the property is not brought into compliance by the time frame established in the Order. Staff would recommend sixty (60) days following the hearing to be sufficient time to obtain permits and complete the work.

### **RECOMMENDATION**

Staff recommends that the Planning and Environment Commission sitting as the Building Rehabilitation Board find the property located at 11426 East 212<sup>th</sup> Street to be a public nuisance and adopt the attached Resolution. The Resolution directs William and Sharon Pierce to abate the aforementioned violations listed in the Notice to Abate Nuisance within sixty (60) days of the Resolution being adopted.

Additional time may be granted by the Director of the Community Development Department in concurrence with the Director of Public Works for good cause. The Resolution further authorizes the City to abate the nuisances by warrant or any other actions authorized by law in perpetuity. All cost of abatement by the City, including but not limited to full staff costs and contractor costs, shall be the responsibility of the property owner and if not paid when billed, shall become a lien on the property.



Jacqueline Cochran  
Community Conservation Representative



Sonia Dias Southwell, AICP  
Director of Community Development

William M. and Sharon H. Pierce  
11426 East 212<sup>th</sup> Street  
Lakewood, California 90715



# NOTICE TO ABATE NUISANCE

The owner of the property located at 11426 East 212<sup>th</sup> Street, Lakewood, California is hereby notified to appear at a hearing before the Planning and Environmental Commission, sitting as the Building Rehabilitation Board for the City of Lakewood. The meeting will be held on Thursday, March 1, 2018, at the Lakewood City Hall, 5050 Clark Avenue, Lakewood California at 7:00 p.m., or soon thereafter as the owner may be heard, and show cause, if any, why the property should not be declared a public nuisance and the nuisance abated by the City.

This hearing notice is dated February 21, 2018

CITY OF LAKEWOOD

A handwritten signature in black ink, appearing to read "Jacqueline Cochran", is written over a horizontal line.

By Jacqueline Cochran, Community Conservation Representative

## Lakewood

Dear William M. and Sharon H. Pierce,

The hearing identified on the proceeding page has been scheduled due to your failure to comply with the Final Notice of Violation mailed to you on December 12, 2014. The following conditions were observed to still exist in violation on the Lakewood Municipal Code (LMC), County of Los Angeles Building Code (CLABC), County of Los Angeles Electrical Code (CLAEC), and County of Los Angeles Plumbing Code (CLAPC):

- |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LMC §8300</b>    | <b>Unsafe Building Defined: County of Los Angeles Title 26 Section 102.7</b><br>Unsafe Buildings, as used in this Chapter, shall include the following and are hereby declared to be a public nuisance: 7.) Any building or portion thereof constructed in violation of the provision of the Building Code, Plumbing Code, Electrical Code, Fire Code or Mechanical Code of this City.                                                                                                    |
| <b>LMC §8100</b>    | <b>Adoption of the Building Code</b><br>Except as herein provided, that certain building code known and designated as the County of Los Angeles Building Code shall be and become the building code of the City of Lakewood, regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height, area, maintenance of all structures.                                                                                |
| <b>CLABC §106.2</b> | <b>Expired Building Permit on File: Drywall</b><br>No person shall own, use, occupy or maintain any unpermitted structure.                                                                                                                                                                                                                                                                                                                                                                |
| <b>CLABC §106.2</b> | <b>Expired Building Permit on File: Bathroom/Kitchen Upgrade</b><br>No person shall own, use, occupy or maintain any unpermitted structure.                                                                                                                                                                                                                                                                                                                                               |
| <b>CLABC §106.2</b> | <b>Expired Building Permit on File: TO &amp; Reroof House and Detached Garage</b><br>No person shall own, use, occupy or maintain any unpermitted structure.                                                                                                                                                                                                                                                                                                                              |
| <b>LMC §8300</b>    | <b>Electrical Code</b><br>Except as hereafter provided, that certain electrical code known and designated as the County of Los Angeles Electrical Code shall be and become the electrical code of the City of Lakewood regulating the installation, arrangement, alteration, repair, use and operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the city providing for the issuance of permits and the collection of fees therefor. |
| <b>CLABC §82-1</b>  | <b>Expired Electrical Permit on File: Electrical</b><br>Except as otherwise provided in Section 303(f) and Section 304(a) of the Building Code, a person, whether acting as principal, servant, agent, or employee, shall not do or cause or permit to be done any electrical work regulated by this Code without first securing a permit.                                                                                                                                                |

**LMC §8200**

**Uniform Plumbing Code**

Except as hereinafter provided, that certain plumbing code known and designated as the County of Los Angeles Plumbing Code shall be and become the plumbing code of the City of Lakewood, regulating plumbing and drainage systems and prescribing conditions under which such work may be carried on within the city, and providing for the issuance of permits and the collections of fees therefore and providing penalties for violations of such code.

**CLABC §103.1**

**Expired Plumbing Permit on File: Bathroom/Kitchen Upgrade**

A person, whether acting as principal, servant, agent or employee, shall not do or cause or permit to be done any gas piping, plumbing, drainage, house sewer or private sewage disposal work regulated by this Code without first securing a permit.

At the March 1, 2018 hearing the Community Development Department will seek approval from the Building Rehabilitation Board (BRB) of a resolution finding the property to be a public nuisance and ordering the following:

1. All the aforementioned violations of the Lakewood Municipal Code shall be corrected in the time ordered.
2. Grants the City authority to abate the public nuisance if the violations are not corrected in the time ordered.
3. Any City abatement including, but not limited to staff time and contracted services shall be charged to the owner and these charges will result in a lien on the property.
4. The BRB may consider other options including filing a criminal complaint in the Los Angeles Superior Court, a motion to appoint a receiver under California Health & Safety Code 17980.7(c), or any other applicable actions authorized by law.

Any person having the right, title, lien or interest in 11426 East 212<sup>th</sup> Street may appear and speak at the hearing on any relevant issues pertaining to the aforementioned violations.

**CITY OF LAKEWOOD**

Jacqueline Cochran, Community Conservation Representative

RESOLUTION NO. 2018-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD DENYING THE APPEAL OF RESOLUTION 5-2018 AND UPHOLDING THE PLANNING AND ENVIRONMENT COMMISSION SITTING AS THE BUILDING REHABILITATION BOARD DECISION FINDING THE PROPERTY LOCATED AT 11426 EAST 212TH STREET, LAKEWOOD, CALIFORNIA TO BE A PUBLIC NUISANCE.

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The City Council finds that the Planning and Environment Commission, by Resolution No. 5-2018, found the property located at 11426 East 212th Street to be a public nuisance, ordering abatement of the nuisance within 60 days by the owner, and if not timely abated, authorizing the City to abate the nuisance conditions by warrant.

SECTION 2. The City Council further finds that appellants; William M and Sharon L Pierce timely filed a written appeal of the Planning Commission decision with the City Council on March 20, 2018. A copy of the written appeal is attached hereto and made part hereof.

SECTION 3. The City Council of the City of Lakewood does hereby report that a public hearing was held before it in respect to said appeal on the 8th day of May, 2018, and the City Council does hereby find and determine that said appeal should be denied.

ADOPTED AND APPROVED this 8th day of May, 2018, by the City Council of the City of Lakewood by the following roll call vote:

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

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

# **D I V I D E R S H E E T**



*Reports*

## **COUNCIL AGENDA**

May 8, 2018

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Rynerson Park Sewer Improvement and Restroom Purchase

### **INTRODUCTION**

Rynerson Park has been budgeted for improvements to the park restroom buildings, including installation of a new sewer line to replace the existing septic systems. The improvement program was to include the purchase and installation of two prefabricated restroom buildings to replace the three old rustic restroom buildings, as well as replacement of two of the three picnic shelters, related site improvements, demolition, and improvements to one of the four pedestrian bridges.

On April 2, 2018, the City Clerk received nine bids for the Sanitary Sewer Lateral at Rynerson Park project. The work generally consisted of the installation of a below grade sewer line and related improvements. The bids were unexpectedly high, and staff recommends that this work be re-bid.

### **STATEMENT OF FACT**

#### Sewer Line

The three restrooms in Rynerson Park have been connected to septic systems since they were built in the late 1980's. These septic systems no longer function effectively, and must be replaced with a sewer. Staff previously worked with SCE to acquire an easement to allow for a short segment of the sewer to be constructed on their property to connect to the Sanitation Districts sewer main that crosses Rynerson Park.

Thirteen contractors qualified to bid this project by purchasing the plans and specifications. Eight contractors submitted a bid proposal. The following is the bid summary:

<b>RANK</b>	<b>BIDDER</b>	<b>BID AMOUNT</b>
1	Prlich & Sons, Inc.	\$345,095
2	MNR Construction, Inc.	\$427,700
3	GRFCO, Inc.	\$435,250
4	AMPCO Contracting, Inc.	\$464,000
5	ABNY General Engineering	\$541,840
6	Fleming Environmental, Inc.	\$576,887
7	T.A. Rivard, Inc.	\$600,250
8	Colich & Sons L.P.	\$710,925
9	Clarke Contracting Corporation	\$757,350

The lowest responsible bidder was Prlich & Sons, Inc. in the bid amount of \$345,095, however, shortly after bids were opened Prlich submitted a letter withdrawing their bid due to a clerical error. The engineer's estimate was substantially lower, at about \$200,000. The engineer contacted several of the bidders to investigate the reasons for the seemingly excessive costs. The contractors indicated that they were concerned about unknowns, were uncertain about the shoring requirements and soil conditions, rising labor and material costs, coordination with the Sanitation Districts, and prevailing wage rates, which caused them to bid with a higher contingency/safety factor. They also noted that they were very busy at this time. Due to the high bid costs, staff recommends that all bids be rejected and the project rebid. Staff will work with the engineer to modify the plans to include the option to bore the line instead of open cutting, and implement any other cost saving changes that can be identified.

#### Park Restroom Buildings

The three existing park restroom buildings are old, and require substantial repairs if they were to remain in service. Staff had included replacement of these buildings in our CIP budget and has been working on the configuration of the buildings with the vendor, Public Restroom Company, located in Minden, Nevada. The City has received a firm quotation from Public Restroom Company under the BuyBoard Purchasing Cooperative program that would allow us to purchase the buildings at the best price directly from the manufacturer. The number of fixtures in the two new buildings would have equaled the number of fixtures in the three old bathrooms. Unfortunately, the rising cost of construction in general and the high bids for the sewer line installation mean that we will need to reduce the scope of work to focus on replacing one restroom at this time rather than the originally intended two restrooms.

The two new buildings were to be located at the north and south ends of the Rynerson Park parking lot. Building A at the north end of the parking lot includes three fixtures per side. Building B at the southerly end of the parking lot was to include five fixtures per side plus the maintenance room, and is larger in square footage. The delivered and installed cost of the two buildings is quoted at:

Building A	\$219,685
Building B	<u>\$329,408</u>
Total	\$549,093

At this time, the prudent choice would be to purchase only Building A, the northerly bathroom building, which would essentially replace the restroom furthest to the north, close to the Little League ball diamonds and the dog park. The old restroom would be demolished. The selection of the northerly restroom for replacement first is logical because extending the sewer to the location of the old bathroom is not economically or technically feasible, due to distance and grades. In addition, Building B is proportionally more expensive because it is larger, with more fixtures and a maintenance room, and is intended to replace the two southerly buildings. As part of the recommended scope of work, staff proposes to connect the remaining two southerly bathroom buildings to the new sewer so that they can continue to be used until they are replaced in the future. Purchase and installation of the southerly restroom building (Building B), along with the necessary grading, walkways, picnic

shelters, and bridge improvements, could be undertaken in future phase(s), after the planned Facilities Condition Assessment is completed and Rynerson Park's needs can be evaluated in coordination with the many other facility needs in the city.

Placing the order for the restroom building(s) has become an urgent matter because Public Restroom Company has advised that they expect a very large order from the Arizona State Parks Department that will consume all of their production capacity for the next 6-8 months. Approval of the purchase on our May 8 Council Agenda will assure that our order will be placed in the production queue ahead of the Arizona order. Otherwise, it is likely that this project could be delayed approximately one year, and it is possible that the price for the building(s) would increase. Once our building is ready for shipping, Public Restroom Company will wrap and hold it at no extra charge until we need it to be delivered and installed.

In addition to the quote from Public Restroom Company, site work will be required to prepare the subgrade pad at the site of the restroom building and provide utility hookups. A site work contract will be bid separately that will include demolition of the old building and septic systems, preparation of the building pad, utility stub outs, and connecting walkways. The sewer installation would be a stand-alone contract and would include sewer connections to the two remaining southerly restroom buildings and abandonment of the two septic systems.

#### Project Budget

The CIP budget includes the following funding:

Line Item	Budget	Used	Avail	Comments
Rynerson Picnic Shelter Replacement	\$325,000	\$13,400	\$311,600	Demo of roof structures complete
Rynerson Park Bathroom & Sewer	\$790,423	\$35,239	\$755,184	Design and bid costs for sewer line
Bridge Improvements	\$140,219	\$1,263	\$138,956	Repairs on 3 of 4 bridges done by LA County
Total	\$1,255,642	\$49,902	\$1,205,740	

The proposed scope of work with one new restroom building is estimated at about \$1.05M, which is within the funds currently budgeted and available. Of course, until bids are received for the sewer line and the site work, costs are only estimated. Staff is presently working on the site plan construction documents and preparing to re-bid the sewer line project. In the next few weeks, we plan to schedule a meeting of the new City Council CIP Committee to review the scope of the project and the preliminary estimates and budget, as well as the the Facilities Condition Assessment that is now getting underway.

## **SUMMARY**

Bids were received on Public Works Contract 18-04, the sewer installation. Staff recommends the bids be rejected and the project re-bid. In addition, staff recommends that we proceed with the purchase of one restroom building now to assure that our order is placed ahead of the large expected order from Arizona.

## **RECOMMENDATION**

Staff recommends that the City Council:

- (1) Reject all bids received on April 2, 2018 for the "Sanitary Sewer Lateral at Rynerson Park", Public Works Contract 2018-04; and direct staff to modify the plans and specifications and rebid the project.
- (2) Authorize the purchase of one restroom building as described from Public Restroom Company of Minden, Nevada under the BuyBoard Purchasing Cooperative in the total amount of \$219,685.



Lisa Ann Rapp  
Director of Public Works



Thaddeus McCormack  
City Manager

# **D I V I D E R S H E E T**

*Successor  
Agency*

**CITY OF LAKEWOOD SUCCESSOR AGENCY - PROJECT AREAS  
FUND SUMMARY 4/19/2018**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 217 through 217. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

2902	ENFORCEABLE OBLIGATIONS	120.00
		<hr/>
		<b>120.00</b>

Council Approval

\_\_\_\_\_

Date

\_\_\_\_\_

City Manager

Attest

\_\_\_\_\_

City Clerk

\_\_\_\_\_

Director of Administrative Services

**LSA-1**



# 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>
217	04/19/2018	4659	CASE ANYWHERE LLC	120.00	0.00	120.00
<b>Totals:</b>				<u>120.00</u>	<u>0.00</u>	<u>120.00</u>

# **D I V I D E R S H E E T**

# *Housing Successor*

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING  
FUND SUMMARY 4/19/2018**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 336 through 336. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

3901	HOUSING SUCCESSOR AGENCY	18,000.00
		<hr/>
		<b>18,000.00</b>

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>
336	04/19/2018	5133	CHERI LYNN PERALTA	18,000.00	0.00	18,000.00
<b>Totals:</b>				<u>18,000.00</u>	<u>0.00</u>	<u>18,000.00</u>