

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

January 13, 2026

**CALL TO ORDER**

7:30 p.m.

**INVOCATION:**

**PLEDGE OF ALLEGIANCE:** Scouting America Troop 134

**ROLL CALL:** Mayor Cassandra Chase  
Vice Mayor Jeff Wood  
Council Member David Arellano  
Council Member Steve Croft  
Council Member Todd Rogers

**ANNOUNCEMENTS AND PRESENTATIONS:**

**PUBLIC COMMENT ON ITEMS IN THE AGENDA**

**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 MEETING MINUTES - It is recommended City Council approve Minutes of the Meetings held December 9, 2025.
- RI-2 PERSONNEL TRANSACTIONS - It is recommended City Council approve report of personnel transactions.
- RI-3 REGISTERS OF DEMANDS - It is recommended City Council approve registers of demands.
- RI-4 CITY COUNCIL COMMITTEES' ACTIVITIES - It is recommended City Council receive and file the report.
- RI-5 MEETING REPORTS AND AUTHORIZATIONS PURSUANT TO AB1234 - It is recommended City Council receive and file the report.
- RI-6 MONTHLY REPORT OF INVESTMENT TRANSACTIONS - NOVEMBER 2025 - It is recommended City Council receive and file the report.
- RI-7 APPROVAL OF CONTRACT FOR 2026 CIVIC CENTER BLOCK PARTY FIREWORKS DISPLAY - It is recommended City Council approve public fireworks display to be offered on Saturday, June 27, 2026, and authorize City Manager to sign contract with Fireworks & Stage FX America, LLC for contracted services, not to exceed \$19,000.

## **City Council Agenda**

January 13, 2026

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### **ROUTINE ITEMS: - Continued**

RI-8 APPROVAL OF AMENDMENT OF SOUTHERN CALIFORNIA EDISON COMPANY LICENSE AGREEMENT FOR RYNERSON PARK - It is recommended City Council authorize the Mayor and City Clerk to execute amended Southern California Edison Company License Agreement (Contract No. 9.4249) for use of SCE-owned property within Rynerson Park footprint, approved as to form by City Attorney.

RI-9 APPROVAL OF AGREEMENT FOR LAND AND PROPERTY SURVEYING AND RECORDING SERVICES WITH CASE LAND SURVEYING, INC. - It is recommended City Council approve the land and property surveying and recording services agreement with Case Land Surveying Inc., commencing January 13, 2026, and ending June 30, 2027, authorize Mayor and City Clerk sign the agreement in form approved by City Attorney, and authorize use of Measure R funds and Measure M funds for this work.

### **PUBLIC HEARINGS:**

1.1 INTRODUCTION OF ORDINANCE NO. 2026-1; AMENDING THE LAKEWOOD MUNICIPAL CODE PERTAINING TO REQUIRED PARKING STANDARDS FOR REGIONAL SHOPPING CENTERS AND NEIGHBORHOOD SHOPPING CENTERS THAT ARE WITHIN 100 FEET OF A REGIONAL SHOPPING CENTER - It is recommended City Council hold a public hearing, introduce proposed ordinance and approve the associated Categorical Exemption.

### **REPORTS:**

3.1 SPRING RECREATION PROGRAMS AND EVENTS - Staff recommends City Council receive and file the report.

### **AGENDA LAKEWOOD SUCCESSOR AGENCY**

1. APPROVAL OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR JULY 1, 2026 THROUGH JUNE 30, 2027 – ROPS 26-27 AND ADMINISTRATIVE BUDGET FY 2026-27 – Staff recommends City Council approve the Recognized Obligation Payment Schedule for July 1, 2026 Through June 30, 2027 – ROPS 26-27 and the Administrative Budget for FY 2026-27.

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

1. REGISTER OF DEMANDS - It is recommended Housing Successor Agency approve registers of demands.

### **ORAL COMMUNICATIONS:**

### **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@lakewoodca.gov](mailto:cityclerk@lakewoodca.gov) 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.lakewoodca.gov](http://www.lakewoodca.gov)

# Routine Items



# Minutes

## Lakewood City Council

Regular Meeting held  
December 9, 2025

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**MEETING WAS CALLED TO ORDER** at 7:30 p.m. by Mayor Chase in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California.

**INVOCATION** was offered by Reverend Tamara John, Sharing Hope Today Ministry

**PLEDGE OF ALLEGIANCE** was led by Scout Troop 247

**ROLL CALL: PRESENT:** Mayor Cassandra Chase  
Vice Mayor Jeff Wood  
Council Member David Arellano  
Council Member Steve Croft  
Council Member Todd Rogers

### **ANNOUNCEMENTS AND PRESENTATIONS:**

Mayor Chase announced that the annual tree lighting event had been held the past Friday. She also noted that this was the last week for residents to participate in the Holiday Home Decoration Showcase. She stated that on the previous night, the Farmers & Merchants Bank and the Greater Lakewood Chamber of Commerce had held their tree lighting event. The Mayor also remarked on her attendance at the Pathways Light up a Life event.

Mayor Chase announced that the meeting would be adjourned in memory of longtime resident Charles Henry Meyer, who volunteered at the Los Angeles Sheriff's Department for 20 years; in memory of another longtime resident, Carol Ann Brown, who was an active participant at the Weingart Senior Center and served as a travel buddy for Metro LA's On the Move Riders Program; in memory of Paul Lapre, who was a cornerstone of Lakewood's Special Olympics program; and in memory of Robert "Bob" Foster, whose distinguished career included serving two terms as mayor of Long Beach.

Mayor Chase and the Council Members congratulated City Clerk Jo Mayberry for her 37 years of service and wished her well in retirement.

Vice Mayor Wood reported on his attendance at various community events including both tree lighting events, the Pathways Light Up a Life event, the Neighborhood Watch Block Captains seminar, the senior holiday luncheon, the ribbon cutting at Mathnasium and Frisco's Car Hop. He highlighted the economic impact of the Olympic Games to the multi-county SCAG region.

Council Member Croft spoke of his attendance at the One Legacy Rose Parade event and reported on the successes of larynx and bladder transplants.

**ANNOUNCEMENTS AND PRESENTATIONS: - Continued**

Council Member Arellano recognized his daughter who was in attendance. He stated support for Mayfair High School athletes and reported on the Skid Row ReFresh Spot, held on the third Thursday of the month, which helped unhoused individuals resolve legal issues like warrants and fines to get housing and jobs. He expressed gratitude and well wishes for the holiday season.

Council Member Rogers, as a member of the Public Safety Committee, highlighted some crime statistics and spoke of the results of the license plate readers and Flock camera programs noting that collected data was not shared or sold.

**PUBLIC COMMENT ON ITEMS IN THE AGENDA - None**

**ROUTINE ITEMS:**

COUNCIL MEMBER CROFT MOVED AND VICE MAYOR WOOD SECONDED TO APPROVE ROUTINE ITEMS 1 THROUGH 7.

RI-1 Approval of Minutes of the Meetings held October 14, October 28, November 11, and November 25, 2025

RI-2 Approval of Personnel Transactions

RI-3 Approval of Registers of Demands

RI-4 Approval of Monthly Report of Investment Transactions – October 2025

RI-5 Approval of Proposition A Transit Fund Exchange and Assignment Agreement

RI-6 Approval of Revised Reimbursement Agreement with Long Beach Transit for Fixed Route Subsidy

RI-7 Approval of Agreement with Ruiz Concrete and Paving, Inc.

UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Rogers and Chase

NAYS: COUNCIL MEMBERS: None

**1.1 • APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 84926 AND CUP NO. 1038, 20707 PIONEER BOULEVARD**

City Manager Thaddeus McCormack provided a brief explanation on the housing projects being considered citing the issues of local control, quality of life and State legislation.

Aldo Cervantes, Director of Community Development, displayed slides and made a presentation based on the report in the agenda regarding the construction of a 45-unit condominium project located at 20707 Pioneer Boulevard. He concluded by stating that the Planning and Environment Commission and staff recommended that the City Council approve Conditional Use Permit No. 1038 and Vesting Tentative Tract Map No. 84926 subject to findings and conditions contained therein or by reference and approve the related Categorical Exemption.

Staff and the developer, Emmanuel Robinson, of Brandywine Homes, responded to questions and comments from Council Members pertaining to affordability rates being locked in for low income units; garage access; plants as privacy barrier; parking options and availability; location of trash bins; public health and safety hazards; entry level pricing; project timeline; building demolition; and road width.

Mayor Chase opened the public hearing at 8:53 p.m. and called for anyone in the audience wishing to address the City Council on this matter. There was no response.

RESOLUTION NO. 2025-63; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD APPROVING CONDITIONAL USE PERMIT NO. 1038 AND VESTING TENTATIVE TRACT MAP NO. 84926 FOR A 45-UNIT CONDOMINIUM DEVELOPMENT WITH NINE THREE-STORY BUILDINGS IN EXCESS OF TWO STORIES OR 25 FEET IN HEIGHT GENERALLY LOCATED AT 20707 PIONEER BOULEVARD, LAKEWOOD, AND THE ENVIRONMENTAL DETERMINATION (CATEGORICALLY EXEMPT)

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER ARELLANO SECONDED TO CLOSE THE PUBLIC HEARING AND APPROVE STAFF'S RECOMMENDATIONS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano and Chase

NAYS: COUNCIL MEMBERS: Rogers

**1.2 • APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 84811, 4152 PARAMOUNT BOULEVARD**

The Community Development Director displayed slides and made a presentation based on the report in the agenda pertaining to approval of a Vesting Tentative Tract Map No. 84811 to accommodate a 20-unit condominium project generally located at 4152 Paramount Boulevard. It was the recommendation of the Planning and Environment Commission and staff that the City Council approve VTTM No. 84811 subject to findings and conditions contained therein and approve the related Categorical Exemption.

**1.2 • VTTM NO. 84811, 4152 PARAMOUNT BOULEVARD - Continued**

Staff responded to questions and comments from Council Members regarding the number of existing right of way; nearby businesses; number of parking spaces and limitations; traffic study; landscaping features; ADA requirements; floor plans; trash enclosures; proposed elevation; notification radius; location of the breezeway; potential unintended access by homeless individuals; State housing requirements; neighborhood and community outreach by the applicant; transit oriented; windows adjusted to accommodate privacy concerns; mitigation measures for noise and parking overflow; suggestion of no head-in parking; and limiting of special events at the nearby businesses.

Mayor Chase opened the public hearing at 9:26 p.m. and called for anyone in the audience wishing to address the City Council on this matter.

Richard Kellogg, Lakewood, addressed the City Council about patrons of local establishments congregating into the late hours, increased trash pickup; and neighborhood safety for the elderly and children near the alley.

Bert Johnson, Jr., Lakewood, spoke regarding parking options in the area of the development and positive interaction with the developers.

Ernesto Benitez, Lakewood, expressed public safety concerns, speeding and high flow of vehicles, visibility of pedestrians and the safety of existing residents.

Alan Gafford, Long Beach, spoke about mitigations for the neighboring car wash and ownership of other properties.

Steve Skolnik, for the City Attorney, clarified that Ron Piazza was not the owner of the nearby properties and his management of the local business did not constitute a conflict.

Upon hearing of the residents' and Council Members' concerns, the City Manager stated mitigation measures could be investigated and brought back for consideration.

COUNCIL MEMBER ROGERS MOVED AND VICE MAYOR WOOD SECONDED TO CONTINUE THE PUBLIC HEARING TO TUESDAY, JANUARY 27, 2026. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Rogers and Chase

NAYS: COUNCIL MEMBERS: None

**2.1 • SECOND READING AND ADOPTION OF ORDINANCE NO. 2025-4, PERTAINING TO SPECIFIC PLAN NO. 2025-1, 20723 ELAINE AVENUE**

Mr. Skolnik advised that Mayor Chase resided within 500 feet of the property under consideration and would recuse herself from the proceedings and that the Vice Mayor would preside during her absence. Mr. Skolnik further stated that a presentation on the proposed ordinance and resolution had been made at the previous City Council meeting and the ordinance was presented for second reading and adoption at this time.

**2.1 • ORDINANCE NO. 2025-4, PERTAINING TO SPECIFIC PLAN NO. 2025-1, 20723 ELAINE AVENUE. - Continued**

The City Manager stated that the Fire Department of Los Angeles County had reviewed and approved the project on August 8, 2024, and that the approved site plan identified an existing fire hydrant located approximately 60 feet east of the site.

ORDINANCE NO. 2025-4; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD ADOPTING SPECIFIC PLAN NO. 2025-1

COUNCIL MEMBER CROFT MOVED AND VICE MAYOR WOOD SECONDED TO ADOPT ORDINANCE NO. 2025-4. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft and Arellano  
ABSTAIN: COUNCIL MEMBERS: Rogers  
ABSENT: COUNCIL MEMBERS: Chase

**2.2 • SECOND READING AND ADOPTION OF ORDINANCE NO. 2025-5, ENHANCED REGULATIONS PERTAINING TO SOLICITORS AND HANDBILL DISTRIBUTION**

Josh Yordt, Director of Public Safety, made a presentation based on the report in the agenda and reported that the proposed ordinance would amend the Lakewood Municipal Code with additional provisions to regulate time, day and manner of soliciting and handbill distribution activity and provide enhanced means of enforcement related to unwanted and aggressive tactics used by solicitors and handbill distributors. He added that the ordinance also would establish that schools and non-profit organizations are exempt from any business license tax or other costs to obtain a solicitors/handbill distributors permit for school/organization activity. He stated it was recommended that the City Council adopt the proposed ordinance.

Staff responded to questions and comments from Council Members pertaining to residents' complaints of aggressive solicitations and consideration for small businesses.

Alan Gafford, Long Beach, spoke about free speech concerns.

ORDINANCE NO. 2025-5; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING ARTICLE VI OF THE LAKEWOOD MUNICIPAL CODE BY REVISING CHAPTER 4 RELATING TO SOLICITORS, PEDDLERS AND DISTRIBUTORS OF COMMERCIAL HANDBILLS

VICE MAYOR WOOD MOVED AND COUNCIL MEMBER ARELLANO SECONDED TO ADOPT ORDINANCE NO. 2025-5. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Rogers and Chase  
NAYS: COUNCIL MEMBERS: None



**3.1 • DECOMMISSIONING OF NON-ESSENTIAL CROSSWALK MARKINGS LOCATED ALONG LAKEWOOD BOULEVARD AND HEDDA STREET AND LAKEWOOD BOULEVARD AND MICHELSON STREET**

Kelli Pickler, Director of Public Works, made a presentation based on the report in the agenda regarding consideration of removal of two marked crosswalks located at uncontrolled intersections along Lakewood Boulevard at Hedda Street and at Michelson Street. She stated that staff recommended that the City Council approve removal of the marked crosswalk across Lakewood Boulevard at Hedda Street and approve removal of the marked crosswalk across Lakewood Boulevard at Michelson Street.

Staff responded to questions and comments from Council Members regarding existing signage and the paving of Lakewood Boulevard.

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER ARELLANO SECONDED TO APPROVE STAFF'S RECOMMENDATIONS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Rogers and Chase

NAYS: COUNCIL MEMBERS: None

**3.2 • REVIEW OF ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) FOR YEAR ENDED JUNE 30, 2025, AND PRESENTATION OF GOVERNMENT FINANCE OFFICERS ASSOCIATION (GFOA) AWARD**

Finance and Administrative Services Director Jose Gomez displayed slides and made a presentation based on the report in the agenda on the Annual Comprehensive Financial Report. He stated it was staff's recommendation that the Council receive and file the report and accept the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting award for the Fiscal Year ended June 30, 2024.

Sophia Kuo, from The Pun Group, provided a summary of the required communications; overview of financial statements and indicators; and audit results. She presented the GFOA Award to the City Council.

MAYOR CHASE STATED THAT THERE BEING NO OBJECTION, THE ITEM WAS ORDERED RECEIVED AND FILED.

**3.3.a • AWARD OF BID FOR PUBLIC WORKS PROJECT NO. 2024-4, PLAY AREA IMPROVEMENTS TO THE EXISTING BLOOMFIELD PARK**

**3.3.b • AWARD OF BID FOR PUBLIC WORKS PROJECT NO. 2024-10, CHERRY COVE PLAYGROUND IMPROVEMENTS**

The Public Works Director displayed slides and made a presentation based on the report in the agenda regarding the play area improvements to the existing Bloomfield Park and the Cherry Cove playground improvements.

**3.3.a • AWARD OF BID FOR PW NO. 2024-4 AND 3.3.b • AWARD OF BID FOR PW NO. 2024-10 - Continued**

She concluded by stating that staff recommended that the City Council increase the appropriation of Measure A funds by \$182,750; adopt the plans, specifications, and working details for the subject project; award a contract for the Play Area Improvements to the Existing Bloomfield Park, Public Works Contract 2024-04, in the amount of \$545,459 to the low bidder Micon Construction Inc. and authorize the Mayor to sign the contract in a form approved by the City Attorney; authorize staff to approve a cumulative total of change orders, as necessary not to exceed \$82,000; and authorize Ardurra's proposal to provide the construction management assistance under their existing Agreement for Engineering Services, in an amount of \$90,290, and authorize the Mayor to sign the proposal. She stated that staff also recommended that the City Council adopt the plans, specifications, and working details and award a contract for the Cherry Cove Playground Improvements, Public Works Contract 2024-10, in the amount of \$381,298.50 to the low bidder Western State Builders Inc. and authorize the Mayor to sign the contract in a form approved by the City Attorney; authorize staff to approve a cumulative total of change orders, as necessary not to exceed \$59,701.50; authorize Ardurra's proposal to provide the construction management assistance, under their existing Agreement for Engineering Services, in an amount of \$62,850, and authorize the Mayor to sign the proposal.

Staff responded to questions and comments from Council Members pertaining to funding and timelines for the projects.

COUNCIL MEMBER CROFT MOVED AND COUNCIL MEMBER ROGERS SECONDED TO APPROVE STAFF'S RECOMMENDATIONS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Rogers and Chase

NAYS: COUNCIL MEMBERS: None

**SUCCESSOR HOUSING ACTIONS**

**1. Approval of Register of Demands**

COUNCIL MEMBER ROGERS MOVED AND COUNCIL MEMBER ARELLANO SECONDED TO APPROVE THE REGISTER OF DEMANDS. UPON ROLL CALL VOTE, THE MOTION WAS APPROVED:

AYES: COUNCIL MEMBERS: Wood, Croft, Arellano, Rogers and Chase

NAYS: COUNCIL MEMBERS: None

**ORAL COMMUNICATIONS:**

Philip Norris, Lakewood, spoke regarding pothole and traffic signal repairs.

**ORAL COMMUNICATIONS: - Continued**

Lakewood residents Morag Rogerson; Randy Donato; Gisela Nily; Susan Singer; Kay Ewing Donato; Matthew Mikuni; Heather Rodriguez; Estella Martinez; Laurel Grzesik-Mourad; Nancy Wilder; Yessica Villatoro; Maegan Moo; Kelly and Joseph Davis; Daphne T.; and Amanda Ford, Long Beach; addressed the City Council regarding the use of Flock cameras and the presence and actions of U.S. Immigration and Customs Enforcement (ICE) agents in the City and throughout the country.

The City Manager responded to the comments noting that use of the Flock system was a pilot program with a couple of months remaining that yielded positive results so far. He stated that the City had no interactions with ICE and were not forewarned of their intentions. He added that the City Council supported peaceful engagement and respected the divergent perspectives on the complex issues.

**ADJOURNMENT**

There being no further business to be brought before the City Council, Mayor Chase adjourned the meeting at 11:58 p.m. A moment of silence was observed in memory of Charles Meyer, Carol Brown, Paul Lapre and Bob Foster.

Respectfully submitted,

Jo Mayberry, CMC  
City Clerk

# DIVIDER SHEET

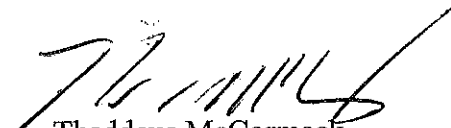
## COUNCIL AGENDA

January 13, 2026

**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>			
Dakota Wallace	City Clerk	40B	01/12/2026
<b>B. Changes</b>			
None			
<b>C. Separations</b>			
Jo Mayberry	City Clerk	40B	12/30/2025
<b>PART-TIME EMPLOYEES</b>			
<b>A. Appointments</b>			
None			
<b>B. Changes</b>			
None			
<b>C. Separations</b>			
Farrah Martin	Community Services Leader III	B	12/07/2025
Carlos Mejia	Maintenance Services Aide IV	B	01/09/2026

  
Thaddeus McCormack  
City Manager

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

**CITY OF LAKEWOOD  
FUND SUMMARY 12/04/2025**

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

1010	GENERAL FUND	272,360.63
3060	PROPOSITION "A"	35,550.00
3070	PROPOSITION "C"	1,232.95
4011	CIP CITY MEASURE L	139,588.50
5010	GRAPHICS AND COPY CENTER	663.46
5020	CENTRAL STORES	3,903.54
5030	FLEET MAINTENANCE	2,572.00
7500	WATER UTILITY FUND	122,482.01
8020	LOCAL REHAB LOAN	30,750.00
8030	TRUST DEPOSIT	150.00
		<hr/>
		<b>609,253.09</b>

Council Approval

\_\_\_\_\_  
Date

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

Attest

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

\_\_\_\_\_  
Director of Finance and Administrative Services

# CITY OF LAKEWOOD

## SUMMARY CHECK/EFT REGISTER

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
12/04/2025	AMAZON CAPITAL SERVICES INC	672.65
12/04/2025	N. HARRIS COMPUTER CORPORATION	73,269.99
12/04/2025	AUTOLIFT SERVICES INC	950.00
12/04/2025	BEGINNERS EDGE SPORTS TRAINING LLC	5,177.90
12/04/2025	BELL EVENT SERVICES INC	9,300.00
12/04/2025	BIOMETRICS4ALL INC	3.75
12/04/2025	BLUETRITON BRANDS INC	413.52
12/04/2025	MANHATTAN STITCHING CO INC	2,570.91
12/04/2025	CAL STATE AUTO PARTS INC	691.56
12/04/2025	CALIF MUNICIPAL REVENUE &	150.00
12/04/2025	LONG BEACH LINCOLN MERCURY INC	2.73
12/04/2025	SEMA INC	663.46
12/04/2025	CENTRAL BASIN MUNICIPAL WATER	1,800.00
12/04/2025	CERRITOS. CITY OF	18,069.23
12/04/2025	CHICAGO TITLE CO	150.00
12/04/2025	CINTAS CORPORATION	88.07
12/04/2025	DAHLIN GROUP INC	139,588.50
12/04/2025	EWING IRRIGATION PRODUCTS INC	818.60
12/04/2025	GALLS PARENT HOLDINGS LLC	229.10
12/04/2025	HARA M LAWNMOWER CENTER	308.52
12/04/2025	HDR CONSTRUCTION	30,750.00
12/04/2025	HOME DEPOT	7,512.66
12/04/2025	THE TUBBY CUBBY COMPANY	695.62
12/04/2025	LANDCARE HOLDINGS INC	9,313.00
12/04/2025	LONG BEACH PUBLIC TRANSPORTATION CO	35,550.00
12/04/2025	LA COUNTY DEPT OF PUBLIC WORKS	103,977.73
12/04/2025	MAINTEX INC	1,346.46
12/04/2025	MALLORY SAFETY AND SUPPLY LLC	370.51
12/04/2025	HILL & SMITH GROUP HOLDINGS INC	12,497.41
12/04/2025	NGUYEN. DEREK	105.00
12/04/2025	OCEAN BLUE ENVIRONMENTAL SERVICES	5,120.72
12/04/2025	ODP BUSINESS SOLUTIONS LLC	981.73
12/04/2025	PLAYPOWER LT FARMINGTON INC	193.12
12/04/2025	POLLARD JOSEPH G COMPANY INC	542.45
12/04/2025	RJM DESIGN GROUP INC	540.00
12/04/2025	SANCHEZ. EUGENE	680.00
12/04/2025	COMPUTER & PERIPHERALS GROUP	1,560.73
12/04/2025	SOUTHERN CALIFORNIA EDISON CO	100,407.05
12/04/2025	STATE WATER RESOURCES CONTROL BOARD	3,630.00
12/04/2025	T-MOBILE USA INC	470.20
12/04/2025	TYLER BUSINESS FORMS	1,155.36
12/04/2025	WAXIE ENTERPRISES INC	303.30
12/04/2025	WESTERN EXTERMINATOR CO	87.80
12/04/2025	BROWN. WANDA	250.00



# CITY OF LAKEWOOD

## SUMMARY CHECK/EFT REGISTER

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
12/04/2025	CULPEPPER, PAIGE	12.00
12/04/2025	CULPEPPER, PAIGE	12.00
12/04/2025	FERRELL, CHRISTINA	12.00
12/04/2025	FRIENDS OF THE LAKEWOOD LIBRARIES	250.00
12/04/2025	GIBSON, RUBY	250.00
12/04/2025	GRAY, JENNA	12.00
12/04/2025	GRAY, JENNA	12.00
12/04/2025	GUTIERREZ, ALICIA	250.00
12/04/2025	JOHNSON, LATOSHI	250.00
12/04/2025	LICEA, LAURA	12.00
12/04/2025	MACASO, RHINGKY LOU	497.50
12/04/2025	OROZCO, BRENDA	12.00
12/04/2025	RAMOS, OFELIA	250.00
12/04/2025	RICHARDSON, NOELLE	12.00
12/04/2025	TRINIDAD, SHERRY	250.00
12/04/2025	VILLEGAS, RACHELLE	12.00
12/04/2025	M&M DISPLAY INC	855.27
12/04/2025	SHAKER NERMINE	1,925.00
12/04/2025	CHRISTIAN JAMES	182.00
12/04/2025	D&J INTERNATIONAL INC	798.36
12/04/2025	EUROFINS ENVIRONMENT TESTING NORTHERN	1,525.00
12/04/2025	GONSALVES JOE A & SON	4,752.00
12/04/2025	GRAINGER W W INC	14.19
12/04/2025	MIDAMERICA ADMIN & RETIREMENT	306.59
12/04/2025	OMEGA INDUSTRIAL SUPPLY INC	246.90
12/04/2025	BAR NONE GROUP INC	6,848.19
12/04/2025	RAYVERN LIGHTING SUPPLY CO INC	269.40
12/04/2025	TETRA TECH INC	2,067.50
12/04/2025	THE HITT COMPANIES	40.91
12/04/2025	TUMBLE-N-KIDS INC	5,892.25
12/04/2025	HD SUPPLY INC	119.93
12/04/2025	WATERLINE TECHNOLOGIES INC	8,227.76
12/04/2025	WYNN, LAKYN	117.00
<b>Total:</b>		<b>609,253.09</b>

**CITY OF LAKEWOOD  
FUND SUMMARY 12/11/2025**

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

1010	GENERAL FUND	435,764.11
1030	CDBG CURRENT YEAR	2,833.32
1500	MISC-SPECIAL REVENUE FUND	78.38
1623	LA CNTY MEASURE W-REGIONAL	1,532.74
3070	PROPOSITION "C"	7,458.30
4011	CIP CITY MEASURE L	8,363.20
4602	CIP COUNTY MEASURE M	26,310.00
4606	CIP COUNTY PROP C	2,208,554.04
4609	CIP COUNTY STPL EXCHANGE	743,591.60
5020	CENTRAL STORES	1,547.18
5030	FLEET MAINTENANCE	2,231.88
7500	WATER UTILITY FUND	57,273.54
8020	LOCAL REHAB LOAN	24,500.00
8030	TRUST DEPOSIT	2,856.05
8070	JPA STATION CITIES	206,363.75
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		<b>3,729,258.09</b>

Council Approval

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Date

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City Manager

Attest

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City Clerk

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Director of Finance and Administrative Services

# CITY OF LAKEWOOD

## SUMMARY CHECK/EFT REGISTER

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
12/11/2025	AARDVARK CLAY & SUPPLIES INC	717.03
12/11/2025	HEALTH AND HUMAN RESOURCES CENTER INC	294.84
12/11/2025	COASTAL OCCUPATIONAL MEDICAL GROUP	370.00
12/11/2025	ALL CITY MANAGEMENT SERVICES INC	28,838.57
12/11/2025	AMAZON CAPITAL SERVICES INC	7.07
12/11/2025	AMERICAN INTERNATIONAL GROUP INC	324.15
12/11/2025	APPLEONE INC	9,560.39
12/11/2025	ARDURRA GROUP INC	26,310.00
12/11/2025	ROSS AVIATION INVESTMENT LLC	4,812.33
12/11/2025	N. HARRIS COMPUTER CORPORATION	28,519.32
12/11/2025	BEAR COMMUNICATIONS INC	3,124.94
12/11/2025	BRIZUELA XOCHITL	438.75
12/11/2025	CAL STATE AUTO PARTS INC	285.32
12/11/2025	CHICAGO TITLE CO	50.00
12/11/2025	CINTAS CORPORATION	74.24
12/11/2025	CINTAS CORPORATION	378.40
12/11/2025	CAMERON WELDING SUPPLY	213.20
12/11/2025	COMMERCIAL TRANSPORTATION SERVICES INC	7,458.30
12/11/2025	CORELOGIC INC	34.50
12/11/2025	CREATE A PARTY INC	5,658.04
12/11/2025	DELTA DENTAL INSURANCE COMPANY	836.80
12/11/2025	DELTA DENTAL OF CALIFORNIA	8,404.25
12/11/2025	DIAMOND ENVIRONMENTAL SERVICES LP	360.00
12/11/2025	DICKSON R F CO INC	3,372.18
12/11/2025	DIRECTV INC	50.00
12/11/2025	DIVE/CORR INC	10,180.00
12/11/2025	DUNRITE PEST CONTROL INC	490.00
12/11/2025	FLUE STEAM INC	270.50
12/11/2025	HARDY AND HARPER INC	2,952,145.64
12/11/2025	HASS. BARBARA	1,462.50
12/11/2025	HOME DEPOT	3,595.63
12/11/2025	HUGHES NETWORK SYSTEMS LLC	79.99
12/11/2025	HUMAN SERVICES ASSOCIATION	1,000.00
12/11/2025	SURF CITY AUTO GROUP INC	55,939.18
12/11/2025	INFOSEND INC	7,084.48
12/11/2025	LAKEWOOD. CITY OF	198.64
12/11/2025	LOS ANGELES CO SHERIFFS DEPT	57,418.25
12/11/2025	MANERI TRAFFIC CONTROL INC	1,381.25
12/11/2025	NSWC MECHANICAL SERVICE LLC	3,089.00
12/11/2025	ORANGE COUNTY TANK TESTING INC	1,227.80
12/11/2025	THE MAHER CORPORATION	11,053.75
12/11/2025	TOYER ROBERT JR	4,380.00
12/11/2025	DK - SANDLER BROTHERS	240.01
12/11/2025	SERVICEWEAR APPAREL INC	1,453.73

# CITY OF LAKEWOOD

## SUMMARY CHECK/EFT REGISTER

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
12/11/2025	DFC COMPANY	2,041.51
12/11/2025	SITEONE LANDSCAPE SUPPLY LLC	335.03
12/11/2025	SMART & FINAL INC	159.97
12/11/2025	SOUTHERN CALIFORNIA EDISON CO	1,693.58
12/11/2025	SOUTHWEST PATROL INC	206,363.75
12/11/2025	STANDARD INSURANCE CO UNIT 22	1,735.30
12/11/2025	STANDARD INSURANCE CO UNIT 22	11,882.96
12/11/2025	STATE WATER RESOURCES CONTROL BOARD	22,276.00
12/11/2025	STOVER SEED COMPANY	1,629.88
12/11/2025	TGIS CATERING SVCS INC	474.00
12/11/2025	THURSTON ELEVATOR CONCEPTS INC	155.00
12/11/2025	TRANSAMERICA LIFE INSURANCE COMPANY	1,038.19
12/11/2025	GOMEZ GROWERS INC	1,385.67
12/11/2025	CELLCO PARTNERSHIP	1,243.00
12/11/2025	VIDIFLO INC	485.00
12/11/2025	VISION SERVICE PLAN	4,474.32
12/11/2025	WAXIE ENTERPRISES INC	1,040.92
12/11/2025	WEST COAST ARBORISTS INC	142,548.30
12/11/2025	WILLDAN ASSOCIATES	302.00
12/11/2025	ALFORD, LORI	2,343.14
12/11/2025	CARCANMADCARLAN ASSO. U.S.A.	100.00
12/11/2025	CHONG LLC	775.00
12/11/2025	CORROS, KATIE	10.00
12/11/2025	HERNANDEZ, JOSE	320.00
12/11/2025	LONEY, LAURA	10.00
12/11/2025	PEREZ, BRIDGET	12.00
12/11/2025	ROBINETTE, VIRGINIA DAWN	48.00
12/11/2025	SALINAS, MIGUEL	250.00
12/11/2025	SHARRAR, NADIA VEGA	10.00
12/11/2025	SMITH, KATHRYN	15.00
12/11/2025	SUNRUN. INC.	24,500.00
12/11/2025	SUTTON, IRENE	15.00
12/11/2025	TEA, TIM	137.35
12/11/2025	WALT, MICHELLE	320.00
12/11/2025	SAL'S PLUMBING INC	230.00
12/11/2025	DY-JO CORPORATION	570.00
12/11/2025	RAYVERN LIGHTING SUPPLY CO INC	113.77
12/11/2025	SO CALIF SECURITY CENTERS INC	72.33
12/11/2025	THE TECHNOLOGY DEPOT	149.00
12/11/2025	UNDERGROUND SERVICE ALERT	234.00
12/11/2025	HD SUPPLY INC	294.01
12/11/2025	WATERLINE TECHNOLOGIES INC	2,614.30
12/11/2025	WILBER, BILL	467.00
12/11/2025	WYNN, LAKYN	214.50

**CITY OF LAKEWOOD  
SUMMARY CHECK/EFT REGISTER**

<b>CHECK/EFT DATE</b>	<b>VENDOR NAME</b>	<b>CHECK/EFT AMOUNT</b>
12/11/2025	BACKSTREET SURVEILLANCE INC	32,933.20
12/11/2025	BELLFLOWER, CITY OF	900.00
12/11/2025	COMMUNITY FAMILY GUIDANCE CTR	916.66
12/11/2025	COLOMRICAN INC	129.19
12/11/2025	GLOBE GAS CORPORATION	106.98
12/11/2025	HI-WAY SAFETY RENTALS INC	2,313.40
12/11/2025	KILEY GREGORY THOMAS	3,750.00
12/11/2025	LOS ANGELES REGIONAL INTEROPERABLE	240.00
12/11/2025	LAKEWOOD CITY EMPLOYEE ASSOCIATION	250.00
12/11/2025	ALATORRE LORINE	8,145.00
12/11/2025	MEALS ON WHEELS OF LONG BEACH INC	916.66
12/11/2025	O'REILLY AUTOMOTIVE STORES INC	385.25
<b>Total:</b>		<b>3,729,258.09</b>

**CITY OF LAKEWOOD  
FUND SUMMARY 12/18/2025**

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

1010	GENERAL FUND	2,175,514.96
1336	STATE COPS GRANT	16,666.66
1500	MISC-SPECIAL REVENUE FUND	10,400.00
1624	LA CNTY MEASURE W-LOCAL	36,393.00
3001	CAPITAL IMPROV PROJECT FUND	8,750.00
3060	PROPOSITION "A"	284,492.00
3070	PROPOSITION "C"	973.44
4010	CIP GENERAL FUND	26,067.00
4011	CIP CITY MEASURE L	546,332.61
4012	CIP CITY MEAS L LOAN	1,464,268.58
4201	CIP FED CDBG	1,200.00
4401	CIP STATE-RMRA SB1	208,675.75
4502	CIP COUNTY MEASURE W REGIONAL	9,631.91
4602	CIP COUNTY MEASURE M	64,290.00
5010	GRAPHICS AND COPY CENTER	954.81
5020	CENTRAL STORES	2,349.52
5030	FLEET MAINTENANCE	24,371.03
7500	WATER UTILITY FUND	157,844.08
8030	TRUST DEPOSIT	48,199.62
		<hr/>
		<b>5,087,374.97</b>

Council Approval

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Date

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City Manager

Attest

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City Clerk

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Director of Finance and Administrative Services

# CITY OF LAKEWOOD

## SUMMARY CHECK/EFT REGISTER

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
12/18/2025	4IMPRINT	404.43
12/18/2025	AGRI-TURF DISTRIBUTING	1,846.25
12/18/2025	COASTAL OCCUPATIONAL MEDICAL GROUP	60.00
12/18/2025	AMAZON CAPITAL SERVICES INC	2,194.49
12/18/2025	AMCS GROUP INC	1,809.93
12/18/2025	ARC DOCUMENT SOLUTIONS LLC	61.63
12/18/2025	ARDURRA GROUP INC	22,218.80
12/18/2025	AREA E CIVIL DEFENSE &	8,647.00
12/18/2025	AT&T ENTERPRISES LLC	312.93
12/18/2025	BEAR COMMUNICATIONS INC	5,642.00
12/18/2025	BENNETT-BOWEN & LIGHTHOUSE INC	91.10
12/18/2025	TWO SHELLS ENTERPRISES INC	266.00
12/18/2025	BLUEALLY TECHNOLOGY SOLUTIONS	388.42
12/18/2025	BOGARIN, JACOB	716.30
12/18/2025	C S M F O	620.00
12/18/2025	CAL STATE AUTO PARTS INC	863.68
12/18/2025	CALIFORNIA STATE DEPT OF JUSTICE	64.00
12/18/2025	LONG BEACH LINCOLN MERCURY INC	285.44
12/18/2025	CHRISTENSEN, DEEANNA	716.30
12/18/2025	CINTAS CORPORATION	160.33
12/18/2025	CORODATA SHREDDING INC	149.15
12/18/2025	CREO ELECTRIC INC	9,631.91
12/18/2025	DAHLIN GROUP INC	1,200.00
12/18/2025	DANIEL'S TIRE SERVICE INC	1,856.54
12/18/2025	DE LAGE LANDEN FINANCIAL SERVICES	394.81
12/18/2025	DICKSON R F CO INC	47,486.54
12/18/2025	EEC ACOUISITION LLC	1,960.40
12/18/2025	EUROFINS EATON ANALYTICAL LLC	2,150.50
12/18/2025	FRONTIER CALIFORNIA INC	2,052.79
12/18/2025	FULL SAIL ENTERPRISES INC	2,285.40
12/18/2025	GALLS LLC	318.82
12/18/2025	GREEN HALO SYSTEMS INC	4,590.00
12/18/2025	HARA M LAWNMOWER CENTER	1,894.58
12/18/2025	HIRSCH & ASSOCIATES INC	11,795.00
12/18/2025	HOME DEPOT	289.54
12/18/2025	INFINITY TECHNOLOGIES	44,315.00
12/18/2025	JAMESTOWN ADVANCED PRODUCTS CORP	3,365.35
12/18/2025	JONES RICHARD D. A PROF LAW CORP	24,815.28
12/18/2025	KENNEDY JENKS CONSULTANTS INC	3,057.50
12/18/2025	KENNY'S AUTO SERVICE	182.00
12/18/2025	PBK ARCHITECTS INC	15,142.00
12/18/2025	LONG BEACH CITY GAS & WATER DEPT	321.16
12/18/2025	LONG BEACH PUBLIC TRANSPORTATION CO	284,492.00
12/18/2025	LOS ANGELES CO SHERIFFS DEPT	1,195,987.65

# CITY OF LAKEWOOD SUMMARY CHECK/EFT REGISTER

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
12/18/2025	OOTWI INC	586.00
12/18/2025	LEON MANUEL	1,750.00
12/18/2025	MAYFAIR HIGH SCHOOL MUSIC DEPT	300.00
12/18/2025	MC MASTER-CARR SUPPLY CO	28.22
12/18/2025	OCEAN BLUE ENVIRONMENTAL SERVICES	12,893.62
12/18/2025	ODP BUSINESS SOLUTIONS LLC	616.92
12/18/2025	NICK BARBIERI TRUCKING LLC	1,753.09
12/18/2025	PAYMENTUS CORPORATION	9,769.37
12/18/2025	PETTY CASH/ ANDREW CAMACHO	2,318.13
12/18/2025	SR BRAY LLC	250.00
12/18/2025	PRECISION AERIAL SERVICES INC	1,856.30
12/18/2025	ORDWAY CORPORATION	560.00
12/18/2025	OUADIENT LEASING USA INC	1,076.03
12/18/2025	RTC MANUFACTURING INC	64,290.00
12/18/2025	SALCEDA LUIS	260.00
12/18/2025	SCELZI ENTERPRISES INC	1,434.03
12/18/2025	SMART & FINAL INC	252.90
12/18/2025	SOUTH COAST AOMD	916.06
12/18/2025	SOUTHERN CALIFORNIA EDISON CO	16,275.89
12/18/2025	SOUTHERN CALIFORNIA GAS CO	9,602.18
12/18/2025	SOUTHLAND INDUSTRIES	1,967,646.89
12/18/2025	CHARTER COMMUNICATIONS HOLDINGS LLC	5,937.12
12/18/2025	STATE WATER RESOURCES CONTROL BOARD	36,393.00
12/18/2025	SULLY MILLER	540.30
12/18/2025	SUPERIOR COURT OF CALIFORNIA	10,027.50
12/18/2025	SUPERIOR COURT OF CALIFORNIA	7,215.00
12/18/2025	T2 SYSTEMS INC	95.00
12/18/2025	TGIS CATERING SVCS INC	6,830.00
12/18/2025	TNEMEC COMPANY INC	2,104.82
12/18/2025	TURF STAR	1,804.20
12/18/2025	CELLCO PARTNERSHIP	11,284.09
12/18/2025	WAXIE ENTERPRISES INC	1,346.38
12/18/2025	WESTERN EXTERMINATOR CO	87.80
12/18/2025	WILLDAN ASSOCIATES	4,649.00
12/18/2025	CALACSAN, JAIME	250.00
12/18/2025	DOMINGO, FELY R	250.00
12/18/2025	FRANCO, VALERIA	250.00
12/18/2025	FREEDOM FOREVER LLC	376.76
12/18/2025	LAKEWOOD HIGH SCHOOL	250.00
12/18/2025	PRUETT, LEANNE	100.00
12/18/2025	SMITH, KATHRYN	30.00
12/18/2025	BAKERSFIELD WELL & PUMP CO	118,037.50



# CITY OF LAKEWOOD SUMMARY CHECK/EFT REGISTER

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
12/18/2025	BUCKNAM PETER JOSEPH	7,598.00
12/18/2025	CAMACHO, ANDREW	1,092.48
12/18/2025	CJ CONCRETE CONSTRUCTION INC	33,490.00
12/18/2025	EDCO TRANSPORT SERVICES LLC	12,251.80
12/18/2025	EDCO WASTE SERVICES LLC	631,649.17
12/18/2025	FONTELA, THAO	3,509.35
12/18/2025	GRAINGER W W INC	139.40
12/18/2025	HELI-MOBILE SERVICES INC	34,694.47
12/18/2025	ADRIANA Y LOPEZ	11,570.00
12/18/2025	KICK IT UP KIDZ LLC	1,267.50
12/18/2025	LAKEWOOD EDUCATION FOUNDATION	2,665.60
12/18/2025	LAKEWOOD PROJECT SHEPHERD	9,175.24
12/18/2025	ALVAREZ DESI	8,750.00
12/18/2025	MIDAMERICA ADMIN & RETIREMENT	2,550.86
12/18/2025	MIDAMERICA ADMIN & RETIREMENT	799.00
12/18/2025	MIDAMERICA ADMIN & RETIREMENT	27,314.56
12/18/2025	O'REILLY AUTOMOTIVE STORES INC	1,006.05
12/18/2025	PHASE II SYSTEMS INC	3,016.39
12/18/2025	SOUTHERN CALIF PRECISION CONCRETE	201,077.75
12/18/2025	SO CALIF SECURITY CENTERS INC	136.73
12/18/2025	SPECIALTY TIRES LLC	921.01
12/18/2025	THE HITT COMPANIES	40.91
12/18/2025	THE TECHNOLOGY DEPOT	2,507.21
12/18/2025	U S BANK PARS ACCT #6746022500	4,132.72
12/18/2025	U S BANK PARS ACCT #6746022500	3,425.00
12/18/2025	VOYA	60,629.88
12/18/2025	WATERLINE TECHNOLOGIES INC	2,013.24
12/18/2025	COMPREHENSIVE PRINT GROUP LLC	10,328.60
12/18/2025	WILBER, BILL	108.00
12/18/2025	WYNN, LAKYN	117.00
Total:		5,087,374.97

**CITY OF LAKEWOOD  
FUND SUMMARY 12/23/2025**

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

1010	GENERAL FUND	262,629.88
1030	CDBG CURRENT YEAR	1,583.32
1500	MISC-SPECIAL REVENUE FUND	105.00
1630	USED OIL GRANT	3,546.07
1640	BEV CONTAINER REC GRANT	152.50
3070	PROPOSITION "C"	280.44
5020	CENTRAL STORES	2,191.90
5030	FLEET MAINTENANCE	22,857.16
7500	WATER UTILITY FUND	172,300.99
8030	TRUST DEPOSIT	1,199.93
8070	JPA STATION CITIES	228,560.00
		<hr/>
		<b>695,407.19</b>

Council Approval

\_\_\_\_\_  
Date

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

Attest

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City Clerk

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Director of Finance and Administrative Services

# CITY OF LAKEWOOD

## SUMMARY CHECK/EFT REGISTER

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
12/23/2025	PERRIS FENCE & SUPPLY	36.00
12/23/2025	AGRI-TURF DISTRIBUTING	119.35
12/23/2025	COASTAL OCCUPATIONAL MEDICAL GROUP	70.00
12/23/2025	ALL CITY MANAGEMENT SERVICES INC	8,109.04
12/23/2025	ANICETO SANDRA	561.60
12/23/2025	APPLEONE INC	2,413.25
12/23/2025	AVENU STR IP LLC	4,182.97
12/23/2025	BERG, APRIL	1,001.00
12/23/2025	BRENNTAG PACIFIC INC	1,605.05
12/23/2025	CALIF. STATE DISBURSEMENT UNIT	359.95
12/23/2025	CALIF STATE FRANCHISE TAX BOARD	158.65
12/23/2025	CERRITOS, CITY OF	7,341.36
12/23/2025	CINTAS CORPORATION	30.00
12/23/2025	CINTAS CORPORATION	754.39
12/23/2025	COUCH, RON JR	240.00
12/23/2025	DATA TICKET INC	200.00
12/23/2025	EWING IRRIGATION PRODUCTS INC	171.99
12/23/2025	FLUE STEAM INC	85.00
12/23/2025	GANAHL LUMBER COMPANY	360.51
12/23/2025	GARIBALDO'S NURSERY	2,119.35
12/23/2025	GIACHELLO, LENNY	442.00
12/23/2025	GOLDEN STATE WATER COMPANY	8,716.92
12/23/2025	HOME DEPOT	672.18
12/23/2025	KOJAKU, CYNTHIA	100.00
12/23/2025	LAKEWOOD, CITY OF	100.00
12/23/2025	LONG BEACH, CITY OF	1,614.08
12/23/2025	LOS ANGELES CO SHERIFFS DEPT	18,126.05
12/23/2025	LA COUNTY DEPT OF PUBLIC WORKS	57,608.40
12/23/2025	LEON MANUEL	560.00
12/23/2025	MC ENROE, BARBARA	194.35
12/23/2025	HILL & SMITH GROUP HOLDINGS INC	12,497.41
12/23/2025	ODP BUSINESS SOLUTIONS LLC	371.68
12/23/2025	THE MAHER CORPORATION	5,105.00
12/23/2025	SAFETY-KLEEN CORP	1,218.79
12/23/2025	SECTAN SECURITY INC	237.18
12/23/2025	SEMENSE-MAYBERRY, JOSEFINA	300.00
12/23/2025	DFC COMPANY	858.31
12/23/2025	SKYHAWKS SPORTS ACADEMY LLC	679.25
12/23/2025	SOUTHERN CALIFORNIA EDISON CO	58,530.78
12/23/2025	SOUTHWEST PATROL INC	228,560.00
12/23/2025	STATE WATER RESOURCES CONTROL BOARD	88,304.96
12/23/2025	SUNBELT RENTALS INC	1,282.64
12/23/2025	SYKAHUA TEMUJIN	644.80
12/23/2025	TGIS CATERING SVCS INC	60.00

# CITY OF LAKEWOOD SUMMARY CHECK/EFT REGISTER

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
12/23/2025	THE RINKS-LAKEWOOD ICE	357.50
12/23/2025	TNEMEC COMPANY INC	523.17
12/23/2025	TT TECHNOLOGIES INC	1,851.64
12/23/2025	U S BANK NATIONAL ASSOCIATION	54,537.33
12/23/2025	WALTERS WHOLESALE ELECTRIC CO	737.97
12/23/2025	WAXIE ENTERPRISES INC	322.35
12/23/2025	WESTERN EXTERMINATOR CO	427.25
12/23/2025	WHITE HOUSE FLORIST INC	2,144.81
12/23/2025	WILLDAN ASSOCIATES	9,308.43
12/23/2025	YBARRA, ALBERT JR	750.00
12/23/2025	YOUTH EVOLUTION ACTIVITIES	965.25
12/23/2025	ZUMAR INDUSTRIES INC	253.62
12/23/2025	COSCA	250.00
12/23/2025	LAKEWOOD GARDEN CLUB	250.00
12/23/2025	OROZCO, DANIEL	250.00
12/23/2025	TRACY, GARY	775.00
12/23/2025	COMMUNITY FAMILY GUIDANCE CTR	916.66
12/23/2025	GRAINGER W W INC	34.26
12/23/2025	KICK IT UP KIDZ LLC	1,462.50
12/23/2025	LAKEWOOD CITY EMPLOYEE ASSOCIATION	2,600.00
12/23/2025	MERRIMAC PETROLEUM INC	19,312.45
12/23/2025	MIDAMERICA ADMIN & RETIREMENT	3,466.48
12/23/2025	MOSES-CALDERA, ISABEL	1,577.11
12/23/2025	NICHOLLS CONSULTING INC	3,328.56
12/23/2025	DY-JO CORPORATION	1,360.00
12/23/2025	PATHWAYS VOLUNTEER HOSPICE	666.66
12/23/2025	SIGNAL HILL AUTO ENTERPRISES INC	414.38
12/23/2025	SPASEFF TED C	240.00
12/23/2025	U S BANK PARS ACCT #6746022500	7,557.72
12/23/2025	VOYA	61,853.50
12/23/2025	WYNN, LAKYN	39.00
12/23/2025	ZONES IT SOLUTIONS INC	169.35
<b>Total:</b>		<b>695,407.19</b>

**CITY OF LAKEWOOD  
FUND SUMMARY 12/31/2025**

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

1010	GENERAL FUND	141,553.36
3060	PROPOSITION "A"	2,000,000.00
3070	PROPOSITION "C"	1,763.00
4401	CIP STATE-RMRA SB1	69,954.65
4602	CIP COUNTY MEASURE M	4,581.10
5020	CENTRAL STORES	3,717.35
5030	FLEET MAINTENANCE	3,267.65
7500	WATER UTILITY FUND	9,043.27
8030	TRUST DEPOSIT	3,691.34
		<hr/>
		<b>2,237,571.72</b>

Council Approval

\_\_\_\_\_

Date

\_\_\_\_\_

City Manager

Attest

\_\_\_\_\_

City Clerk

\_\_\_\_\_

Director of Finance and Administrative Services

# CITY OF LAKEWOOD

## SUMMARY CHECK/EFT REGISTER

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
12/31/2025	AMAZON CAPITAL SERVICES INC	645.20
12/31/2025	APPLEONE INC	1,077.76
12/31/2025	B & H FOTO & ELECTRONICS CORP	3,404.85
12/31/2025	BLUETRITON BRANDS INC	188.05
12/31/2025	C A C E O	400.00
12/31/2025	CAL STATE AUTO PARTS INC	1,659.40
12/31/2025	LONG BEACH LINCOLN MERCURY INC	241.70
12/31/2025	HOCKERT CATHLENE	13,000.00
12/31/2025	CINTAS CORPORATION	86.09
12/31/2025	CINTAS CORPORATION	189.22
12/31/2025	CAMERON WELDING SUPPLY	355.24
12/31/2025	COLOR CARD ADMINISTRATOR CORP	68.64
12/31/2025	DIRECTV INC	56.25
12/31/2025	FERGUSON ENTERPRISES INC	1,572.93
12/31/2025	FULL SAIL ENTERPRISES INC	1,763.00
12/31/2025	H & H NURSERY	49.70
12/31/2025	HACH COMPANY	804.66
12/31/2025	HARA M LAWNMOWER CENTER	1,531.67
12/31/2025	HERMAN, LINDA	300.00
12/31/2025	HOME DEPOT	393.08
12/31/2025	HSIN-YU CHENG	324.00
12/31/2025	JJS PALOMO'S STEEL INC	270.73
12/31/2025	LAKEWOOD, CITY OF	100.00
12/31/2025	LONG BEACH, CITY OF	960.08
12/31/2025	LOS ANGELES CO SHERIFFS DEPT	39,759.29
12/31/2025	LA COUNTY DEPT OF PUBLIC WORKS	18,053.66
12/31/2025	MAINTEX INC	593.35
12/31/2025	MALLORY SAFETY AND SUPPLY LLC	262.98
12/31/2025	LEON MANUEL	750.00
12/31/2025	MC ENROE, BARBARA	295.75
12/31/2025	MILLER DON & SONS	178.94
12/31/2025	ODP BUSINESS SOLUTIONS LLC	203.13
12/31/2025	US BANCORP ASSET MANAGEMENT INC	3,197.82
12/31/2025	OUADIENT LEASING USA INC	1,073.50
12/31/2025	REGIONAL GOVERNMENT SERVICES AUTHORITY	9,338.00
12/31/2025	SYKAHUA TEMUJIN	1,385.80
12/31/2025	T-MOBILE USA INC	470.20
12/31/2025	TGIS CATERING SVCS INC	3,591.34
12/31/2025	THE RINKS-LAKEWOOD ICE	429.00
12/31/2025	VERITV OPERATING COMPANY	280.98
12/31/2025	WALTERS WHOLESALE ELECTRIC CO	230.91
12/31/2025	WAXIE ENTERPRISES INC	678.44
12/31/2025	WESTERN EXTERMINATOR CO	99.07
12/31/2025	WILLDAN ASSOCIATES	8,882.75

**CITY OF LAKEWOOD  
SUMMARY CHECK/EFT REGISTER**

<b>CHECK/EFT DATE</b>	<b>VENDOR NAME</b>	<b>CHECK/EFT AMOUNT</b>
12/31/2025	WOOD RODGERS INC	1,624.11
12/31/2025	ZUMAR INDUSTRIES INC	680.89
12/31/2025	JIMENEZ, MARCELA	250.00
12/31/2025	LAKEWOOD POP WARNER	250.00
12/31/2025	MEDINA, CARLA	250.00
12/31/2025	MENDOZA, RICHWELL	497.50
12/31/2025	MERCADO, ERIE	111.69
12/31/2025	PITTMAN, JOHN & JEANETTA	200.72
12/31/2025	TSUDA, ERIKO	250.00
12/31/2025	TOYER ROBERT JR	9,000.00
12/31/2025	COVENANT SALES GROUP	387.50
12/31/2025	GONSALVES JOE A & SON	4,752.00
12/31/2025	MNS ENGINEERS INC	18,048.05
12/31/2025	O'REILLY AUTOMOTIVE STORES INC	375.76
12/31/2025	SOUTHERN CALIF PRECISION CONCRETE	74,535.75
12/31/2025	SO CALIF SECURITY CENTERS INC	263.47
12/31/2025	WATERLINE TECHNOLOGIES INC	6,526.62
12/31/2025	WEST HOLLYWOOD, CITY OF	2,000,000.00
12/31/2025	WYNN, LAKYN	370.50
	<b>Total:</b>	<b>2,237,571.72</b>

**CITY OF LAKEWOOD  
SUMMARY ACH/WIRE REGISTER DECEMBER 2025**

ACH date	Amount	Recipient	Purpose	Period
12/5/25	\$134,141.44	CalPERS	Employee Medical Premiums	November 2025
12/5/25	\$144,207.36	CalPERS	Payroll - Retirement Plan	Nov 9-22, 2025
12/10/25	\$728,738.41	Various Bank Accounts	Employee Payroll	Nov 23-Dec 6, 2025
12/10/25	\$128,142.27	IRS via F&M Bank	Payroll - Federal Taxes	Nov 23-Dec 6, 2025
12/11/25	\$37,532.82	EDD	Payroll - State Taxes	Nov 23-Dec 6, 2025
12/22/25	\$730,585.46	Various Bank Accounts	Employee Payroll	Dec 7-20, 2025
12/22/25	\$128,892.71	IRS via F&M Bank	Payroll - Federal Taxes	Dec 7-20, 2025
12/23/25	\$253,333.00	CalPERS	Payroll-UAL	December 2025
12/23/25	\$142,959.37	CalPERS	Payroll - Retirement Plan	Nov 23-Dec 6, 2025
12/23/25	\$37,375.26	EDD	Payroll - State Taxes	Dec 7-20, 2025
12/24/25	\$2,000,000.00	CAMP	City Investment Deposit	December 2025
12/26/25	\$3,300,000.00	CAMP	City Investment Deposit	December 2025
12/31/25	\$884.64	CalPERS	Payroll - Retirement Plan	December 2025

**RECIPIENT DESCRIPTION**

CalPERS	CA Public Employee Retirement System
CAMP	CA Asset Management Program
	State of CA Employee Development
EDD	Department
IRS	Internal Revenue Service

Council Approval

\_\_\_\_\_

Date

\_\_\_\_\_

City Manager

Attest:

\_\_\_\_\_

City Clerk

\_\_\_\_\_

Director of Finance & Administrative Services



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

## **COUNCIL AGENDA**

January 13, 2026

**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: Audit, Capital Improvement Program, Community Promotions, and Public Safety.

### **STATEMENT OF FACT**

**On November 6, 2025, the Capital Improvement Program Committee met and discussed:**

#### Proposal from Ardurra for Del Amo Boulevard Traffic Study

In response to resident concerns about traffic safety and congestion on Del Amo Blvd., staff proposes retaining Ardurra to conduct a focused traffic engineering study to evaluate existing conditions and identify near-term operational and safety improvements. The study will support potential traffic calming, roadway design, and access management strategies. The scope includes field investigations, signage and striping inventory, a review of at least three years of collision data, AI-based near-miss analysis, and traffic operations analysis at the Woodruff Ave. intersection and adjacent driveways during weekday peak periods. Ardurra will prepare a technical report with recommended improvements and a preferred concept plan. The scope excludes environmental review, surveying, public outreach, and construction-level design. The not-to-exceed cost is \$59,956 under the city's existing agreement with Ardurra, and the committee recommends forwarding the item to the City Council for consideration at the Nov. 11, 2025, meeting, including authorization for the Mayor to execute the proposal.

#### Corner Lot Design Development Update – Oral Presentation

The city's project design consultant has completed the schematic design phase and submitted the 100% Design Development documents for city review. Staff presented excerpts from the package and corresponding renderings for the Capital Improvement Program Committee's feedback. The rough-order-of-magnitude (ROM) construction cost estimate is currently being updated per the new design milestone. Upon the city's acceptance of the design development package and corresponding cost estimate, the project would then advance to the final design and construction document phase. Staff are seeking feedback to incorporate into the design and to confirm that the project is progressing in the right direction. The goal is to submit construction documents before the end of the year, ahead of the new building code cycle, which will introduce more stringent green code and electrical upgrades. Committee members expressed support for the updated design. The next step is to share the updated design, with images, with other City Council members.

Update on Approved CIP Projects

*Weingart Sr. Center Improvements* – The current construction management firm has respectfully requested to withdraw from the project. In accordance with the city's selection process, staff recommended the City Council authorize the proposal for of the next highest-ranked firm. The new construction management firm will finalize the pre-qualification package, with issuance expected soon. The goal is to target the Jan. 27, 2026, City Council meeting for award of the construction contract.

*Palms Community Center Improvements* – Ardurra was identified as the most qualified respondent to the request for proposals (RFP) to provide construction management and inspection services for the Palms Park Community Center Improvement project. The proposal was authorized at City Council meeting on Sept. 23, 2025. Ardurra will begin preparing the contractor prequalification package in preparation for the construction bid solicitation. The goal is to target the Feb. 24, 2026, City Council meeting for award of the construction contract.

*Electrical, HVAC, and Roof Project* – The design-build project with Southland Industries includes upgrades to electrical panels, HVAC, lighting, and roofing. Design and permitting are underway, with plans submitted to Building & Safety and coordination ongoing with SCE. Construction permits are expected soon, and staff are working with the contractor to finalize the schedule. Construction is expected to begin at Monte Verde Park and Bicailuz Park in November, with lighting replacements starting in December and additional work continuing into next year. All improvements are anticipated to be completed by December 2026.

*City Hall and The Centre Generator Modernization* – The project plans have been submitted to the city's building and safety official consultant. Upon approval of the plans, the city will issue a solicitation for construction bids.

*Council Chambers* – The architect, BOA, is proceeding with conceptual design plans which include a new dais and security enhancements, such as a dedicated Council entrance accessible from the Executive Board Room. The plans will be completed and shelved until project funding is identified. Separately, IT staff purchased new Surface Pros, and Public Works staff replaced the television in front of the City Manager/Deputy City Manager desk and raised it for improved viewing.

*Playground Improvements* – Staff have gone out to bid for the Cherry Cove Playground project and anticipates recommending award at the December City Council meeting. Staff also applied for Measure A funding for Bloomfield Playground improvements and anticipate county approval in the coming weeks. Upon funding approval, staff will go out to bid for the Bloomfield project and, if received in time, anticipate recommending award at the same December meeting.

*Mayfair Pool Fence Replacement* – Design for the fence and landscaping improvements is underway by on-call landscape architect Hirsch and Associates (HA), including structural engineering for the fence replacement. The preliminary engineer's estimate is approximately \$1.1

million, which exceeds available project funding. Additional funding will need to be identified before the project can be advertised for bid.

*Lakewood Equestrian Center Demolition Project* – Staff contracted with RJM Design Group to prepare a demolition plan for the northerly portion of the Lakewood Equestrian Center, north of the flood control channel. Work included a topographical survey and base map to show existing conditions, a hazardous material survey, coordination with Southern California Edison over demolition procedures, and a demolition plan that identified all elements that are to be removed from the site versus existing items that are to be preserved. Staff received the 100% design plans and are developing specifications to issue a request for informal bids, as the engineer's estimate places the project within the upper CUPCAA (California Uniform Public Construction Cost Accounting Act) limit.

*Lakewood Boulevard Corridor* – The design for the Lakewood Boulevard Corridor improvements is complete, except for the undergrounding of overhead electrical lines, which is being handled by Southern California Edison (SCE). City staff are actively monitoring SCE's progress. Distribution line undergrounding is funded and constructed under Rule 20A, while design, potholing, and vault installation for transmission lines is funded through Rule 20B with Metro support. The city has secured an extension through 2027 to complete the work funded under Rule 20B.

*Traffic Signal Improvements* – The city received Highway Safety Improvement Program funds to enhance flow and safety at 12 traffic signals. While the original work is essentially complete, staff leveraged remaining funds to add improvements at seven additional signals through two change orders, one for five signals and another for two. The five-signal change order is complete. Work on the remaining two signals, at Clark Ave. and Ashworth St. and Hedda St. is expected to begin in late October and be completed within approximately one month.

*Annual Streets and Alley Resurfacing – Lakewood Blvd. Paving Change Order* – In June 2025, the City Council awarded Hardy and Harper, Inc. a \$12.32 million contract, plus a \$2 million contingency, for the Annual Streets and Alley Resurfacing Project. The project will resurface 13.5 miles of streets, including major roads, alleys, and two residential neighborhoods. Funded by Metro Measures R and M, Proposition C, and State RMRA, construction is underway, with portions of Downey Ave., Carson St., and Lakewood Blvd. completed. Work is expected to continue through Spring 2026. Council has approved \$402,500 in modifications to date.

- 1) Provide changeable message boards to alert drivers of construction impacts. Additional estimated cost: \$12,500.
- 2) Perform a one-inch levelling course of pavement and a subsequent two-inch surface course of pavement in lieu of the planned three inches of pavement. This will provide a longer lasting and higher quality product for the arterial streets as rubberized asphalt is difficult to compact to the required project densities when constructed in a single three-inch thick pavement course. Additional estimated cost: \$390,000.
- 3) Replace ten (10) speed feedback signs city-wide to ensure regulatory compliance and ease of maintenance. The original project scope included the installation of two signs, and there are

- eight (8) additional signs in the city that have been recently determined to be noncompliant with the latest pertinent regulations. The additional estimated cost is \$100,000.
- 4) Perform modifications to the raised median, at the intersection of Carson St. and Obispo Ave., to improve ADA access throughout the intersection. Additional estimated cost: \$21,000.
  - 5) Perform pavement rehabilitation on Lakewood Blvd. from city limit to city limit in the amount of \$2,590,740.

All concrete and paving work for the corridor is complete, with remaining scope expected by Thanksgiving. The city's Local Road Safety Plan identified several uncontrolled crosswalks of concern, including those at Lakewood Blvd. and Michelson St., and at Lakewood Blvd. and Hedda St. Because pedestrian activity is very low at these intersections, combined with the roadway carrying high traffic volumes at relatively high speed, and because no traffic control devices are warranted under State or Federal guidelines, the continued presence of marked crosswalks at these two uncontrolled locations may give pedestrians a misleading expectation of safety and increase risk of pedestrian collision rates. Based on a review of all available information, the City's consulting traffic engineer and staff recommended removal of the marked crosswalks at both locations to reduce pedestrian collision risk and in the best interest of public safety. These recommendations are based on an engineering analysis conducted in accordance with the California Manual on Uniform Traffic Control Devices (CA MUTCD), which identifies conditions under which marked crosswalks at uncontrolled locations may create misleading safety expectations for pedestrians. Signs have been posted, per state guidelines, and a public hearing was scheduled for the Community Safety Committee meeting on Nov. 3, 2025, to gather resident input.

*RRFB at Del Amo Blvd. and Claretta Ave.* – A striped crosswalk exists at the intersection of Del Amo Blvd. and Claretta Ave., and is jointly shared between the Cities of Lakewood and Cerritos. In previous years, in-roadway flashing lights were installed at this crosswalk; however, these lights were previously removed by the city of Cerritos, and this technology is no longer recommended or available. In place of the in-roadway flashing lights, the cities are jointly proposing to install a Rectangular Rapid Flashing Beacon (RRFB) at this location. The cities have entered into a cooperative agreement to share the funding for the design and construction of the RRFB. Design work is nearly complete, and installation of the device is expected by the end of the fiscal year.

*Pothole Repairs* – The city is exploring alternatives to the county for permanent pothole repairs and initiated a pilot project with Ruiz Concrete, a CUPCCAA-listed vendor. The project, totaling approximately \$47,900, addressed previously submitted pothole repairs on Del Amo Blvd., South St., Candlewood Ave., and Palo Verde Ave., and the original list has been completed. Remaining funds will be used for additional locations. The pilot has been successful, and staff plans to expand the program for future repairs.

*Annual Sidewalk and Mobility Improvements* – CJ Concrete Construction and Precision Concrete continue performing hardscape repairs citywide. The total estimated cost for citywide sidewalk distresses throughout the city is approximately \$8,330,037 funded through Measures M, R, SB1, and TDA. Citywide repairs are anticipated to be completed this fiscal year.

*Project Ledger Update* – Finance and Public Works staff continue working with Regional Government Services (RGS) to evaluate the implementation of project tracking through the MUNIS finance accounting system module called Project Ledger. The effort has required significant staff and consulting time to identify system capabilities and the necessary fields to create a comprehensive project tracking system in Project Ledger. Additionally, based on RGS recommendation, Finance has purchased another module called Tyler Content Manager, which is currently being implemented.

*Traffic and Pedestrian Safety Upgrades – Palo Verde Traffic Calming Pilot Project* – Engineering Consultant Ardurra Group developed a “quick-build” traffic calming pilot for Palo Verde Ave., requiring pavement repairs via grind and overlay. Staff propose a change order with Hardy & Harper under the existing Streets and Alley Resurfacing project to implement the improvements, including one travel lane, a parking lane, a Class II bike lane in both directions, dual left-turn lanes at driveways, and a temporary roundabout at Palo Verde Ave. and Candlewood St. for a 30-day trial. ADA ramps will be updated or reconstructed if needed. Funding will come from \$1M in RMRA (SB1) and available Measure M and R funds. Staff will negotiate with the contractor and return to the City Council for authorization once funding is confirmed.

**On November 13, 2025, the Community Promotions Committee met and discussed:**

Historical Materials and Display

Staff is exploring creating an area in the City Hall lobby that could display historical items of note. Historian Emeritus Don Waldie provided the committee with a display of historical items currently in the city's possession that were amassed both through a search of city archives and after a solicitation of the community at-large for vintage/historical items of note that they might possess. Concepts and costs for the display area in the lobby of City Hall were shared with the committee.

The available items would dictate the types of display cases necessary to house the collection. It should be noted that the response to our community solicitation was not robust; the items donated – although appreciated - were not as historically interesting as was hoped. That said, our efforts to solicit items from the community will continue.

Mr. Waldie said there are three stories that can be told with the items we have in our possession. The story of the building of Lakewood Center, the story of the physical building of Lakewood, and the creation of the city through incorporation in 1954.

Committee members expressed ideas regarding displaying a hybrid collection of items and photos until the items can be further augmented, as well as making the display movable for possible display at the Iacoboni Library. Including background stories explaining the artifacts was also suggested. Staff suggested incorporating a QR code so that visitors can take the story with them.

Staff suggested proceeding with the purchase of photos from UCLA's Spence Air collection, which could be used for a background photo mural. The costs for the display area (inclusive of photo mural, display cabinets and “site prep”) are estimated to be about \$5k-7k.

Staff recommendation is to move forward on the wall photo display for the alcove; further public information outreach to try to get more historical materials; and, refine a cost estimate for the display area.

#### City Branded Merchandise Update

Public Information Officer April Johnson gave an update on the sales of merchandise on the current site. The "Concerts in the Park" t-shirt design was well received although none were purchased from the site.

Graphics & Media team have been working on new designs for merchandise, based on discussion with the Committee at the last meeting. In particular, staff is developing various images illustrating vintage park themes that could be rolled out and released over a period of time. These would be images of iconic Lakewood landmarks that residents know and love. These new designs could be applied to t-shirts, stickers or any number of items the city decides on.

It was mentioned that the main goal is to tap into and nurture community pride, by inspiring nostalgia with the older generation, while generating excitement with younger generations.

The committee was supportive of moving forward with these designs and making them available on the merchandise website along with marketing on social media.

#### Utility Box Beautification Update

Deputy City Manager Beltran reminded the group that we currently have two "wrapped" utility boxes, with plans to move forward on installing art designs on the third and fourth boxes before the end of the year.

The existing boxes are getting views using the QR codes included in the design. We are also pleased to note that they have not been defaced/vandalized. The new box designs reflect themes of Bloomfield Park and Lakewood Youth Sports.

Shop Lakewood and first responder/public safety themed boxes are being developed for installation at two designated locations in the beginning of 2026. A potential third box with a general resident theme could move into final design in 2026 if time/workload permits.

#### **On November 13, 2025, the Public Safety Committee met and discussed:**

##### Crime Trends and Statistics

Sergeant Johnson reviewed Part I crimes in Lakewood, noting a decrease in crimes overall compared to last year, and shared retail theft operation and enforcements at Lakewood Center Mall to deter crime during the holidays beginning in December.

##### Homeless Services Programs Update

City Manager McCormack reviewed the Homeless Services dashboard updates. Homeless Services Liaison Lopez shared highlights of specific areas of enforcement and services; provided

standard updates; and, shared success stories related to three individuals meeting criteria and application acceptance for services. Abatement Deputy Nowotny provided updates related to specific homeless individuals; shared continuous efforts to clean-up encampments; and reported on removal/placement successes.

Community Prosecutor Program Update

Deputy District Attorney Drew Josfan presented updates about the Community Prosecutor Program.

Public Safety Department Update

Emergency Preparedness Manager Chuck Martucci presented Public Safety Department update, which included Public Safety Officers' continuous efforts to conduct high visibility and increased patrols at shopping areas, as well as Public Safety Officers' continued efforts to address scavenging activity during proactive patrols and via service requests.

Emergency Preparedness Manager Martucci reviewed updates on community engagement and emergency preparedness updates related to the tabletop exercise.

Public Outreach Update

PIO April Johnson shared public outreach updates and Award of Valor success.

Follow-Up

City Manager McCormack provided an updated on the Flock Camera pilot program, inclusive of monthly statistical data and crime trends captured by Flock.

Miscellaneous

Committee Member Wood suggested recognizing specific Volunteer on Patrol for lengthy service.

**On November 20, 2025, the Audit Committee met and discussed:**

As part of the city's independent audit procedures and "direct communication with the government board" best practices, Ms. Sophia Kuo (Engagement Partner with The Pun Group) presented the results of the recent audit, including a draft of the city's Annual Comprehensive Financial Report (ACFR) and key financial indicators. The auditors are required to provide an assessment of the city's operations and financial statements. For this, they offered an "Unmodified Opinion," which is the most favorable mark that can be given to an organization. The ACFR is scheduled to be presented to the City Council at the December 9 meeting.

**On December 16, 2025, the Public Safety Committee met and discussed:**

Crime Trends and Statistics

Sergeant Gekas reviewed Part I crimes in Lakewood, noting arrest statistics and overall decrease in crime compared to last year.



Homeless Services Programs Update

Management Analyst Picon reviewed the homeless services updates about unique contacts made, Public Safety Officers and Homeless Services Liaison continued efforts and dedication to provide support services, and Lakewood resident's supporting comments and appreciation for the quality of care provided by Homeless Services Liaison Toyer. Homeless Services Liaison Lopez reported three success stories about individuals accepting services.

Community Prosecutor Program Update

Deputy District Attorney Josfan presented updates about the Community Prosecutor Program and acknowledged the Public Safety and Los Angeles Sheriff's Deputies for their diligence and continuous efforts to maintain quality of life.

Public Safety Department Update

Management Analyst Picon shared Public Safety Department updates regarding solicitation efforts, shared Cocoa with a Deputy's success with robust participation rate from community members.

Emergency Preparedness Manager Martucci provided updates about the hazard mitigation plan and Lakewood's collaboration with FEMA.

Public Outreach Update

City Manager McCormack presented Public Information updates and upcoming campaigns.

Follow-Up

City Manager McCormack introduced Flock updates and requested feedback from committee members.

Public Safety Director Joshua Yordt presented Flock program updates noting positive results in monthly statistics, including success highlights, active investigation updates, and crime trends compared to before the Flock program was implemented, with numbers declining at a healthy rate. Public Safety Director Yordt also provided a brief summary of emails received by residents related to the Flock program.

Miscellaneous

City Manager McCormack shared updates regarding the Station Cities Public Safety JPA with shared ideas to hire retired deputy personnel, and the potential to hire criminal investigators.

**RECOMMENDATION**

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

  
Thaddeus McCormack  
City Manager

# DIVIDER SHEET

## **COUNCIL AGENDA**

January 13, 2026

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

**SUBJECT:** AB 1234 Meeting Report

### **INTRODUCTION**

Assembly Bill 1234 became effective January 1, 2006. The legislation requires members of a legislative body to provide brief reports on the meetings they attended at the expense of the local agency at the next regular meeting of the legislative body.

### **STATEMENT OF FACT**

- Vice Mayor Jeff Wood and Council Member David Arellano attended the annual California Contract Cities Association Legislative Tour on January 5-6, 2026, in Sacramento. More than twenty state legislators and state officials presented to the attendees regarding their legislative priorities for the current session. In between those presentations, Lakewood officials met with Assembly Member Jose Luis Solache to advocate for the city's concerns relating to housing and homelessness, public safety, and funding requests for projects.

### **RECOMMENDATION**

That the City Council receive and file this report.

Paolo Beltran   
Deputy City Manager

  
Thaddeus McCormack  
City Manager

# DIVIDER SHEET

**COUNCIL AGENDA**

January 13, 2026

**TO:** The Honorable Mayor and City Council**SUBJECT:** Monthly Report of Investment Transactions – November 2025**INTRODUCTION**

In accordance with California Government Code Section 53607, the City Council has delegated to the City Treasurer the responsibility to invest or to reinvest funds, or to sell or exchange securities so purchased. The California Government Code Section 53607 requires that, if such responsibility has been delegated, then the Treasurer "shall make a monthly report of those transactions to the legislative body." In compliance with this requirement, the Monthly Report of Investment Transactions is being rendered to be received and filed.

**STATEMENT OF MONTHLY ACTIVITY**

Date	Amount at Cost	Investment	Transaction	Rate*
01-Nov-25	\$ 2,610.42	CORP	INTEREST	4.200%
01-Nov-25	2,020.88	BOND	INTEREST	4.755%
01-Nov-25	188,303.47	CAMP POOL	INTEREST	4.100%
03-Nov-25	624.09	MMF	INTEREST	3.080%
05-Nov-25	94,979.88	ABS	PURCHASE	3.850%
05-Nov-25	378,860.00	CORP	PURCHASE	4.100%
05-Nov-25	356,363.25	TREAS	SELL	3.750%
05-Nov-25	167,845.47	TREAS	SELL	3.875%
05-Nov-25	236,491.90	TREAS	SELL	1.500%
05-Nov-25	74,867.12	TREAS	SELL	1.000%
05-Nov-25	369,401.21	TREAS	SELL	4.125%
06-Nov-25	49,957.00	CORP	PURCHASE	3.875%
06-Nov-25	731,345.56	TREAS	PURCHASE	4.625%
06-Nov-25	139,462.40	CORP	PURCHASE	4.125%
06-Nov-25	289,144.50	CORP	PURCHASE	4.125%
06-Nov-25	380,497.80	CORP	PURCHASE	3.875%
06-Nov-25	93,892.22	CORP	SELL	2.750%
06-Nov-25	196,123.75	TREAS	SELL	1.875%
06-Nov-25	81,240.00	CORP	SELL	4.800%
06-Nov-25	202,307.56	CORP	SELL	3.500%
06-Nov-25	153,387.38	CORP	SELL	4.550%
06-Nov-25	153,430.88	CORP	SELL	4.550%

Monthly Investment Transactions  
January 13, 2026  
Page 2

Date	Amount at Cost	Investment	Transaction	Rate*
07-Nov-25	\$ 89,949.60	CORP	PURCHASE	4.000%
07-Nov-25	326,275.99	CORP	PURCHASE	4.150%
07-Nov-25	6,964.50	CORP	INTEREST	4.643%
07-Nov-25	5,197.95	CORP	SELL	4.087%
07-Nov-25	306,679.23	CORP	SELL	5.087%
09-Nov-25	425.00	CORP	INTEREST	4.250%
09-Nov-25	7,165.65	CORP	INTEREST	4.623%
10-Nov-25	214,678.17	CORP	PURCHASE	4.136%
10-Nov-25	9,460.48	TREAS	SELL	1.250%
10-Nov-25	428,612.57	TREAS	SELL	3.875%
14-Nov-25	322,364.62	CORP	PURCHASE	4.100%
14-Nov-25	311,942.93	CORP	SELL	5.087%
15-Nov-25	1,284.17	ABS	INTEREST	4.600%
15-Nov-25	1,034.33	ABS	INTEREST	4.280%
15-Nov-25	338.88	ABS	INTEREST	5.230%
15-Nov-25	682.42	ABS	INTEREST	4.310%
15-Nov-25	786.25	ABS	INTEREST	5.100%
15-Nov-25	271.15	ABS	INTEREST	3.960%
15-Nov-25	2,027.70	FNMA	INTEREST	4.506%
15-Nov-25	3,360.00	CORP	INTEREST	4.800%
15-Nov-25	5,046.88	TREAS	INTEREST	2.375%
15-Nov-25	1,596.44	ABS	INTEREST	3.820%
15-Nov-25	847.88	ABS	INTEREST	5.530%
15-Nov-25	860.00	ABS	INTEREST	4.300%
15-Nov-25	1,149.58	ABS	INTEREST	4.450%
15-Nov-25	1,122.50	ABS	INTEREST	4.490%
15-Nov-25	140.50	ABS	INTEREST	3.970%
15-Nov-25	183.70	ABS	INTEREST	4.650%
15-Nov-25	124.22	ABS	INTEREST	4.510%
15-Nov-25	1,372.88	ABS	INTEREST	5.230%
15-Nov-25	1,605.50	ABS	INTEREST	4.940%
15-Nov-25	1,228.94	ABS	INTEREST	5.690%
15-Nov-25	488.83	ABS	INTEREST	5.900%
15-Nov-25	1,320.08	ABS	INTEREST	4.340%
15-Nov-25	1,311.50	ABS	INTEREST	5.160%
15-Nov-25	11,140.63	TREAS	INTEREST	2.875%
15-Nov-25	293.96	ABS	INTEREST	4.150%

Monthly Investment Transactions

January 13, 2026

Page 3

Date	Amount at Cost	Investment	Transaction	Rate*
15-Nov-25	\$ 406.38	ABS	INTEREST	5.460%
15-Nov-25	230.15	ABS	INTEREST	5.480%
15-Nov-25	3,093.75	TREAS	INTEREST	3.750%
15-Nov-25	596.75	ABS	INTEREST	4.340%
15-Nov-25	3,712.50	TREAS	INTEREST	2.250%
15-Nov-25	77.99	ABS	INTEREST	3.660%
15-Nov-25	13,801.57	ABS	PAYDOWNS	5.900%
15-Nov-25	4,758.89	ABS	PAYDOWNS	4.650%
15-Nov-25	19,574.50	ABS	PAYDOWNS	5.690%
15-Nov-25	4,447.13	ABS	PAYDOWNS	5.480%
15-Nov-25	4,104.16	ABS	PAYDOWNS	4.510%
15-Nov-25	6,788.85	ABS	PAYDOWNS	5.230%
15-Nov-25	6,875.14	ABS	PAYDOWNS	5.460%
15-Nov-25	10,564.77	ABS	PAYDOWNS	3.970%
15-Nov-25	14,184.25	ABS	PAYDOWNS	5.530%
15-Nov-25	4,805.57	ABS	PAYDOWNS	3.660%
16-Nov-25	249.67	ABS	INTEREST	4.280%
16-Nov-25	241.65	ABS	INTEREST	5.450%
16-Nov-25	4,422.69	ABS	PAYDOWNS	5.450%
17-Nov-25	216,049.80	CORP	PURCHASE	4.100%
17-Nov-25	216,080.02	CORP	PURCHASE	4.200%
17-Nov-25	5,017.00	CORP	INTEREST	5.017%
18-Nov-25	3.09	ABS	INTEREST	3.730%
18-Nov-25	994.03	ABS	PAYDOWNS	3.730%
20-Nov-25	956.25	ABS	INTEREST	4.500%
20-Nov-25	1,183.87	ABS	INTEREST	4.510%
20-Nov-25	88,862.21	CORP	SELL	4.900%
20-Nov-25	104,543.78	CORP	SELL	4.900%
20-Nov-25	1,600,000.00	CAMP POOL	SELL	4.100%
21-Nov-25	2,165.60	CORP	INTEREST	5.414%
24-Nov-25	242,516.24	CORP	PURCHASE	3.400%
24-Nov-25	94,188.82	TREAS	SELL	1.375%
25-Nov-25	1,524.00	FNMA	INTEREST	4.572%
25-Nov-25	850.50	FNMA	INTEREST	4.860%
25-Nov-25	1,094.51	FNMA	INTEREST	3.243%
25-Nov-25	791.67	FNMA	INTEREST	5.000%
25-Nov-25	1,505.94	FNMA	INTEREST	4.819%

Monthly Investment Transactions  
January 13, 2026  
Page 4

Date	Amount at Cost	Investment	Transaction	Rate*
25-Nov-25	\$ 1,131.67	FNMA	INTEREST	4.850%
25-Nov-25	1,472.50	FNMA	INTEREST	4.650%
25-Nov-25	958.20	FNMA	INTEREST	4.791%
25-Nov-25	591.38	FNMA	INTEREST	5.069%
25-Nov-25	1,325.10	FNMA	INTEREST	4.377%
25-Nov-25	1,520.76	FNMA	INTEREST	4.803%
25-Nov-25	1,258.67	FNMA	INTEREST	4.720%
25-Nov-25	1,250.12	FNMA	INTEREST	4.190%
25-Nov-25	1,502.67	FNMA	INTEREST	4.508%
25-Nov-25	1,074.67	FNMA	INTEREST	3.224%
25-Nov-25	1,520.00	FNMA	INTEREST	4.800%
25-Nov-25	1,501.00	FNMA	INTEREST	4.740%
25-Nov-25	1,189.82	FNMA	INTEREST	4.777%
25-Nov-25	940.83	FNMA	INTEREST	3.026%
25-Nov-25	564.26	FNMA	INTEREST	3.303%
25-Nov-25	1,362.90	FNMA	INTEREST	4.543%
25-Nov-25	155.27	ABS	INTEREST	5.470%
25-Nov-25	917.94	ABS	INTEREST	4.030%
25-Nov-25	523.83	ABS	INTEREST	4.490%
25-Nov-25	470.82	FNMA	PAYDOWNS	3.026%
25-Nov-25	341.26	FNMA	PAYDOWNS	4.777%
25-Nov-25	34.11	FNMA	PAYDOWNS	4.190%
25-Nov-25	51,456.08	FNMA	PAYDOWNS	4.377%
25-Nov-25	37.36	FNMA	PAYDOWNS	4.803%
25-Nov-25	3,474.53	ABS	PAYDOWNS	5.470%
26-Nov-25	6,880.00	CORP	INTEREST	5.504%
26-Nov-25	279,289.58	TREAS	SELL	4.125%
28-Nov-25	1,312.50	CORP	INTEREST	1.750%
28-Nov-25	2,000,000.00	CAMP POOL	PURCHASE	4.100%
29-Nov-25	6,142.50	CORP	INTEREST	4.914%
30-Nov-25	4,262.50	TREAS	INTEREST	3.875%
30-Nov-25	14,500.00	TREAS	INTEREST	3.625%
30-Nov-25	2,062.50	TREAS	INTEREST	4.125%
30-Nov-25	6,750.00	TREAS	INTEREST	4.500%
30-Nov-25	13,562.50	TREAS	INTEREST	3.875%
30-Nov-25	8,531.25	TREAS	INTEREST	2.625%

\* Rates shown for MMF, LAIF, and CAMP are distribution yields. All others are coupon rates.



## **INVESTMENT GLOSSARY**

### **ABS (Asset-Backed Securities)**

A mortgage pass-through security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-backed certificate, consumer receivable pass-through certificate, or consumer receivable-backed bond.

### **AGENCY (U.S. Government Agency Issues)**

Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There are no portfolio percentage limits for U. S. Government Agency issues.

### **BOND (Municipal Bonds or Note)**

Registered treasury notes or bonds issued by states or municipalities, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 United States, in addition to California.

### **CAMP (California Asset Management Program) Pool and Term**

A Joint Powers Authority established in 1989 by the treasurers and finance directors of several California public agencies to provide an investment tool at a reasonable cost. Participation is limited to California public agencies. The Pool option offers daily liquidity with a variable rate of return. In recent years the Term option was added offering an investment tool for a fixed period (up to one year) and a fixed rate of return.

### **CD (Certificate of Deposit)**

Negotiable CDs are issued by large banks and are freely traded in secondary markets as short term (2 to 52 weeks), large denomination (\$100,000 minimum) CDs, that are either issued at a discount on its par value, or at a fixed interest rate payable at maturity.

### **COM (Commercial Paper)**

Commercial paper of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a nationally recognized statistical-rating organization.

### **CORP (Corporate Notes)**

Medium-term notes, defined as all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States, or any state and operating within the United States.

**FNMA (Federal National Mortgage Association)**

A government-sponsored, privately owned corporation established to create a secondary market for Federal Housing Administration mortgages.

**LAIF (Local Agency Investment Fund, State of California)**

The Treasurer of the State of California administers this investment pool, providing a high-level of liquidity and strong safety through diversification of investments.

**MMF (Money Market Fund)**

This is a money market interest-bearing checking account that is fully insured and collateralized.

**SUPRA (Supra-National Agency Bonds or Notes)**

Supranational bonds and notes are debt of international or multi-lateral financial agencies. The debt is used to finance economic/infrastructure development, environmental protection, poverty reduction and renewable energy around the globe, rated AAA, highly liquid and issued in a range of maturities.

**TREAS (U.S. Treasury Notes)**

A Treasury obligation of the U.S. Government to provide for the cash flow needs of the Federal Government.


**RECOMMENDATION**

It is recommended that the City Council receive and file the Monthly Report of Investment Transactions rendered for the month of November 2025.



Jose Gomez

Director of Finance & Administrative Services



Thaddeus McCormack  
City Manager

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

## **COUNCIL AGENDA**

January 13, 2026

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

**SUBJECT:** Approval of Contract for 2026 Civic Center Block Party Fireworks Display

### **INTRODUCTION**

The annual Civic Center Block Party (Block Party) is scheduled to return on Saturday, June 27, 2026, from 4 to 9 p.m. City staff representing all departments are planning the blockbuster event. This year's event will include familiar components including the event finale, a spectacular fireworks display.

### **STATEMENT OF FACT**

The annual Block Party will feature live entertainment, food vendors, game booths, inflatable attractions, and a 15-minute professional aerial fireworks display launched from the Lakewood Center Costco parking lot. The choreographed display is complemented with patriotic music for those near the main entertainment stage and near the launch area adjacent to the Costco parking lot. Prime viewing areas will be Hardwick Street and the parking lots of Home Depot and Albertsons. Synchronized music will be best heard on Clark Avenue between Hardwick Street and The Centre Plaza, and near the front entrance of Costco.

Fireworks & Stage FX America has served as the city's pyrotechnic contractor since 2010 and has consistently provided a professional and safe fireworks display for the Lakewood community. The contractor has provided the city with a contract price of \$19,000 for a 15-minute fireworks display. The contractor will provide the city with required insurance including commercial general liability, automobile and workers' compensation, the equipment and personnel necessary to produce the fireworks display and all required permits from state and local authorities including Los Angeles County Fire.

### **SUMMARY**

The Civic Center Block Party, which attracts approximately 25,000 attendees, will conclude with a 15-minute professional fireworks display. The contractor's fee for the show is \$19,000 and requires a 50% deposit to secure the date of Saturday, June 27, 2026. The remaining balance is due immediately following the event. The full cost is budgeted in the FY26 allocation.

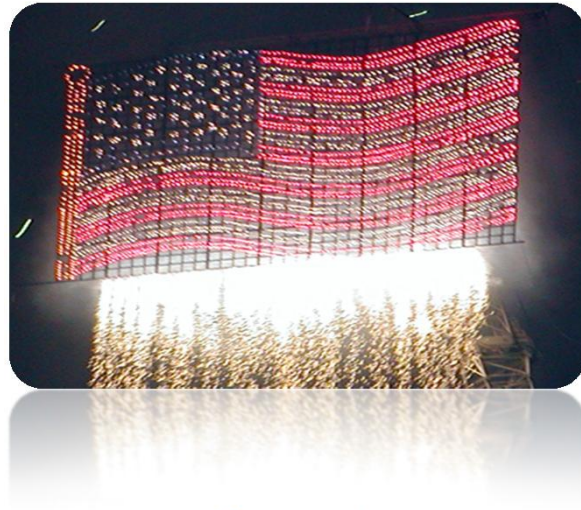
### **RECOMMENDATION**

Staff recommend that the City Council approve the public fireworks display to be offered on Saturday, June 27, 2026, and authorize the City Manager to sign the contract with Fireworks & Stage FX America, LLC for the contracted services, not to exceed \$19,000.

Valarie Frost, Director *VF*  
Recreation and Community Services

*Thaddeus McCormack*  
Thaddeus McCormack  
City Manager

# City of Lakewood



Presents

## **Celebrate Freedom** **A Fireworks Extravaganza** June 27th, 2026

Produced by



"The Difference Is Quality"

City of Lakewood  
Celebrate Freedom  
June 27th, 2026

Opening Announcement

Program

**A**

Aerial Titanium Flash Salutes

**3" 10**

Color & Multi-Color Finale Shells

**3" 10**

Main Show

Color, Multi-Color, Flitter, Glitter,  
Electric Color & Color Changing Shells

**3" 220**

Distinctive & Unique Aerial Shells

**3" 160**

Aerial Grand Finale

Program

**A**

Color/Multicolor Finale

**3" 300**

Totals

Program

**A**

Shells

**3" 700**

Total Shells **700**

Grand Totals **700**

Running Time in Minutes

**15.0**

Price

Program A

Total Cost **\$19,000.00**



City of Lakewood  
Show Concept, Services List,  
and Miscellaneous Details

**Services List:**

Fireworks America to Provide:

- 1) Fire Permit Filings as Required
- 2) Storage and Delivery of fireworks
- 3) All Equipment to produce the display
- 4) Insurance Aggregate amount of \$6,000,000 (Combined Single Limits)
- 5) Worker's Compensation Insurance (Statute)
- 6) Sound Track
- 7) Choreography

City of Lakewood to Provide:

- 1) A Suitable Firing Site
- 2) Adequate Security for Firing Site
- 3) Permit Fees
- 4) Standby Firefighter Fees
- 5) Sound System and Playback
- 6) Adequate Permit Time as listed below.
- 7) Suitable Restroom and Handwash facilities for the crew
- 8) Cleanup of Mall Parking Lot After Show

**Minimum Time Required**

Fireworks America will provide permitting services on your behalf. There are minimum times required to pull these permits. Contracts and deposits must be signed and back to us prior to starting these services. Here are the minimum permit times.

Land Based Shows based require a minimum of 30 days to permit based on Local and State Ordinance, FAA and other requirements.

Water based shows require a minimum of 60 days to permit based on all of the above PLUS Coast Guard requirements.

Please plan your show accordingly.

**Operators and Assistants:**

Fireworks America will provide the services of a State Licensed Pyrotechnic Operator and experienced crew to fire your display. The entire crew will be covered under Fireworks America's Worker's Compensation Insurance.

Continued

### Payment Terms:

50% of the Sum is to be paid to FA at the signing of the Contract, Balance Net 10 Days After Display

### Method of Discharge:

The show will be fired electrically. Each fireworks event will have its own ignitor for precise timing. Fireworks America will provide the firing panel, cable, distribution system and power for the show.

### Choreography:

The program will be choreographed utilizing the latest innovation in computerized-fireworks choreography. This will allow maximum accuracy in firing and timing of the display. The fireworks will follow the music precisely and provide an exhilarating experience for the viewer.







## ***PYROTECHNIC PUBLIC DISPLAY CONTRACT***

Fireworks & Stage FX America, LLC  
dba: Fireworks America  
PO Box 488  
Lakeside, CA 92040  
619-938-8277  
619-938-8273 Fax

- 1) This Contract, entered into this 2nd day of December, 2025, by and between FIREWORKS & STAGE FX AMERICA, LLC., dba FIREWORKS AMERICA, a California Corporation, duly licensed by the Federal Bureau of Alcohol, Tobacco, Firearms and Explosives and the State of California, hereinafter referred to as "FA" and CITY OF LAKEWOOD hereinafter referred to as "BUYER".
- 2) FA agrees to furnish BUYER, in accordance with the terms and conditions set forth herein, One (1) fireworks/special effects display(s) as per Program A, submitted, accepted and made part hereof, and the services of a licensed pyrotechnic operator who will be in charge of the execution of said display unless otherwise agreed in writing. This display is to be performed on June 27th, 2026, located at 500 Lakewood Center Mall, Lakewood, CA 90712.  
The time of the display is to be at: 9:10PM
- 3) BUYER agrees to pay FA the sum of: Nineteen Thousand Dollars and No Cents (\$19,000.00), per the following terms:  
50% of the Sum is to be paid to FA at the signing of the Contract, Balance Net 10 Days After Display
- 4) Should the BUYER default on these payment terms, a finance charge at a rate of 1.5% per month, 18% annual percentage rate, or the maximum rate permitted by law, whichever is greater, will be charged and accrued on the unpaid balance of the Contract until the Contract is satisfied.  
FA is hereby authorized to receive BUYER's financial information from any person or entity for the purpose of verifying BUYER's ability to pay.
- 5) BUYER, at its expense, agrees to provide FA a suitable DISPLAY SITE in which to stage, setup and fire the display. This DISPLAY SITE will incorporate an appropriate fallout zone, which has to be approved by FA, and that will fulfill any requirements set forth by any governing legal authority. Should the proposed site require the involvement of specialized equipment, watercraft or clean up, BUYER agrees to provide said equipment and labor at BUYER's expense.

# Fireworks America Public Display Contract

6) BUYER, at its expense, agrees to provide adequate security to prevent any access to the DISPLAY SITE by members of the general public or any persons not expressly approved by FA. Any claim arising from damage to persons or property caused by any unauthorized access to the DISPLAY SITE is the sole responsibility of the BUYER. Should a multiple day setup be required, BUYER shall provide appropriate security during all the times FA is away from the DISPLAY SITE.

7) BUYER, at its expense, agrees to pay for any required "standby" Firemen, and/or any applicable permit costs and fees as required by state and local statutes, ordinances or regulations. BUYER agrees to indemnify FA for any and all changes or adjustments made to the DISPLAY at the request of any governing legal authority.

8) BUYER, at its expense, shall provide FA sufficient parking, all necessary site and event passes and allow FA sufficient time and available access, as determined by FA, to safely and professionally setup and discharge the display and subsequently remove the display equipment from the DISPLAY SITE.

9) Should BUYER fail to comply or prove itself unable to comply with the requirements stated in paragraphs 5, 6, 7 and 8 herein, FA shall have no obligation to continue with the performance of the display and the BUYER agrees to pay the full contract price plus any additional associated expenses incurred by FA.

10) BUYER agrees to assume the risk of weather, or any other cause that is beyond FA's control, that may prevent the display from being discharged on the scheduled date and time. In the event that FA, at its sole discretion, determines that the weather unsuitable for the discharge of the display, BUYER shall pay per the cancellation terms contained in paragraph 11 herein.

11) BUYER shall have the option to cancel this display at any time. If BUYER decides to cancel, BUYER agrees to pay to FA 35% of the display contract price and all other associated costs incurred by FA, including, but not limited to, permits, insurance, pyrotechnic operator's fee, transportation, choreography, custom design or any other provable expense associated with the execution of the Display.

12) BUYER agrees to hold FA harmless from all claims and penalties made against FA in the event that the display fails to start on time or is disrupted after commencement as a direct result of equipment or product malfunction or failure.

13) FA agrees to provide insurance coverage of Six Million Dollars, Bodily Injury and Property Damage and statutory limits for Worker's Compensation. This insurance covers the operations of FA only and does not extend to any other aspect of the event at which such a display may be held. FA's operations are deemed complete when FA has vacated the premises.

14) Should BUYER fail to perform its obligations as set forth herein, BUYER agrees to indemnify, defend and hold FA harmless from all claims and suits made against FA in conjunction with the discontinuance or cancellation of the display.

# Fireworks America Public Display Contract

15) FA agrees to defend, indemnify and hold harmless BUYER from and against all claims and liability arising out of the services to be performed by FA hereunder, except to the extent arising from BUYER'S negligence or willful misconduct.

16) The laws of the State of California shall govern this contract. It is agreed that any court of competent jurisdiction located in the County of San Diego, CA shall be proper venue for an action. Should such action be brought to enforce or interpret the terms or provisions of this Contract, the prevailing party shall be entitled to reasonable attorney fees and costs in addition to any other relief to which they may be entitled.

17) Nothing in this contract shall be construed as forming a partnership, joint venture, agency or any form of legal relationship, other than contractual, between BUYER and FA. Neither party shall be held responsible for any agreements or obligations not expressly provided for herein and shall be severally responsible for their own separate debts and obligations.

18) BUYER shall not under any circumstances, be entitled to recover any consequential damages from FA. Nothing in this paragraph shall be construed as a modification or limitation on the insurance coverages afforded in Paragraph 13 herein.

19) Buyer, at its expense, agrees to provide FA crews with suitable restroom and handwash facilities in the immediate area of the shooting/working location.

20) Other Considerations: NONE

21) This agreement shall be binding on the parties and on their heirs, executors, administrators, successors and assigns.

In Witness the parties hereto, by or through their duly authorized agents, have set their hands and seals this 2nd day of December, 2025.

Fireworks & Stage FX America, LLC.

City of Lakewood

By: Matt Biolchino

By: \_\_\_\_\_

Title: Area Manager

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

# DIVIDER SHEET

## **COUNCIL AGENDA**

January 13, 2026

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

**SUBJECT:** Amendment of Southern California Edison Company License Agreement for Rynerson Park

### **INTRODUCTION**

The City of Lakewood has a License Agreement (Contract No. 9.4249) with Southern California Edison Company (SCE) for the use of SCE-owned property located within Rynerson Park at 20711 Studebaker Road.

### **STATEMENT OF FACT**

Approval of the amended SCE License Agreement, originally initiated on January 1, 2022, authorizes the continued use of SCE-owned property within the expanded Rynerson Park footprint and increases the licensed area from 25.28 acres to 28.78 acres, incorporating acreage previously licensed as part of the Lakewood Equestrian Center. This amendment results in an adjustment to the 2026 annual license payment from \$6,840.54 to \$6,973.37.

Funding for the increased license agreement fee is available in the approved FY 2025–26 budget. The current license agreement is scheduled for renewal in January 2027, and funding for the renewal will be requested through the City's annual budget development process in future fiscal years.

### **RECOMMENDATION**

Staff recommends that the City Council authorize the Mayor and City Clerk to execute, on behalf of the City of Lakewood, the amended Southern California Edison Company License Agreement (Contract No. 9.4249) for the use of SCE-owned property within the Rynerson Park footprint, as approved as to form by the City Attorney.

Valarie Frost, Director *VF*  
Recreation and Community Services

  
Thaddeus McCormack  
City Manager



*Delivery via Email*

December 8, 2025

City of Lakewood  
5050 Clark Ave  
Lakewood, CA 90712  
Attn: Valarie Frost & Kelly Garnetti

**Subject: Submission of Amended License Agreement – 9.4249 – Rynerson Park**

Dear Valarie & Kelly,

Please find enclosed the **Amended License Agreement** between SCE and the City of Lakewood for Rynerson Park. The amendment reflects an increase in the licensed acreage from **25.28 acres to 28.78 acres**, which adjusts the 2026 annual payment from **\$6,840.54 to \$6,973.37**.

The only revision to the agreement is in **Article 3 – Consideration**, which addresses the updated fee schedule. No other terms, conditions, or provisions have been modified.

We kindly request that you **execute and return two (2) copies of the amended agreement** at your earliest convenience. Additionally, please note that the City must **inform Southern California Edison (SCE) of any foreign improvements planned for the added acreage and obtain prior written approval before commencing any construction activities**.

Should you have any questions or require additional information, please do not hesitate to contact me.

Thank you for your attention to this matter and for your continued partnership.

Sincerely,

*Nicole Lee Rosenthal*

Nicole Rosenthal  
Right of Way Agent  
Southern California Edison

CITY OF LAKEWOOD

L I C E N S E   A G R E E M E N T  
I N D E X   O F   A R T I C L E S

1. USE
2. TERM
3. CONSIDERATION
4. INSURANCE
5. LICENSOR'S USE OF THE PROPERTY
6. LICENSEE'S IMPROVEMENTS
7. LICENSEE'S PERSONAL PROPERTY
8. HEIGHT LIMITATIONS AND VERTICAL CLEARANCES
9. ACCESS AND CLEARANCES
10. PARKING
11. WEEDS, BRUSH, RUBBISH AND DEBRIS (WEED ABATEMENT)
12. FLAMMABLES, WASTE AND NUISANCES
13. PESTICIDES AND HERBICIDES
14. HAZARDOUS WASTE
15. SIGNS
16. FENCING AND EXISTING FIXTURES
17. PARKWAYS AND LANDSCAPING
18. IRRIGATION EQUIPMENT
19. UNDERGROUND TANKS
20. UNDERGROUND FACILITIES
21. UTILITIES
22. TAXES, ASSESSMENTS AND LIENS
23. EXPENSE
24. ASSIGNMENTS
25. COMPLIANCE WITH LAW
26. GOVERNING LAW
27. INDEMNIFICATION
28. TERMINATION
29. EVENTS OF DEFAULT
30. REMEDIES
31. LICENSEE'S PERSONAL PROPERTY UPON TERMINATION OR EXPIRATION
32. LIMITATION OF LIABILITY
33. NON-POSSESSORY INTEREST
34. WAIVER
35. AUTHORITY

Initial (\_\_\_\_)/(\_\_\_\_/\_\_\_\_)  
Licensor/Licensee

36. ELECTRIC AND MAGNETIC FIELDS

37. INDUCED VOLTAGES

38. NOTICES

39. RECORDING

40. COMPLETE AGREEMENT

41. SIGNATURE AUTHORITY

42. SURVIVAL

APPENDIX: GUIDELINES FOR STANDARD LICENSEE IMPROVEMENTS

ADDENDUM(S)

PARK USE

PARKING

DOG PARK

TREES

TREES/LANDSCAPING

Initial (\_\_\_\_)/(\_\_\_\_/\_\_\_\_)  
Licensor/Licensee



## LICENSE AGREEMENT

THIS AGREEMENT between SOUTHERN CALIFORNIA EDISON COMPANY, a corporation organized under the laws of the State of California, called "Licensor", and THE CITY OF LAKEWOOD, called "Licensee";

WITNESSETH: That Licensor, for and in consideration of the faithful performance by Licensee of the terms, covenants and agreements hereinafter set forth to be kept and performed by Licensee, does hereby give to Licensee the license to use that certain real property solely for the purpose hereinafter specified, upon and subject to the terms, reservations, covenants and conditions hereinafter set forth, hereinafter designated as "Property" on the Exhibit "A" attached hereto and made a part hereof, being a portion of Assessor's Parcel Number 7060-002-800, and all of Assessor's Parcel Numbers 7060-001-801 and 7060-001-802, situated in the City of Lakewood, County of Los Angeles, State of California, subject to any and all covenants, restrictions, reservations, exceptions, rights and easements, whether or not of record.

### **Acknowledgment of License and Disclaimer of Tenancy**

Licensee acknowledges and agrees that the License constitutes a limited, revocable, non-possessory, personal and non-assignable privilege to use the Property solely for those permitted uses and activities expressly identified in the Agreement (the "License Privilege"). Licensee further acknowledges and agrees that:

- The consideration paid by Licensee pursuant to Article 3 of the Agreement is consistent with the value of the rights comprising the License Privilege; the consideration is *not* consistent with the higher market value for a greater right, privilege or interest (such as a lease) in the Property or similarly situated parcels.
- Licensee is not a tenant or lessee of Licensor and holds no rights of tenancy or leasehold in relation to the Property.
- The Agreement and/or any prior and/or future acts or omissions of Licensor shall not create (or be construed as creating) a leasehold, tenancy or any other interest in the Property.
- Licensor may terminate the License and revoke the License Privilege at any time, subject, if applicable, to a notice period agreed upon by the parties, as more particularly set forth in the Agreement.

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Licensor/Licensee

- In consideration of Licensor's grant of the License, Licensee specifically and expressly waives, releases and relinquishes any and all right(s) to assert any claim of right, privilege or interest in the Property other than the License.
- Licensee further acknowledges and agrees that without the representations and agreements set forth herein, Licensor would not enter into the Agreement.

1. Use: Licensee will use the Property for park and public recreation/vehicular access purposes only. Licensor makes no representation, covenant, warranty or promise that the Property, and any fixtures thereon, are fit or suitable for any particular use, including the use for which this Agreement is made and Licensee is not relying on any such representation, covenant, warranty or promise. Licensee's use of the property for any other purpose and/or failure to utilize the Property in accordance with this License as determined by the Licensor in its sole discretion will be deemed a material default and grounds for immediate termination of this Agreement in accordance with Articles 28 and/or 30.

2. Term: Unless otherwise terminated as provided herein, this Agreement will be in effect for a term of five (5) years commencing on the first day of January, 2022 and ending on the last day of December, 2026. Licensee acknowledges that this Agreement does not entitle Licensee to any subsequent agreement, for any reason whatsoever, regardless of the use Licensee makes of the Property, the improvements Licensee places on or makes to the Property, or for any other reason.

3. Consideration: Licensee will pay to Licensor the sum of Six Thousand Seventy Seven and 73/100 Dollars (\$6,077.73) upon the execution and delivery of this Agreement with subsequent annual payments. Payment to Licensor must be in the form of a check or money order payable to Southern California Edison Company. No cash payments will be accepted by Licensor. Payment schedule:

<b>Year</b>	<b>Term</b>	<b>Yearly Amount</b>	<b>Payment Due First Day Of</b>
First Year	2022	\$6,077.73	January
Second Year	2023	\$6,260.06	January
Third Year	2024	\$6,447.87	January
Fourth Year	2025	\$6,641.30	January
Fifth Year	2026	\$6,973.37	January

All accounts not paid by the agreed upon due date may be subject to a late fee of up to 20% of the amount that was due on the date.

All payments subsequent to the initial payment will be paid to the Southern California Edison Company, Post Office Box 800 Rosemead, California, 91770, and Attention: Corporate Accounting Department – Accounts Receivable.

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4. Insurance: During the term of this Agreement, Licensee shall maintain the following insurance:

- (a) Workers' Compensation with statutory limits, under the laws of the State of California and Employer's Liability with limits of not less than \$1,000,000.00 each accident, disease/each employee, and disease/policy limit. Licensee shall require its insurer to waive all rights of subrogation against Licensor, its officers, agents and employees, except for any liability resulting from the willful or grossly negligent acts of the Licensor.
- (b) Commercial General Liability Insurance, including contractual liability and products liability, with limits not less than \$2,000,000.00 per occurrence and \$2,000,000.00 in the aggregate. Such insurance shall: (i) name Licensor, its officers, agents and employees as additional insureds, but only for Licensee's negligent acts or omissions; (ii) be primary for all purposes and (iii) contain separation of insureds or cross-liability clause, and (iv) require its insurer to waive all rights of subrogation against Licensor, its officers, agents and employees, except for any liability resulting from the willful or grossly negligent acts of the Licensor.
- (c) Commercial Automobile Liability insurance with a combined single limit of \$1,000,000.00. Such insurance shall cover the use of owned, non-owned and hired vehicles on the Property.
- (d) Self - Insurance: Licensee may self-insure all of the insurance requirements above if they belong to an approved Secondary Use Category and the self-insurance is maintained under a self-insurance program reasonably satisfactory to Licensor. Park and public recreation/vehicular access use is an approved Secondary Use Category; Licensee may submit written verification of self-insurance to meet the above insurance requirements.

The failure to maintain such insurance may be deemed by Licensor a material default of this Agreement and grounds for immediate termination pursuant to Articles 28 and/or 30. Licensee shall provide Licensor with proof of such insurance by submission of certificates of insurance, pursuant to Article 38 "Notices", at least ten days prior to the effective date of this Agreement, and thereafter at least ten days prior to each insurance renewal date. Licensee must provide Licensor at least thirty (30) days notice before any such insurance will be canceled, allowed to expire, or materially reduced. However, in the event insurance is canceled for the non-payment of a premium, Licensee must provide to Licensor at least ten (10) days' prior written notice before the effective date of cancellation. The required insurance policies shall be maintained with insurers reasonably satisfactory to Licensor, and shall be primary and non-contributory with any insurance or self-insurance maintained by Licensor.

5. Licensor's Use of the Property: Licensee agrees that Licensor, its successors and assigns, have the right to enter the Property, at all times, for any purpose, and the right to conduct any activity on the Property. Exercise of these rights by Licensor, its successors and assigns, will not result in compensation to Licensee for any damages whatsoever to personal property, structures, and/or crops located on the Property, nor shall Licensee be entitled to any compensation for any loss of use of the Property or a portion thereof, and/or any related damages, as a result of Licensor's activities under this Article.

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6. Licensee's Improvements: Licensee must submit, for Licensor's prior written approval, complete improvement plans, including, but not limited to, grading, lighting, landscaping, grounding, and irrigation plans, - identifying all existing and proposed improvements, a minimum of sixty (60) days prior to making any use of the Property. Licensee's conceptual plans for proposed improvements shall be developed in accordance with the guidelines contained in the Appendix to this License. It is understood and agreed that the general guidelines contained in the Appendix are intended to provide a framework for the development of conceptual plans only; and that Licensor may modify or add to the conditions contained in the Appendix hereto, based on individual site characteristics, Licensor's existing or potential operating needs or Licensee's proposed use(s). Licensee must submit, for Licensor's prior written approval plans for any modifications to such improvements. Written approval may be modified and/or rescinded by Licensor for any reason whatsoever.

To the extent Licensor reviews and/or approves any improvement plans, Licensor is doing so only for purposes of determining whether said improvements are compatible with Licensor's use of the Property. Under no circumstances shall such review and/or approval be construed as a warranty, representation, or promise that the Property is fit for the proposed improvements, or that said improvements comply with any applicable city, state, or county building requirements, other legal requirements, or the generally accepted standard of care.

At any time, Licensor may require Licensee to modify and/or remove any or all such previously approved improvements at Licensee's risk and expense and without compensation from Licensor. Licensor is not required, at any time, to make any repairs, improvements, alterations, changes or additions of any nature whatsoever to the Property and/or any fixtures thereon. Licensee expressly acknowledges that any expenditures or improvements will in no way alter Licensor's right to terminate in accordance with Articles 28, and/or 30.

7. Licensee's Personal Property: (i) Licensor grants Licensee permission to place Licensee's personal property on the Property consistent with the use identified in Article 1 and other terms of this Agreement. Such permission granted by Licensor shall be revoked upon the earlier of the termination or expiration of this Agreement. All equipment and other property brought, placed or erected on the Property by Licensee shall be and remain the property of Licensee, except as otherwise set forth herein. Licensee shall be responsible for any damage to the Property and/or Licensor's personal property arising out of Licensee's activities on the Property, including its use and/or removal of Licensee's personal property. Licensee further acknowledges and agrees that Licensor is not responsible for Licensee's personal property during the effectiveness of this Agreement, or upon termination or expiration. Licensor further assumes no duty or obligation to maintain or secure Licensee's personal property at any time.

(ii) Unless as specifically provided for in an Addendum to this Agreement, Licensee shall not store on the Property, for a period longer than twenty-four (24) consecutive hours, any personal property owned by a non-party to this Agreement.

Licensee will defend and indemnify Licensor, its directors, officers, agents, subcontractors, and employees, and its successors and assigns, from any and all claims, loss, damage, actions, causes of action, expenses and/or liability arising from the storage of, damage to, and/or loss of use of such non-party's personal property.

8. Height Limitations and Vertical Clearances: Any equipment used by Licensee or its agents, employees or contractors, on and/or adjacent to the Property, will be used and operated so as

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to maintain minimum clearances from all overhead electrical conductors as designated in the table below:

<b>Vehicle/ Equipment Vertical Clearance</b>	
500 kV	35 feet
220 kV – 66kV	30 feet
<66kV (Distribution facilities)	25 feet
Telecom	18 feet

All trees and plants on the Property will be maintained by Licensee at a maximum height of fifteen (15) feet. If requested by Licensor, Licensee will remove, at Licensee's expense, any tree and/or other planting.

9. Access and Horizontal Clearances: Licensee will provide Licensor with adequate access to all of Licensor's facilities on the Property and at no time will there be any interference with the free movement of Licensor's equipment, personnel, and materials over the Property. Licensor may require Licensee to provide and maintain access roads within the Property, at a minimum usable width of sixteen (16) feet, with commercial driveway aprons and curb depressions capable of supporting a gross load of forty (40) tons on a three-axle vehicle. The minimum width of all roads shall be increased on curves by a distance equal to 400/inside radius of curvature. All curves shall have a radius of not less than 50 feet measured at the inside edge of the usable road surface. Unless otherwise specified in writing by Licensor, Licensee will make no use of the area directly underneath Licensor's towers and will maintain the following minimum clearances:

- a. A 50-foot-radius around suspension tower legs, H-Frames and poles and 100-foot radius around dead-end tower legs, H-Frames and poles.
- b. A 25-foot-radius around all other poles.

NOTE: Additional clearance may be required by Licensor for structures.

10. Parking: Licensee will not park, store, repair or refuel any motor vehicles or allow parking, storage, repairing or refueling of any motor vehicles on the Property unless specifically approved in a writing executed by Licensor.

11. Weeds, Brush, Rubbish and Debris (Weed Abatement): Licensee will keep the Property clean, free from weeds, brush, rubbish and debris and in a condition satisfactory to Licensor.

12. Flammables, Waste and Nuisances: Unless permitted by Licensor in writing, Licensee will not, or allow others, to place, use, or store any flammable or combustible materials or waste materials on the Property or commit any waste or damage to the Property or allow any to be done. Licensee will be responsible for the control of and will be liable for any damage or disturbance, caused by any trespasser, dust, odor, flammable or waste materials, noise or other nuisance disturbances. Licensee will not permit dogs on the Property.

13. Pesticides and Herbicides: Any pesticide or herbicide applications and disposals will be made in accordance with all Federal, State, County and local laws. Licensee will dispose of all pesticides, herbicides and any other toxic substances declared to be either a health or environmental hazard, and

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all materials contaminated by such substances, including but not limited to, containers, clothing and equipment, in the manner prescribed by law.

14. Hazardous Waste: Licensee will not engage in, or permit any other party to engage in, any activity on the Property that violates federal, state or local laws, rules or regulations pertaining to hazardous, toxic or infectious materials and/or waste. Licensee will indemnify and hold Licensor, its directors, officers, agents and employees, and its successors and assigns, harmless from all claims, loss, damage, actions, causes of action, expenses and/or liability arising from leaks of, spills of, and/or contamination by or from hazardous materials as defined by applicable laws or regulations, which may occur during and after the Agreement term, and are attributable to the actions of, or failure to act by, Licensee or any person claiming under Licensee.

15. Signs: Licensee must obtain written approval from Licensor prior to the construction or placement of any sign, signboard or other form of outdoor advertising. Licensee shall within three (3) days from the date on which the Licensee learns of the graffiti remove any signs containing graffiti or shall otherwise remove such graffiti from the signs in a manner reasonably acceptable to Licensor. Notwithstanding any other language in this Article, Licensee shall not advertise on any sign any product, service, or good which is (i) not directly related to Licensee's use of the Property, (ii) offensive to the public, or (iii) which Licensor, in its reasonable discretion, deems objectionable.

16. Fencing and Existing Fixtures: Licensor disclaims any and all express or implied warranties for any fencing and/or other fixtures affixed to the Property, and further disclaims any liability arising from any disrepair of the same. Licensee may install fencing on the Property with prior written approval from Licensor. Such fencing will include double drive gates, in locations specified by Licensor, a minimum of twenty (20) feet in width, and designed to accommodate separate Licensor and Licensee locks. Licensee will maintain and repair all fencing and other fixtures affixed to the Property, including any grounding of the same as deemed necessary by Licensor, in a manner acceptable to Licensor. Grounding plans must be prepared and stamped by a licensed electrical engineer and submitted to Licensor.

17. Parkways and Landscaping: Licensee will keep parkway and sidewalk areas adjacent to the Property free of weeds, brush, rubbish and debris. Licensee will maintain parkways on the Property and provide landscaping that is compatible with adjoining properties and that is satisfactory to Licensor.

18. Irrigation Equipment: Any irrigation equipment located on the Property prior to the commencement of this Agreement, including but not limited to pipelines, well pumping equipment and other structures, is the property of Licensor and will remain on and be surrendered with the Property upon termination of this Agreement. Should Licensee desire to use the irrigation equipment, Licensee will maintain, operate, repair and replace, if necessary, all irrigation equipment at its own expense.

19. Underground and Above-Ground Tanks: Licensee will not install underground or above-ground storage tanks, as defined by any and all applicable laws or regulations, without Licensor's prior written approval.

20. Underground Facilities: Any underground facilities must be approved by Licensor pursuant to Article 6. Licensee must contact Dig Alert and comply with the applicable processes, policies and/or procedures of Dig Alert, prior to any underground installation. Any underground facilities installed or maintained by Licensee on the Property must have a minimum cover of three feet from the

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top of the facility and be capable of withstanding a gross load of forty (40) tons on a three-axle vehicle. Licensee will compact any earth excavated to a compaction of ninety percent (90%). Licensee will relocate its facilities at its own expense so as not to interfere with Licensor's proposed facilities.

21. Utilities: Licensee will pay all charges and assessments for, or in connection with, water, electric current or other utilities which may be furnished to or used on the Property.

22. Taxes, Assessments and Liens: Licensee will pay all taxes and assessments which may be levied upon any crops, personal property, and improvements, including but not limited to, buildings, structures, and fixtures on the Property. Licensee will keep the Property free from all liens, including but not limited to, mechanics liens and encumbrances by use or occupancy by Licensee, or any person claiming under Licensee. If Licensee fails to pay the above-mentioned taxes, assessments or liens when due, Licensor may pay the same and charge the amount to the Licensee. All accounts not paid within thirty (30) days of the agreed upon due date will be charged a "late fee" on all amounts outstanding up to the maximum rate allowed by law.

23. Expense: Licensee will perform and pay all obligations of Licensee under this Agreement. All matters or things required by Licensee will be performed and paid for at the sole cost and expense of Licensee, without obligation by Licensor to make payment or incur cost or expense for any such matters or things.

24. Assignments: This Agreement is personal to Licensee, and Licensee will not assign, transfer or sell this Agreement or any privilege hereunder in whole or in part, and any attempt to do so will be void and confer no right on any third party.

25. Compliance with Law: Licensee will comply with all applicable federal, state, county and local laws, all covenants, conditions and restrictions of record and all applicable ordinances, zoning restrictions, rules, regulations, orders and any requirements of any duly constituted public authorities now or hereafter in any manner affecting the Property or the streets and ways adjacent thereto. Licensee will obtain all permits and other governmental approvals required in connection with Licensee's activities hereunder. Licensee shall hold harmless, defend and indemnify Licensor, its officers, agents and employees, and its successors and assigns, from and against all claims, loss, damage, actions, causes of actions, expense and/or liability arising from or resulting from any violation of this provision.

26. Governing Law: The existence, validity, construction, operation and effect of this Agreement and all of its terms and provisions will be determined in accordance with the laws of the State of California.

27. Indemnification: Licensee shall hold harmless, defend and indemnify Licensor, its officers, agents and employees, and its successors and assigns, from and against all claims, loss, damage, actions, causes of actions, expense and/or liability arising from or growing out of loss or damage to property, including that of Licensor, or injury to or death of persons, including employees of Licensor resulting in any manner whatsoever, directly or indirectly, by reason of this Agreement or the use or occupancy of the Property by Licensee or any person claiming under Licensee.

28. Termination: Licensor or Licensee may terminate this Agreement, at any time, for any reason, upon thirty (30) days notice in writing. Additionally, Licensor may immediately terminate this Agreement pursuant to Article 30. Termination does not release Licensee from any liability or obligation

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(indemnity or otherwise) which Licensee may have incurred. Upon termination, Licenser may immediately recover from Licensee all amounts due and owing hereunder, plus interest at the maximum rate permitted by law on such amounts until paid, as well as any other amount necessary to compensate Licenser for all the detriment proximately caused by Licensee's failure to perform its obligations under this Agreement. Licensee's continued presence after termination shall be deemed a trespass. In the event of a termination for any reason other than non-payment of the License fee, Licenser shall refund any previously collected/pre-paid License fees covering the unused portion of the remaining term, to the extent such fees exceed any offset claimed by Licenser under the Agreement

29. Events of Default: In addition to material defaults otherwise described herein, the occurrence of any of the following shall constitute a material default and breach of this Agreement by Licensee:

- (a) Any failure by Licensee to pay the consideration due under Article 3, or to make any other payment required to be made by Licensee when due.
- (b) The abandonment or vacating of the Property by Licensee.
- (c) Any attempted assignment or subletting of this Agreement by Licensee in violation of Article 24.
- (d) The violation by Licensee of any resolution, ordinance, statute, code, regulation or other rule of any governmental agency for Licensee's activities under this Agreement.
- (e) Any attempt to exclude Licenser from the licensed premises.
- (f) The making by Licensee of any general assignment for the benefit of creditors; the appointment of a receiver to take possession of substantially all of Licensee's assets located on the Property or of Licensee's privileges hereunder where possession is not restored to Licensee within five (5) days; the attachment, execution or other judicial seizure of substantially all of Licensee's assets located on the Property or of Licensee's privileges hereunder, where such seizure is not discharged within five (5) days.
- (g) Any case, proceeding or other action brought against Licensee seeking any of the relief mentioned in "clause f" of this Article which has not been stayed or dismissed within thirty (30) days after the commencement thereof.
- (h) Any claim by Licensee that it has a possessory interest and/or irrevocable license in the Property.
- (i) With respect to items not otherwise listed in Article 29.a-h, the failure by Licensee to observe and perform any other provision of this Agreement to be observed or performed by Licensee. Licenser shall provide written notice of such failure and Licensee shall be considered in material default where such failure continues for a total of ten (10) or more consecutive days from the date of the notice. Further, with respect to items not otherwise listed in Article 29.a-h, Licensee shall be considered in material default should Licensee fail to observe or perform any other provision of this Agreement for more than fifteen (15) days during the entire Term of the Agreement in the aggregate, after Licenser provides an

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initial written notice of such failure. After providing initial notice under this provision, Licensor will not be required to provide any subsequent notice of breach of this Agreement.

30. Remedies: Notwithstanding the notice requirement in Article 28, in the event of any material default by Licensee, then in addition to any other remedies available to Licensor at law or in equity, Licensor shall have the option to immediately terminate this Agreement and all rights of Licensee hereunder by giving written notice of such immediate termination to Licensee.

31. Licensee's Personal Property Upon Termination or Expiration: In the event that this Agreement is terminated, whether termination is effected pursuant to Article 28 and/or 30, or in the event this Agreement expires pursuant to Article 2, Licensee shall, at Licensee's sole cost and expense and prior to the earlier of the effective termination date or expiration date, remove all weeds, debris, and waste from the Property and peaceably quit, surrender and restore the licensed Property to the condition it was in prior to the Licensee's use of the Property, in a manner satisfactory to Licensor.

If Licensee fails or refuses to remove any of Licensee's personal property, building(s), fixture(s) or structure(s) from the Property prior to the earlier of the termination date or expiration date, said personal property, building(s), fixture(s) or structure(s) shall be deemed abandoned by the Licensee, and the Licensor shall have the right, but not the obligation, to remove, destroy, sell or otherwise dispose of them with no further notice to Licensee. Licensor shall not be required to seek and/or obtain judicial relief (including, but not limited to, the filing of an unlawful detainer action), nor shall Licensor be responsible for the value of Licensee's personal property.

Licensor shall have the right to charge and recover from Licensee all costs and expenses incurred by Licensor related to (i) the removal, disposal or sale of Licensee's personal property, building(s), fixture(s) or structure(s), (ii) the removal of any waste, weeds, or debris on the Property, (iii) environmental studies and environmental remediation and/or cleanup attributable to Licensee's use of the Property, and (iv) the restoration of the Property to the condition it was in prior to Licensor's initial use of the Property. Licensee agrees to pay such expenses to Licensor upon demand.

32. Limitation of Liability:

**IN ORDER FOR LICENSEE TO OBTAIN THE BENEFIT OF THE FEE IDENTIFIED IN ARTICLE 3, WHICH INCLUDES A LESSER ALLOWANCE FOR RISK FUNDING FOR LICENSOR, LICENSEE AGREES TO LIMIT LICENSOR'S LIABILITY PURSUANT TO THIS AGREEMENT. AS SUCH, IF LICENSEE IS ENTITLED TO ANY RELIEF FOR LICENSOR'S NEGLIGENCE, INCLUDING GROSS NEGLIGENCE, FOR DAMAGE OR DESTRUCTION OF LICENSEE'S PERSONAL PROPERTY, BUILDING(S), STRUCTURE(S) OR FIXTURE(S) AFTER THE TERMINATION OR EXPIRATION OF THIS AGREEMENT, THE TOTAL LIABILITY OF LICENSOR SHALL NOT EXCEED THE TOTAL FEES ACTUALLY PAID BY LICENSEE TO LICENSOR DURING THE TERM OF THIS AGREEMENT.**

**FURTHER, IN NO EVENT SHALL LICENSOR BE LIABLE UNDER ANY CIRCUMSTANCES FOR INJURY OR DAMAGE TO LICENSEE'S BUSINESS, IF ANY, INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS, LOSS OF RENTS OR OTHER EVENTS, LOSS OF BUSINESS OPPORTUNITY, LOSS OF GOODWILL OR LOSS OF USE, IN EACH CASE, HOWEVER OCCURRING, RELATED TO THIS AGREEMENT.**

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33. Non-Possessory Interest: Licensor retains full possession of the Property and Licensee will not acquire any possessory interest, whether temporary, permanent, or otherwise by reason of this Agreement, or by the exercise of the permission given herein. Licensee will make no claim to any such interest and Licensee will not claim that it has or ever had an irrevocable license in the Property.

34. Waiver: Licensor shall not be deemed to waive any provision of this Agreement orally or by conduct. Any waiver by Licensor of any provision of this Agreement must be in a writing signed by Licensor. No waiver by Licensor of any provision shall be deemed a waiver of any other provision or of any subsequent breach by Licensee of the same or any other provision. Licensor's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Licensor's consent to or approval of any subsequent act by Licensee. Licensor's acceptance of payment after providing notice of termination to Licensee shall not constitute a waiver of Licensor's termination of the Agreement.

35. Authority: This Agreement is executed subject to General Order No. 69-C of the Public Utilities Commission of the State of California dated and effective July 10, 1985, incorporated by this reference. As set forth in General Order 69-C, this License is made conditional upon the right of the Licensor either on order of the Public Utilities Commission or on Grantor's own motion to resume the use of that property (including, but not limited to the removal of any obstructions) whenever, in the interest of Licensor's service to its patrons or consumers, it shall appear necessary or desirable to do so. Licensee agrees to comply with all federal, state and local laws and regulations. This Agreement should not be construed as a subordination of Licensor's rights, title and interest in and to its fee ownership, nor should this Agreement be construed as a waiver of any of the provisions contained in said License or a waiver of any costs of relocation of affected Licensor facilities.

36. Electric and Magnetic Fields ("EMF"): There are numerous sources of power frequency electric and magnetic field ("EMF"), including household or building wiring, electrical appliances and electric power transmission and distribution facilities. There have been numerous scientific studies about the potential health effects of EMF. Interest in a potential link between long-term exposures to EMF and certain diseases is based on this scientific research and public concerns.

While some 40 years of research have not established EMF as a health hazard, some health authorities have identified magnetic field exposures as a possible human carcinogen. Many of the questions about diseases have been successfully resolved due to an aggressive international research program. However, potentially important public health questions remain about whether there is a link between EMF exposures in homes or work and some diseases including childhood leukemia and a variety of other adult diseases (e.g. adult cancers and miscarriages). While scientific research is continuing on a wide range of questions relating to exposures at both work and in our communities, a quick resolution of the remaining scientific uncertainties is not expected.

Since Licensee plans to license or otherwise enter Licensor property that is in close proximity to Licensor electric facilities, Licensor wants to share with Licensee and those who may enter the property under this agreement, the information available about EMF. Accordingly, Licensor has attached to this document a brochure that explains some basic facts about EMF and that describes Licensor policy on EMF. Licensor also encourages Licensee to obtain other information as needed to assist in understanding the EMF regarding the planned use of this property.

37. Induced Voltages: Licensee hereby acknowledges that any structures (including, but not limited to, buildings, fences, light poles) that exist or may be constructed on the Property licensed herein,

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(hereinafter, the "Structures") in close proximity to one or more high voltage (66 kilovolt or above) electric transmission lines and/or substation facilities may be susceptible to induced voltages, static voltages and/or related electric fault conditions (hereinafter collectively referred to as "Induced Voltages") unless appropriate grounding or other mitigation measures are incorporated into the Structures. If not properly mitigated, Induced Voltages can cause a variety of safety and/or nuisance conditions including, but not limited to, electric shocks or other injuries to individuals contacting the Structures or other utilities connected to the Structures (including, but not limited to, natural gas lines, water lines or cable television lines), or interference with or damage to sensitive electronic equipment in or around the Structures. Measures to mitigate Induced Voltages, if required, will vary from case to case because of factors such as electric facility configuration and voltage, other utilities involved, or sensitivity of electronic equipment. Licensee will be responsible to determine what Induced Voltages mitigation measures should be undertaken regarding the Structures and to implement such mitigation measures at its sole cost and expense.

Licensee agrees for itself and for its contractors, agents, licensees, invitees, and employees, to save harmless and indemnify Licensor, its parent, subsidiaries and affiliated entities and their respective officers and employees against all claims, loss, damage, actions, causes of action, expenses and/or liability arising from or growing out of loss or damage to property, including Licensor's own personal property, or injury to or death of persons, including employees of Licensor caused by or resulting from or connected to Induced Voltages on or related to the Structures.

38. Notices: All notices required to be given by either party will be made in writing and deposited in the United States mail, first class, postage prepaid, addressed as follows:

To Licensor: Southern California Edison Company  
Vegetation & Land Management  
Land Management – Metro Region  
2 Innovation Way  
Pomona, CA 91768

To Licensee: City of Lakewood  
5050 Clark Avenue  
Lakewood, CA 90712

Business Telephone No. (562) 866-9772 Ext: 2402 or 562-964-5806

Notice will be deemed effective on the third calendar day after mailing. A party will immediately notify the other party in writing of any address change.

39. Recording: Licensee will not record this Agreement.

40. Complete Agreement: Licensor and Licensee acknowledge that the foregoing provisions and any appendix, addenda and exhibits attached hereto constitute the entire Agreement between the parties. This Agreement may not be modified, amended, contradicted, supplemented or altered in any way by any previous written or oral agreements or any subsequent oral agreements or unsigned written agreements. This Agreement may be modified or amended only by way of a writing executed by both parties.

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41. Signature Authority: Each of the persons executing this Agreement warrants and represents that he or she has the full and complete authority to enter into this Agreement on behalf of the Party for which he or she is signing, and to bind said party to the agreements, covenants and terms contained herein.

42. Survival: Any provision of this Agreement that imposes an obligation after termination or expiration of this Agreement shall survive the termination or expiration of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicate.

LICENSOR:

SOUTHERN CALIFORNIA EDISON COMPANY

By \_\_\_\_\_

Nicole Lee Rosenthal  
Real Estate Specialist  
Land Management – Metro West Region  
Real Properties

\_\_\_\_\_  
Date

LICENSEE:

CITY OF LAKEWOOD

By \_\_\_\_\_

Cassandra Chase, Mayor

\_\_\_\_\_  
Date

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Licensor/Licensee

## **APPENDIX**

### Guidelines for Standard Licensee Improvements

The following criteria are provided to aid in developing a conceptual plot plan to be submitted to Southern California Edison Company herein after referred to as "Licensor" for consideration and approval prior to the start of any construction on "Licensor" property.

Plans should be developed indicating the size and location of all planned improvements. The plan should specify the dimensions of all planned improvements and the distance of all planned improvements from property lines and all adjacent "Licensor" towers, poles, guy wires or other "Licensor" facilities.

The plan must show the locations of all "Licensor" towers and poles, 16-foot wide access roads, main water lines and water shut-off valves, electrical service lines and parking areas. All plans must indicate adjacent streets and include a "north arrow" and the Licensee's name.

### SHADE STRUCTURES

*(Definition: A non-flammable frame covered on the top with a material designed to provide shade to aid in growing plants)*

1. Shade structures must maintain minimum spacing of 50 feet between shade structure locations, should be placed perpendicular to Licensor's overhead electrical conductors (wires) unless otherwise approved in writing by Licensor, and should not exceed maximum dimensions of:
  - a. 100 feet in length
  - b. 50 feet in width
  - c. 15 feet in height
2. Shade structures will not be permitted within the following areas reserved for Licensor's access:
  - a. Within 2 feet from edge of 16-foot wide access roads
  - b. 50-foot radius around suspension tower legs, H-Frames and poles
  - c. 100-foot radius around dead-end tower legs, H-Frames and poles
  - d. 25-foot radius around anchors/guy wires, poles and wood poles
3. Shade structures must utilize the following design:
  - a. Temporary/slip joint construction only
  - b. Non-flammable frame only
  - c. Adequately grounded by a licensed electrical engineer
  - d. Shade covering must be non-flammable and manufactured with non-hydrocarbon materials.

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Licensor/Licensee

### SHADEHOUSES/HOTHOUSES

*(Definition: A simple, non-flammable, enclosed structure designed to control temperature **without** the benefit of heating and/or air conditioning units to aid in propagating and/or growing plants)*

1. Shadehouses/hothouses must maintain minimum spacing of 50 feet between shadehouse/hothouse locations, should be placed in perpendicular to Licensor's overhead electrical conductors (wires) unless otherwise approved in writing by Licensor, and should not exceed maximum dimensions of:
  - a. 100 feet in length
  - b. 50 feet in width
  - c. 15 feet in height
2. Shadehouses/hothouses will not be permitted within the following areas reserved for Licensor's access:
  - a. Within 2 feet from edge of 16-foot wide access roads
  - b. 50-foot radius around suspension tower legs, H-Frames and poles
  - c. 100-foot radius around dead-end tower legs, H-Frames and poles
  - d. 25-foot radius around anchors/guy wires, poles and wood poles
3. Shadehouses/hothouses must utilize the following design:
  - a. Temporary/slip joint construction only
  - b. Non-flammable frame only
  - c. Adequately grounded by a licensed electrical engineer
  - d. Covering must be non-flammable and manufactured with non-hydrocarbon materials

### GREENHOUSES

*(Definition: An enclosed structure designed to control temperature and/or humidity by the use of heating and/or air conditioning units to aid in propagating and/or growing plants)*

Greenhouses will be considered on a case-by-case basis.

### IRRIGATION SYSTEMS / WELLS

1. Maximum diameter of pipe: 3 inches
2. All pipe must be plastic Schedule 40 or better
3. No irrigation system will be permitted within the following areas reserved for Licensor's access:
  - a. Within 2 feet from edge of 16-foot wide access roads
  - b. 50 -foot radius around suspension tower legs, H-Frames and poles

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Licensor/Licensee

- c. 100-foot radius around dead-end tower legs, H-Frames and poles
- 4. Sprinkler and drip irrigation controllers must be located at the edge of the right of way
- 5. Suitable identification markers will be required on main controllers and valves
- 6. Locations of main shut off valve will be provided and shown on a plot plan
- 7. Underground facilities must have a minimum cover of three feet
- 8. Earth disturbed must be compacted to ninety percent (90%)

#### LANDSCAPING

- 1. No trees will be permitted under the overhead electrical conductors or within 20 feet of the “drip line” of the conductors
- 2. Trees must have slow to moderate growth, and must be of a variety that grows to a maximum height of only 40 feet and must be maintained by the Licensee at a height not to exceed 15 feet
- 3. Placement of large rocks (boulders) must be approved in writing by Licensor
- 4. Any mounds or change of grade must be approved in writing by Licensor
- 5. No cactus or thorny shrubs will be permitted
- 6. Retaining walls, planters, etc. may be considered on a case by case basis and must be approved in writing by Licensor

TRAILERS *(Definition: Removable / portable office modules are not permitted without Licensor’s prior permission. Trailers must meet the following criteria to be considered:* Trailers must meet the following criteria:

- a. Must have axles and wheel and be able to be moved
  - b. Maximum length: 40 feet
  - c. Maximum height: 15 feet
  - d. Maximum width: 12 feet
2. No trailers will be permitted within the following areas reserved for Licensor’s access:
- a. Within 2 feet from edge of 16-foot wide access roads
  - b. 50-foot radius around suspension tower legs, H-Frames and poles
  - c. 100-foot radius around dead-end tower legs, H-Frames and poles
  - d. 25-foot radius around anchors/guy wires, poles and wood poles
  - e. Under or within 10 feet of the conductor “drip lines”

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3. Sewer or gas lines to trailers must be approved in writing by Licensor
4. Location of all electrical and telephone lines must be approved in writing by Licensor
5. Electrical lines must be installed by a licensed -general contractor.
6. Trailers shall not be used for residential purposes
7. Toxic or flammable materials will not be permitted in trailers
8. Adequately grounded by a licensed -general contractor

#### PARKING AREAS

Parking areas should not be designed under the overhead electrical conductors or within 10 feet of the "drip lines" without Licensor's prior written approval. Parking spaces to be identified under the approved site plan. "No Parking" striping may be required in areas where additional clearance is required.

#### MATERIAL STORAGE

1. If an emergency occurs, Licensee must immediately relocate all materials specified by Licensor to provide Licensor clear access to its facilities.
2. Licensee must provide Licensor with a list of material stored on the right of way
3. No toxic or flammable materials will be permitted
4. No materials shall be stored within the following areas reserved for Licensor's access:
  - a. Within 2 feet from edge of 16-foot wide access roads
  - b. 50 - foot radius around suspension tower legs, H-Frames and poles
  - c. 100 - foot radius around dead-end tower legs, H-Frames and poles
  - d. 25 feet from anchors/guy wires, poles and wood poles
5. Storage of materials not to exceed a maximum height of 15 feet
6. No storage of gasoline, diesel or any other type of fuel will be permitted
7. Any fencing around the storage areas must have Licensor's prior written approval.

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Licensor/Licensee



A D D E N D U M

**PARK USE**

- A. Licensee must obtain the prior written approval from Licensor for the installation of any improvements, including any subsequent modifications. Licensee will maintain all improvements in a safe condition satisfactory to Licensor.
- B. At any time, Licensor may require the removal, modification, or relocation of any portion of the improvements. Licensee will remove, modify, or relocate same, at its expense, to a location satisfactory to Licensor within sixty (60) days after receiving notice to remove, modify, or relocate from Licensor.
- C. Licensee must submit, for Licensor's prior written approval, complete improvement plans, including, but not limited to, grading, lighting, landscaping, grounding, and irrigation plans, that identify all existing and proposed improvements.
- D. At Licensee's expense, Licensee will post signs at all access points to the Property that read: "No Kite Flying, Model Airplanes, unmanned aerial vehicles (UAV's or Drones), or Metallic Balloons Permitted, High Voltage Wires Overhead."
- E. At Licensee's expense, Licensee will post signs at all access points of the Property that read: "No Motorcycles, Motorbikes, Horseback Riding or Hunting Permitted."
- F. At Licensee's expense, Licensee will post signs at all access points of the Property that read: "Dogs are required to be on leash at all times."
- G. Licensee must close the park at any time Licensor deems it necessary for the safety of the general public or for maintenance of Licensor's facilities. If it is necessary to close the park for a period of more than three days, Licensee will notify the general public of the closure by posting at all access points to the property.
- H. At Licensee's expense, Licensee will install removable post-type barriers designed to accommodate Licensor's locks, to prevent unauthorized vehicular use or parking, including but not limited to, motorcycles, off-road vehicles, and "all-terrain" vehicles.
- I. Trespass discouragers shall be installed on Licensor's towers. The discourager installation will be performed by Licensor. Licensee shall pay Licensor in advance, for all Licensor's direct and indirect costs associated with the engineering, purchase, and installation of the discouragers. All towers shall be equipped with signs so worded as to warn the public of the danger of climbing the towers. Such signs shall be placed and arranged so that they may be read from the four corners of the structure. Such signs shall be neither less than 8 feet nor more than 20 feet above the ground except where the lowest horizontal member of the tower or structure is more than 20 feet above the ground in which case the sign shall be not more than 30 feet above the ground.
- J. Licensee must design and construct all walkways, underground sprinkler systems, lighting facilities, and drains to be capable of withstanding a gross load of forty (40) tons on a three-axle vehicle.

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Licensor/Licensee

A D D E N D U M

**PARKING**

- A. Vehicles parked on the Property are limited to those owned by Licensee and its employees, invitees, customers and visitors. Licensee will not allow the storage, repairing or refueling of any vehicles on the property.
- B. Licensor only allows overflow parking. No portion of the Property will be used to satisfy the minimum parking requirements of any government agency.
- C. Licensee must obtain prior written approval from Licensor for any vehicle parking improvements and/or subsequent modification. Licensee will maintain parking improvements at all times in a safe condition satisfactory to Licensor.
- D. At any time, Licensor may require removal, modification, or relocation of any portion of the parking improvements. At Licensee's sole expense, Licensee will remove, modify, or relocate same to a location satisfactory to Licensor, within sixty (60) days after receiving notice to remove, modify, or relocate from Licensor.
- E. Parking will be permitted in designated areas only. Unless prior written approval is received from Licensor, no parking will be permitted under or within ten (10) feet of the "drip line" of Licensor's overhead electrical conductors.
- F. All parking spaces and parking improvements are to be identified on a site plan and submitted to Licensor to obtain prior written approval from Licensor.
- G. Bollards, K-rails, or "No Parking" striping may be required to protect Licensor's structures or in areas where additional clearance is required.
- H. The Licensee's parking area shall not interfere with the Licensor's minimum access road requirements.

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ADDENDUM

**DOG PARK**

THIS ADDENDUM TO LICENSE AGREEMENT ("Addendum") is made as of the 13th day of August, 2014, by and between SOUTHERN CALIFORNIA EDISON COMPANY ("Licensor") and THE CITY OF LAKEWOOD ("Licensee").

RECITALS

A. Licensor and Licensee entered into that certain License Agreement dated as of December 12, 2011, as renewed as of January 1, 2017 (the "License Agreement"), whereby Licensor licensed certain real property to Licensee in the City of Lakewood, California, for parks and/or public recreation purposes (the "Property");

B. Licensee would like to establish, maintain and operate a dog park on a portion of the Property (the "Dog Park"); and

C. Licensor has agreed to such use on the Dog Park, subject to the terms and conditions of this Addendum.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Licensor and Licensee agree as follows:

1. Use. Licensee shall have the rights to use the Dog Park, as depicted on Exhibit "A" attached hereto, as a park for dogs to exercise and play off-leash under the supervision of their owners. Licensee's right to use the Dog Park for such purpose shall commence upon the installation and construction of the improvements and implementation of the plans detailed in Section 2 below.

2. Required Plans.

A. Licensee's Safety and Operating Plan. Licensee has submitted a safety and operating plan for the Dog park (the "Safety and Operating Plan"), identifying

(a) the general rules and regulations for the Dog park, (b) Licensee's contact list on Exhibit D, (c) how injuries and loose dogs at the Dog Park will be addresses, and (d) a fencing plan for the Dog Park that includes (i) a fenced adjustment area at the entrance of the Dog Park, (ii) grounded fencing and (iii) separate fenced areas for small and large dogs. Licensee must contact Dig Alert prior to any ground disturbance.

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Licensor/Licensee

- B. Licensee's Clearing Plan. Licensee has submitted a clearing plan, which contains Licensee's process for clearing both dogs and visitors from the Dog Park if so requested by Licensor. It includes plans for clearing for each of the following: (i) Licensor's access for emergency work, (ii) Licensor's access for site inspection, (iii) Licensor's access for planned and unplanned facility maintenance or repair, (iv) access for 911 emergency personnel, and (v) cancellation or termination of the License Agreement and/or use of the Dog Park.
- C. Dog Park Signage. Licensee has submitted wording for signage at the Dog Park, which signage includes those items listed on Exhibit "B" attached hereto.
- D. Maintenance Plan. Licensee has submitted a maintenance plan (the "Maintenance Plan") for the Dog Park, detailing (a) the frequency of Licensee site visits, (b) landscape care plan and schedule, (c) fence repair and maintenance, (d) process and repair plan for holes dug by dogs, (e) process and schedule for feces pick-up and plan for managing odor, (f) schedule for restocking bags at the dog waste station, (g) schedule for waste removal, (h) process for removing abandoned dogs, and (i) process for handling noise complaints related to the Dog Park.
- E. Design, Fencing, and Construction Site Plan. Licensee has submitted improvement plans for the Dog Park. Such plans include specifications listed on Exhibit "C" attached hereto as applicable. The site plan is entitled "Dog park Improvements to the Existing Rynerson Park" dated as of July 9, 2014 and was approved by Licensor on July 21, 2014.
- F. Changes to Approved Plans. Licensee must submit, for Licensor's prior written approval, any modifications to plans required under this Addendum once they are approved by Licensor. Written approval may be modified and/or rescinded by Licensor for any reason whatsoever. In accordance with Section 6, "Licensee's Improvements" of the License Agreement, Licensee may be required to modify and/or remove any or all such previously approved improvements at Licensee's risk and expense and without compensation from Licensor.
3. Insurance. Licensee shall maintain insurance for the Dog Park as required under Section 4 "Insurance" of the License Agreement. Licensee must provide written verification that its commercial general liability insurance does not exclude claims related to dogs or dog bites.
4. Additional Indemnification. Licensee shall hold harmless, defend and indemnify Licensor, its officers, agents and employees, and its successors and assigns, from and against all claims, loss, damage, actions, causes of actions, expense and/or liability arising from or growing out of loss or damage to property, including that of Licensor, or injury to or death of persons, including employees of Licensor, or animals, resulting in any manner whatsoever, directly or indirectly, by reason of the License Agreement or the use or occupancy of the Property, including the Dog Park, by Licensee or any person, including all members of the public, claiming under Licensee.

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Licensor/Licensee

5. Remainder of the License Agreement Unmodified. Except as otherwise supplemented hereby, it is mutually understood and agreed that the terms, covenants and conditions of the License Agreement shall be and remain in full force and effect.
6. Counterparts. This Addendum may be executed in one or more counterparts, all of which taken together shall constitute one and the same instrument.
7. Authority. The signatories hereto represent and warrant that they are duly authorized on behalf of their respective entities to enter into and consummate this License.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the day and year first written above.

SOUTHERN CALIFORNIA EDISON COMPANY - LICENSOR

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

CITY OF LAKEWOOD - LICENSEE

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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Licensor/Licensee

A D D E N D U M

**TREES**

1. Licensee agrees and accepts full responsibility for the maintenance and/or removal of existing trees/shrubs located on the licensed property. All costs associated with the maintenance and/or removal of trees/shrubs will be the sole burden of Licensee.
2. Periodically, the licensed area will be inspected by Licensor, and upon determination that any tree/shrub requires trimming or removal; Licensee will be notified and provided with a cost estimate for the required work to be done by Licensor's contractor.
3. Licensee has the option of using Licensor's contractor or choosing their own; however failure of Licensee to contact Licensor within 30 days of notice indicating their choice, will result in licensor's contractor performing the work and billing Licensee for the costs. Should Licensee decide to perform the work, all work must be completed within 60 days of written notice. Failure to do so will result in Licensor's contractor performing the work and billing Licensee.
4. Trees/shrubs will be maintained at maximum 15' height limit. Failure to do so will require removal at Licensee's expense.
5. Upon expiration or cancellation of License Agreement, or sale of your adjacent property to a new owner, Licensee agrees to remove all trees/shrubs at the sole expense of Licensee.
6. Unless authorized in writing by Licensor, Licensee agrees not to plant any additional trees/shrubs within licensed area.

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Licensor/Licensee

A D D E N D U M

**TREES/LANDSCAPING**

- A. Existing landscaping improvements (trees, plants, and shrubs) have been inspected and approved by Licensor. This written approval may be modified and/or rescinded by Licensor for any reason whatsoever.
- B. At any time, Licensor may require Licensee to modify and/or remove any or all such previously approved improvements at Licensee's risk and expense and without any compensation from Licensor.
- C. Licensee agrees and accepts full responsibility for the maintenance and/or removal of all trees, plants, and shrubs (vegetation) located on the property. All costs associated with the maintenance and/or removal of trees/vegetation will be the sole burden of Licensee.
- D. Periodically, the Property will be inspected by Licensor, and upon determination that any tree/vegetation requires trimming or removal, Licensee will be notified by Licensor. Failure by Licensee to trim or remove said tree/vegetation in the time allotted, that results in Licensor's contractor performing the work, Licensee will be billed by Licensor for the contractor's expense; and Licensee may be subject to termination under the terms and conditions of the Permit or License.
- E. Trees/vegetation must be slow growing and maintained by Licensee to not exceed fifteen (15) feet in height.
- F. Failure by Licensee to maintain all permit or license clearance requirements will require removal at Licensee's expense.
- G. Unless authorized in writing by Licensor, Licensee agrees not to plant any additional trees, plants, or shrubs within the Property. If additional authorization is requested by Licensee and prior written authorization is received by Licensor, no tree or plant species that is protected by federal or state law shall be planted within Licensor's land and no cactus or thorny shrubs/plants will be permitted.
- H. Any improvements or alterations, including retaining walls, planters, placement of large rocks, etc. and any mounds or changes of grade, require prior written approval by Licensor.
- I. Licensee will keep the Property clean, free from weeds, rubbish and debris, and in a condition satisfactory to Licensor.
- J. Upon permit or license termination, Licensee agrees to remove all trees/vegetation and improvements and restore the Property to a condition satisfactory to Licensor, at the sole expense of Licensee.

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Licensor/Licensee

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



## **COUNCIL AGENDA**

January 13, 2026

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

**SUBJECT:** Approval of Agreement for Land and Property Surveying and Recording Services with Case Land Surveying, Inc.

### **INTRODUCTION**

The City periodically requires professional land surveying services to support public works projects, right-of-way determinations, mapping, and property recordation activities. In order to efficiently procure these specialized professional services and maintain consistency with City purchasing policies, staff recommend utilizing a piggy-back procurement and approving an agreement with Case Land Surveying, Inc. for on-call professional surveying services.

### **STATEMENT OF FACT**

The City requires professional surveying services on an as-needed basis to support a variety of Public Works projects and hardscape maintenance, including boundary surveys, topographic surveys, record of survey preparation, right-of-way research, and related mapping services. These services are technical in nature and require licensed professionals with experience performing surveying work for public agencies. To efficiently procure these services, staff evaluated the use of a piggy-back procurement.

The City's purchasing policy utilizes piggy-back procurements, commonly known as cooperative agreements, when it is determined to be in the best interest of the City. This approach promotes administrative efficiency, expedites project delivery, and leverages competitively established pricing. The purchasing policy states "If the purchasing officer determines it to be in the best interest of the City, the Purchasing Officer is authorized to "piggy-back" onto or join into an existing written purchase contract obtained through a competitive bidding process prepared by and awarded by another local, state, or federal government agency."

The City of Manhattan Beach previously conducted a request-for-proposal procurement process and received three written responses, similar to the requirements of the City's purchasing policy for professional services. They entered into a professional services agreement with Case Land Surveying, Inc. for on-call land and property surveying and recording services. Staff reviewed the contract and began negotiations with Case Land Surveying, Inc. to explore options to contract for their services by utilizing the rate schedule attached to the City of Manhattan's Beach contract, which offered competitive pricing for the services. Case Land Surveying, Inc. has agreed to extend the same pricing and scope structure to the City under a piggy-back agreement utilizing the City of Lakewood standard contract agreement for the terms.

Case Land Surveying, Inc. is a California-licensed professional surveying firm with extensive experience providing surveying services to municipalities throughout Southern California. Their scope of services includes, but is not limited to:

- Boundary and property line surveys
- Topographic surveys
- Record of survey preparation and filing
- Right-of-way research and mapping
- Field surveying and monumentation
- Survey exhibits and mapping support for capital projects

In addition, Case has previously provided services to the City of Lakewood as a sub-contractor on the three most recently awarded street improvement projects. The proposed agreement would allow the City to issue task-specific work authorizations for surveying services as needed, without the need to conduct a separate procurement for each individual project. Compensation would be based on approved hourly rates and task orders.


#### **FISCAL IMPACT**

Approval of the proposed agreement will authorize professional surveying services on an as-needed basis. Expenditures will be dependent on project demand and task authorizations issued by the City and will not exceed the budgeted amounts for this work. Sufficient funds are available in existing Public Works project and operating budgets, or will be requested as part of future project appropriations, as applicable. No immediate additional appropriation is required with this action.

#### **RECOMMENDATIONS**

Staff recommends that the City Council:

1. Approve the agreement for land and property surveying and recording services with Case Land Surveying Inc., commencing January 13, 2026, and ending June 30, 2027, and authorize the Mayor and City Clerk to sign the agreement in a form approved by the City Attorney.
2. Authorize the use of Measure R funds and Measure M funds for this work.

Kelli Pickler   
Director of Public Works

  
Thaddeus McCormack  
City Manager

**AGREEMENT FOR SERVICES  
BETWEEN  
CITY OF LAKEWOOD AND CASE LAND SURVEYING, INC.**

THIS AGREEMENT, made and entered into on 13<sup>TH</sup> OF JANUARY, 2026, by and between the CITY OF LAKEWOOD, a municipal corporation, sometimes hereinafter referred to as "City," and CASE LAND SURVEYING sometimes hereinafter referred to as PROVIDER.

**W I T N E S S E T H:**

WHEREAS, the City desires to retain the PROVIDER for the on-call land and property surveying and recording services, in connection with the work hereafter described; and said Case Land Surveying Inc. is desirous of providing said services;

WHEREAS, the PROVIDER has the necessary skills and qualifications and licenses required by law to perform the type of services required under this Agreement in connection with said project; and

WHEREAS, the City Council at a regular meeting held on January 13, 2026 authorized the Mayor and the City Clerk to enter into this Agreement; and

NOW, THEREFORE, it is hereby agreed by and between the parties that:

1. DEFINITIONS. As used in this Agreement, the following definitions shall be applicable:
  - A. Provider shall mean:  
Case Land Surveying, Inc.  
614 N. Eckhoff Street  
Orange, CA 92868  
Phone: 714-628-8948  
E-Mail: [clsi@caselandsurveying.com](mailto:clsi@caselandsurveying.com)
  - B. City. City shall mean the City of Lakewood, a municipal corporation, 5050 Clark Avenue, Lakewood, California, 90712.
  - C. City Council. City Council shall mean the City Council of the City of Lakewood.
  - E. Services. Services shall mean the land and property surveying and recording services to be performed by the PROVIDER pursuant to this Agreement.

2. SCOPE OF SERVICES. PROVIDER agrees to provide to the CITY at its own cost and expense, when requested by CITY, in a good and workman like manner, on-call land and property surveying and recording services. PROVIDER shall perform the Scope of Work in a manner satisfactory to City and consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. Upon specific and separate authorization by the City, the PROVIDER agrees to provide surveying services with scope of work and fee based on project-specific written proposals. Budgeted projects where the fee is less than \$50,000 may be authorized by the City Manager. Budgeted projects where the fee exceeds \$50,000 will require written approval by the City Council.

3. EXCLUSION FROM SCOPE OF SERVICES. It is agreed by and between the parties hereto that the services to be provided by the PROVIDER under this agreement do not include: any exclusions listed in Exhibit A or in the project-specific proposal.

4. PAYMENT. The CITY agrees to pay PROVIDER for all services rendered under the Scope of Services at the rates established in Exhibit A, Schedule of Compensation, attached hereto and made a part hereof. The rates and fees set forth in this Agreement shall remain fixed during the fiscal year, which runs from July 1<sup>st</sup> through June 30<sup>th</sup>. At the beginning of each fiscal year, the rates may be adjusted based on the percentage change in the Consumer Price Index (CPI) or as negotiated by California Joint Powers Insurance Authority (CJPIA). The rate or fee adjustments, if any, shall take effect on July 1<sup>st</sup> of each fiscal year, based on the most recent CPI data for the 12-month period prior to the date requested or negotiated CJPIA Agreement. The SERVICE PROVIDER shall request to the City in writing an adjustment of rates no later than 30 days before the new fiscal year begins to request such adjustment. If the PROVIDER does not request an adjustment as specified, rates will remain in effect.

PROVIDER shall submit invoices to the Director of Public Works for approval prior to authorization of payment. Payments on approved invoices shall be made within thirty (30) days of receipt and approval of said invoice by the Director of Public Works.

5. TIME FOR PERFORMANCE. It is understood and agreed by and between the parties hereto that time is of the essence. The PROVIDER agrees that he will diligently and reasonably pursue the performance of the services required by him by this agreement.

6. TERM. This Agreement shall commence January 13, 2026 and terminate June 30, 2027 and may be renewed by CITY with the concurrence of PROVIDER for any successive one-year term, unless sooner terminated as hereinbefore provided.

7. TERMINATION. The City may terminate this Agreement at any time by giving the PROVIDER at least thirty days prior written notice. In the event of termination, the City shall pay the PROVIDER the total value of the maintenance and monitoring services and equipment of the PROVIDER to the final date of termination, computed in accordance with the terms and provisions of this Agreement, provided, however, that the same does not in any case

exceed the maximum amount hereinbefore set forth for payment of consideration. No equipment or devices shall be modified or removed from city property without written consent of City.

8. ASSIGNMENT AND SUBCONTRACTING. Notwithstanding any provision of this Agreement to the contrary, PROVIDER shall not assign, subcontract or transfer any part or portion of this Agreement, or any responsibility hereunder, without the prior written consent of the City.

9. OWNERSHIP OF DOCUMENTS. It is further agreed by and between the parties hereto that the CITY has full and complete and absolute title to all plans, drawings, reports, and other documents supplied by CITY to PROVIDER during the course of this Agreement, or prepared by PROVIDER for CITY during the course of this Agreement.

10. INDEPENDENT CONTRACTOR. It is expressly understood and agreed that PROVIDER has been retained as an independent contractor as distinguished from an employee or agent of the City to perform the aforementioned services. PROVIDER acknowledges the independent contractual relationship and releases the City from any liability or obligation to make deductions or withhold for the compensation of any officer, agent or employee thereof, in respect to unemployment, income tax, disability, social security, health, pension or retirement benefits. It is expressly understood that no officer, agent or employee of PROVIDER shall have any City status or benefit, including health, retirement and workers' compensation benefits.

PROVIDER acknowledges his independent contractor's status in performing said services, and agrees to bear the risk of property damage or loss to any property arising out of the work site, the place to work, or the duties bestowed upon PROVIDER pursuant to this Agreement occurring while PROVIDER is physically present on City property, and does hereby release CITY, its officers and personnel from any liability to PROVIDER for any loss or damage thereby incurred while PROVIDER is physically present on City property, except where said loss or damage was caused by CITY.

PROVIDER certifies that he is aware of the provisions of the Labor Code of the State of California, which require every employer to be insured against liability for workers compensation or to undertake self-insurance in accordance with the provisions of that code, and he certified that he will comply with such provisions before commencing the performance of the work of this Agreement. In the performance of this agreement, PROVIDER shall comply with all applicable provisions of the California Fair Employment Practices Act (California Labor Code Sections (410 et seq.) and the applicable equal employment provisions of the Civil Rights Act of 1964 (42 U.S.C. 200e 217), whichever is more restrictive.

11. LIABILITY AND INDEMNIFICATION. PROVIDER shall indemnify the City, its officers, employees and consultants, from any claims, losses, damages, costs or expenses to the extent that such claims, losses, damages, costs or expenses arise out of, pertain to or relate to the negligence, recklessness or willful misconduct of the PROVIDER, its employees, consultants, or agents. The PROVIDER at all times during the term of this Agreement, shall maintain and keep in full force and effect, and deposit with the City, insurance or a Certificate of

Insurance which shall evidence the fact that the PROVIDER has in full force and effect a comprehensive personal injury and property damage policy protecting the PROVIDER and the City from liability in the following policies of insurance with minimum limits as indicated below and issued by insurers with A.M. Best ratings of no less than A-: VI:

- Commercial general liability at least as broad as ISO CG 0001 (per occurrence) \$1,000,000; (general aggregate) \$2,000,000
- Commercial auto liability at least as broad as ISO CA 0001 (per accident) \$1,000,000.  
Said policy shall contain a provision that the same cannot be canceled without at least thirty (30) days notice to the City thereof, unless canceled for non-payment, then ten (10) days notice shall be given and shall name the City as an additional insured.
- Worker's compensation- Statutory Said policy shall contain a provision that the same cannot be canceled without at least thirty (30) days notice to the City thereof and shall name the City as an additional insured.

12. ASSUMPTION OF RISK. PROVIDER does hereby assume all risks to himself, his personnel, subcontractors and agents, and any employees thereof, of personal injury or death, and all risk of property damage or loss to any property, wares, vehicles, or materials owned or possessed by PROVIDER and said PROVIDER further releases CITY, its officers and employees, from any liability therefor.

13. PREVAILING RATE OF WAGES. The Director of Public Works at the direction of CITY Council will obtain from the Department of Industrial Relations, State of California, the prevailing rate of per diem wage, and the general prevailing rate for holiday and overtime work in the locality at the time of any installation work that is to be performed under this Agreement, for each craft, classification or type or workers needed to carry out this agreement. In that regard, pursuant to Section 1773 of the Labor Code, holidays, upon which such rate shall be paid, need not be specified in this agreement, but shall be all holidays recognized in the collective bargaining agreement applicable to the particular craft, classification or type or workers employed. Copies of the prevailing rate of per diem wages are on file at the Public Works office, City Hall, and are available to any interested party on request. Referenced hereto and made a part hereof as though set forth in full are rates applicable to this agreement, and the contractors employed by PROVIDER shall pay not less than the minimum thereof.

14. RESERVATION OF RIGHTS. Nothing in this Agreement shall be deemed to bind CITY to any course of conduct other than its obligation hereunder to pay PROVIDER for said services rendered. It is understood CITY reserves complete right within its discretion to reject all or any part of any design, plan, specification or recommendation made to it, or submitted by said PROVIDER. It is further understood that acceptance herein by CITY of any design, plan, specification or recommendation of PROVIDER shall be for the purpose of compensating PROVIDER only, and shall not be binding on CITY as to any other further course of action.

CITY reserves the complete right to authorize additional, other or independent PROVIDER services or studies, and it is agreed that PROVIDER does not have any exclusive rights to said services from CITY.

15. SAFETY PROGRAM. PROVIDER shall be solely responsible for the safety of his employees. PROVIDER shall develop and maintain an Injury and Illness Protection Program (IIPP) in accordance with the Cal/OSHA requirements contained in the California Code of Regulations, Title 8 Section 3203 (CCR T8 Section 3203), "Injury and Illness Prevention Program." PROVIDER shall provide safety, health, and job skills training so as to provide a safe and healthful workplace, and meet all applicable Cal/OSHA requirements. PROVIDER shall maintain all OSHA 300 logs and records, and make them available for inspection upon request by the City.

16. NOTICE. Any notice required to be given hereunder shall be deemed to have been given by depositing said notice in the United States mail in an envelope bearing the proper amount of postage thereon, and addressed as follows:

**TO CITY:**

City of Lakewood  
5050 Clark Avenue  
P.O. Box 158  
Lakewood, California 90712

**TO PROVIDER:**

Case Land Surveying, Inc.  
614 N. Eckhoff Street  
Orange, CA 92868

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed the day and year first above written.

PROVIDER

CITY OF LAKEWOOD

\_\_\_\_\_  
CASE LAND SURVEYING, INC.

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
CITY ATTORNEY

\_\_\_\_\_  
CITY CLERK

**CITY OF LAKEWOOD**  
**AGREEMENT FOR SERVICES**  
**BETWEEN**  
**CITY OF LAKEWOOD AND CASE LAND SURVEYING, INC.**

**EXHIBIT A**  
**SCHEDULE OF COMPENSATION**

CASE LAND SURVEYING, INC. agree to provide the on-call land and property surveying and recording services at the following rates to the City of Lakewood for a term ending June 30, 2027. The rates and fees set forth in this Agreement shall remain fixed during the fiscal year, which runs from July 1<sup>st</sup> through June 30<sup>th</sup>.

<b>Item No.</b>	<b>Description</b>	<b>HOURLY RATE</b>
1	TWO-MAN CREW	\$390.00
2	THREE-MAN CREW	\$495.00
3	SURVEYOR AUTO CAD (OFFICE)	\$170.00

Hours include travel time from portal to portal. Work performed between 6:00 PM and 6:00 AM, and on Saturdays, is billed as one and one half (1 ½) times the standard hourly rates. Sunday hours are billed at two (2) times the standard hourly rates. There is a minimum of four (4) hours billed for any day of service.

Quoted rates are subject to change should prevailing wage determination adjustment occur during the term in compliance with the Department of Industrial Relations.



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

# Public Hearings

## **COUNCIL AGENDA**

January 13, 2026

**TO:** Honorable Mayor and City Council

**SUBJECT:** 2026 Regional Shopping Center Parking Ordinance

### **INTRODUCTION.**

The applicant, Pacific Retail Capital Partners (PRCP), is requesting approval of an ordinance to amend the Lakewood Municipal Code (LMC) pertaining to the number of parking spaces required for a Regional Shopping Center and the number of parking spaces required for a Neighborhood Shopping Center located within 100 feet of the perimeter of such a Regional Shopping Center. This amendment does not affect any specific property within the City of Lakewood and applies to the City generally. However, it is noted that currently there is only one Regional Shopping Center in the City of Lakewood and that is the Lakewood Center Mall. In addition, the only two Neighborhood Shopping Centers to be affected currently will be the newly subdivided Candlewood Shops, which are both north of Candlewood Street and then one is west of Graywood to Lakewood Boulevard Avenue and the other is east of Graywood Avenue to Clark Avenue.

The proposed ordinance seeks to update parking standards for Regional Shopping Centers to be 3.0 parking spaces per 1,000 SF of building area and 5.25 parking spaces per 1,000 square feet of building area for the two Neighborhood Shopping Centers north of Candlewood Street. These are within a 100-foot radius of Lakewood Center, a Regional Shopping Center. New definitions of Neighborhood Shopping Center and Regional Shopping Center are proposed to be added to the Lakewood Municipal Code (LMC).

### **STATEMENT OF FACTS.**

Pacific Retail Capital Partners recently purchased the Lakewood Center Mall (LCM). They contracted with Kimley-Horn, an engineering firm, to conduct a Traffic Demand Study for the Lakewood Center Mall and the surrounding area to determine the current parking utilization. The proposed ordinance is predicated on the observation that overall parking demand at regional malls nationwide has been declining over the last 20 years. The reasons for the decline are increases in on-line shopping, increased competition and consumers using ride-sharing, carpooling and mobile home delivery of goods and meals, rather than parking their car at the mall.

The current Regional Shopping Center parking standard is 4.25 spaces per 1000 square feet of gross leasable area based on the *Parking Analysis for Lakewood Center Mall*, prepared for the Macerich Company in 1978, about 27 years ago. The *Parking Demand Study for Lakewood Center* dated October 27, 2025 was prepared by Kimley-Horn to document current parking demands. The study is attached. This study found that there are currently 8,473 spaces provided

**STATEMENT OF FACTS** – Continued

in the total mall ownership with 7,804 spaces in the “Super Block” Regional Shopping Center and 669 spaces north of Candlewood Street in the two Neighborhood Shopping Centers.

The Regional Shopping Center at full capacity will use 4,776 (61%) of the provided parking during the peak parking periods with a surplus of 3,028 (39%). The Candlewood Shops north of Candlewood at full capacity during the peak parking periods will use 419 spaces (63%) of the provided parking spaces, leaving a 250 (37%) parking space surplus. The peak parking period for the Super Block is during the weekend, whereas the Candlewood shops are on a Friday, emphasizing the local neighborhood marketing draw for these restaurants and other shops.

The Kimley-Horn report recommends:

- a) Reducing the required parking from 4.25 to 3.0 parking spaces per 1,000 square feet of building area for Regional Shopping Centers, and
- b) Increasing the required ratio from 4.25 to 5.25 parking spaces per 1,000 square feet of buildable area for Neighborhood Shopping Centers that are within 100 feet radius of a Regional Shopping Center

**CEQA**


The Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which is the general “common sense” rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. The proposed ordinance will have no impact on the physical environment as it will only modify administrative procedures and will not directly result in any changes to the physical environment.

**RECOMMENDATION**

The Planning and Environment Commission recommends that the City Council:

- a) Adopt the proposed ordinance pertaining to the number of parking spaces required for both Regional Shopping Centers and any adjacent Neighborhood Shopping Centers, and,
- b) Approve the related California Environmental Quality Act (CEQA) Categorical Exemption, based on Section 15061.(b).(3) of the CEQA Guidelines, as amended.

  
Aldo Cervantes  
Director of Community Development

  
Thaddeus McCormack  
City Manager

**Attachments:**

- 2026 Regional Shopping Center Parking Ordinance
- Parking Demand Study – prepared by Kimley-Horn



October 27, 2025

Planning and Zoning Department  
**City of Lakewood**  
5050 Clark Avenue  
Lakewood, CA 90712

**RE:      Parking Demand Study – Lakewood Center Mall**

To Whom It May Concern:

On behalf of Pacific Retail Capital Partners, Kimley-Horn and Associates, Inc. ("Kimley-Horn") is pleased to provide this *Parking Demand Study* for the Lakewood Center Mall and properties north of Candlewood Street ("Property") in the City of Lakewood ("City"), California. The following analysis provides a summary of the Property's current parking utilization, with our professional opinion of the Property's ability to support a modified parking rate within the Property. This Parking Demand Study is organized as follows:

- Project Description
- City Parking Requirements
- Shared Parking Demand Analysis
- Conclusion

## **PROJECT DESCRIPTION**

The Study Area is generally bounded by Lakewood Boulevard to the west, Candlewood Street to the north, Clark Avenue to the east and Del Amo Boulevard to the south. The parking ratio for the Property established at a parking rate of 4.25 spaces per 1,000 square feet in a 1998 parking analysis prepared by the previous property owner (see Attachment 1). The 4.25 spaces per 1,000 square feet ratio is a rate applied to Regional Shopping Center zone designations. The 1998 study considered Lakewood Center Mall ("Mall") and properties north of Candlewood as Regional Shopping Center collectively as the Lakewood Center Mall and the properties north of Candlewood Street were under collective ownership.

This proposed Parking Demand Study evaluates the suitability of a modified parking rate for the Lakewood Center Mall as shown in Figure 1 below. The City has indicated that Lakewood Center Mall will retain a Regional Shopping Center zoning designation, and that the properties north of Candlewood Street will revert to C-4 zoning if not under common ownership with the Mall. This Study will substantiate a request to lower the Regional Shopping Center parking ratio. Additionally, this Study will determine the suitability of the entitled 4.25 spaces per 1,000 square feet for the Properties north of Candlewood Street, as established in 1998, rather than revert to typical C-4 parking standards.



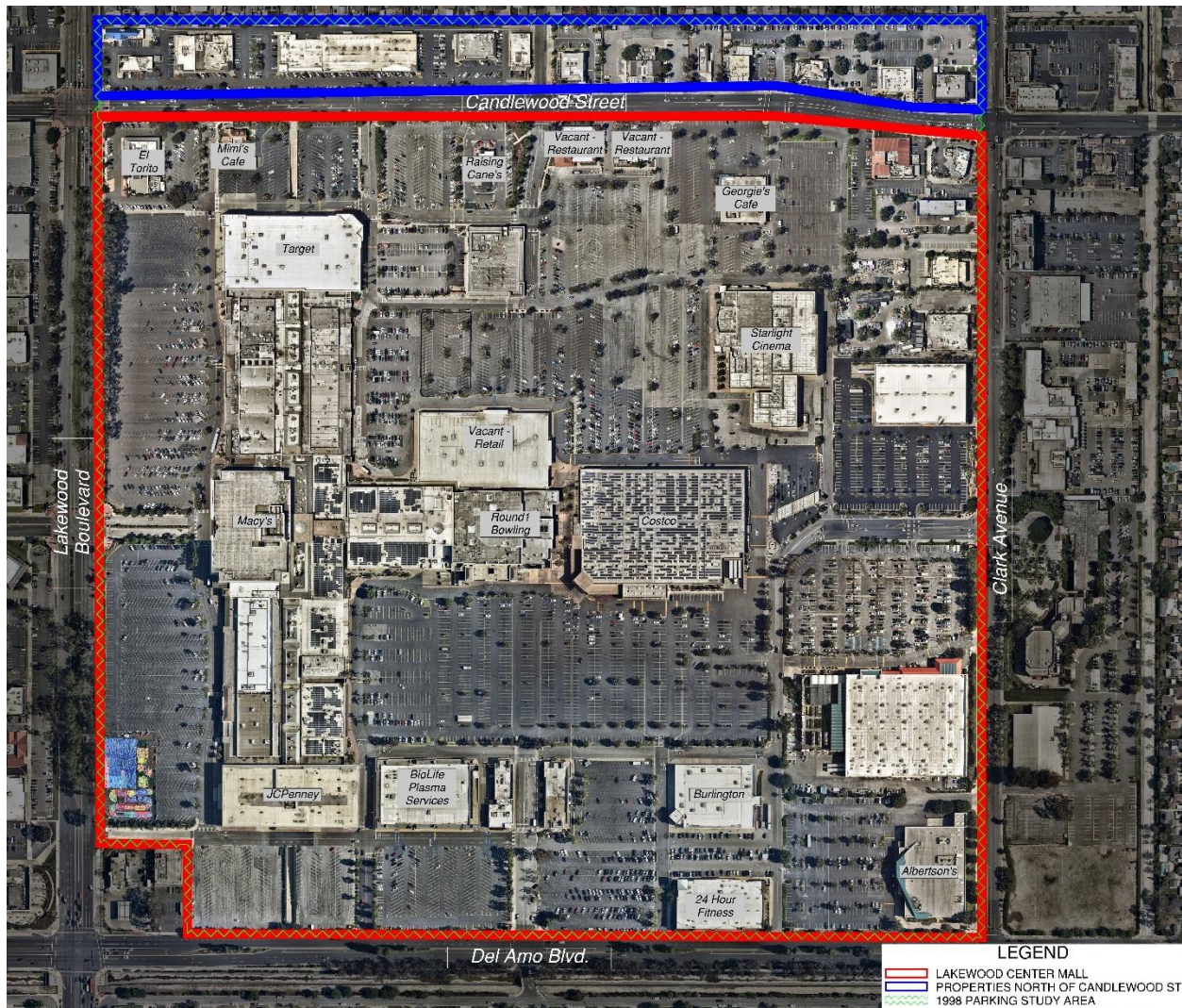


Figure 1. Lakewood Center Mall – Study Area

## CITY PARKING REQUIREMENTS

### Required Parking

Per the City of Lakewood Municipal Code, Article IX, Part 19, Section 9490.S.3, off-street parking requirements for Regional Shopping Centers are 4.25 parking spaces per 1,000 square feet. The current required parking for Lakewood Center Mall is 8,369 parking spaces. The City of Lakewood's municipal code requires the approval of a Parking Plan. The code acknowledges, *"The Development Review Board or Planning and Environment Commission in approving any such plan, may approve the use of common facilities and make other determinations authorized by this Part, including determination of the required parking as specified in this Chapter."*

### Provided Parking

The Lakewood Center Mall and the properties north of Candlewood Street provide 8,480 parking stalls, of which the Lakewood Center Mall provides 7,804 parking stalls and the properties north of Candlewood

Street provide 669 parking stalls. Existing parking supply was determined based on field observations in August 2025. See Attachment 2 for the distribution of parking supply.

## SHARED PARKING DEMAND ANALYSIS – LAKEWOOD CENTER MALL

### *Urban Land Institute (ULI) Parking Rate*

The leading industry standard for parking is ULI Shared Parking Third Edition, published in 2020. This edition, developed in collaboration with the International Council of Shopping Centers and the National Parking Association, involved a peer review group of experienced consultants, architects, and engineers. It establishes hourly parking demand profiles by land use to estimate demand based on weekday and weekend utilization. The varying demand timeframes between existing and proposed uses can be analyzed in conjunction with the Property’s approved parking rates and the City of Lakewood’s rates.

### *Shared Parking Analysis*

To determine the anticipated impacts of increased occupancy, a parking observation study was conducted at the Mall. This study involved counting the number of occupied spaces with vehicles parked within the Lakewood Center Mall. Please note in the methodology that the observed count data was collected during August, which generally represents a typical peak summer activity period for a Regional Shopping Center. This seasonal context is essential for interpreting demand levels and applying them to year-round conditions. Figure 1 identifies the parking study area.

Parking counts were conducted from 8:00 a.m. to 9:00 p.m. on a representative Friday (weekday) and Saturday (weekend) to capture peak midday and evening demand. Peak parking demand on the weekday was observed at 6:00 PM and at 2:00 PM on the weekend. The results of the parking space counts are summarized in **Table 1, Parking Observation - Mall**.

**Table 1: Parking Observation - Mall**

Date	Current Spaces Available	Peak Number of Occupied Spaces		Peak % of Total Spaces Occupied
Friday, August 15, 2025	7,804	3,351	6:00 PM	43%
Saturday, August 16, 2025		3,173	2:00 PM	41%

It should be noted that the observed parking does not represent 100% occupancy. The vacant suites and their uses are summarized in **Table 2, Required Parking of Vacant Suites - Mall**.

**Table 2: Required Parking of Vacant Suites - Mall**

Tenant	Address	SF	Required Parking
Vacant – Sweet Tomatoes (Pending)	4720 Candlewood Street	8,200	35 spaces
Vacant – Previously Fuddruckers	5229 Clark Avenue	7,400	34 spaces
Vacant – Previously Malecon	5201 Clark Avenue	12,000	51 spaces
Vacant (next to Buffalo Wild Wings & Del Taco)	4680 Daneland Street	2,008	9 spaces
Vacant (next to Buffalo Wild Wings & Del Taco)	4681 Graywood Avenue	5,083	22 spaces
Vacant – Spirit Halloween	4661 Silva Street	33,244	141 spaces
<b>TOTAL SPACES</b>			<b>292 spaces</b>

**Table 3, Parking Observation with Projected Full Occupancy - Mall** presents estimated parking demand



at full occupancy using City rates and ULI's time-of-day data for both weekdays and weekends. Projections were further adjusted by ULI's monthly adjustment factors for each use to account for the variability in parking demand among uses on the Mall. Monthly adjustments for each use vary from 0% for Cineplex and Bank uses to 43% for Health Clubs. The visitor and employee mix were extrapolated based on the ULI base parking ratios to contextualize the parking demand by use throughout the day. Detailed profiles of the visitor/employee distribution by use are available in Attachment 3.

**Table 3: Parking Observation with Projected Full Occupancy - Mall**

Date	Spaces Available	Projected Peak Occupied			Projected Peak Available	
		Spaces		% of Total Occupied Spaces	Spaces	% of Total Available Percent
Weekday	7,804	3,278	6:00 PM	42%	4,526	58%
Weekend		3,486	1:00 PM	45%	4,318	55%

Using the ULI shared parking demand analysis and monthly adjustments by use, the site is expected to have a surplus of on-site parking of 4,318 parking spaces (55% surplus) at peak occupancy to accommodate the proposed and projected tenant uses at peak demand.

Since the Mall makes up most of the property's square footage, Retail use was applied to the entire site to analyze the Mall's parking demand most conservatively. **Table 4, Parking Observation with Projected Full Occupancy, All Retail Uses - Mall** shows estimated parking demand at full occupancy using City rates and ULI's time-of-day data for both weekdays and weekends. Projections were adjusted with ULI's monthly factors, applying the most conservative retail factor due to the lack of a Regional Shopping Center adjustment, reflecting annual peak use. December parking demand is projected to be 37% higher than August. See Attachment 3 for details.

**Table 4: Parking Observation with Projected Full Occupancy, All Retail Uses - Mall**

Date	Spaces Available	Projected Peak Occupied			Projected Peak Available	
		Spaces		% of Total Occupied Spaces	Spaces	% of Total Available Percent
Weekday	7,804	4,491	6:00 PM	58%	3,313	42%
Weekend		4,776	1:00 PM	61%	3,028	39%

1. The monthly adjustment factor for Retail uses is 73% in August and 100% in December. A 37% adjustment was applied to the projected peak occupancy.

Using ULI shared parking demand analysis, the site is expected to have a surplus of on-site parking of 3,028 parking spaces (39% surplus) at peak occupancy to accommodate the proposed and projected tenant uses at peak demand, 142 less spaces (2%) available than when evaluating the Mall by each use.

#### Peak Weekday Parking Utilization

The projected peak parking utilization for the Mall during the weekday is observed at 6:00 p.m. with a demand of 4,491 parking spaces (42% utilization), resulting in a surplus of 3,313 parking spaces.

#### Peak Weekend Parking Utilization

The projected peak parking utilization for the Mall during the weekend is observed at 1:00 p.m. with a demand of 4,776 parking spaces (39% utilization), resulting in a surplus of 3,028 parking spaces.





To account for shifts in leasing across the Mall, monthly Retail adjustments were used to project peak parking demand. Based on the ULI weekday and weekend utilization rates, peak parking demand would be observed on weekends at about 61% occupancy. As noted, the peak parking demand calculation assumes 100% occupancy. At projected full occupancy, the Mall's parking demand would be supported at a parking ratio of 2.27 parking spaces per 1,000 square feet.

## SHARED PARKING DEMAND ANALYSIS – NORTH OF CANDLEWOOD STREET

Like the Mall, parking counts were conducted from 8:00 a.m. to 9:00 p.m. on a representative Friday (weekday) and Saturday (weekend) to capture peak midday and evening demand for the Properties North of Candlewood Street. Peak parking demand on the weekday was observed at 6:00 PM and at 2:00 PM on the weekend. The results of the parking space counts are summarized in **Table 5, Parking Observation - Properties north of Candlewood Street**.

**Table 5: Parking Observation – Properties north of Candlewood Street**

Date	Current Spaces Available	Peak Number of Occupied Spaces		Peak % of Total Spaces Occupied
Friday, August 15, 2025	669	389	12:00 PM	58%
Saturday, August 16, 2025		365	6:00 PM	55%

It should be noted that the observed parking does not represent 100% occupancy. The vacant suites and their uses are summarized in **Table 6, Required Parking of Vacant Suites - Properties north of Candlewood Street**.

**Table 6: Required Parking of Vacant Suites – Properties north of Candlewood Street**

Tenant	Address	SF	Required Parking
Vacant – Fast Casual/Fast Food	4629 Candlewood Street	1,461	6 spaces
Vacant -- Milksha	4421 Candlewood Street	1,516	6 spaces
Vacant – Jimmy John's (Pending)	4995 Candlewood Street	1,271	5 spaces
Vacant – Cava (Pending)	5001 Candlewood Street	2,773	12 spaces
TOTAL SPACES			29 spaces

**Table 7, Parking Observation with Projected Full Occupancy – Properties north of Candlewood Street** presents estimated parking demand at full occupancy using City rates and ULI's time-of-day data for both weekdays and weekends. Projections were not adjusted for a monthly basis as most of the uses in the Properties north of Candlewood Street, have a nominal monthly adjustment factor between August and December. The visitor and employee mix were extrapolated based on the ULI base parking ratios to contextualize the parking demand by use throughout the day. Detailed profiles of the visitor/employee distribution by use are available in Attachment 4.

**Table 7: Parking Observation with Projected Full Occupancy – Properties north of Candlewood Street**

Date	Spaces Available	Projected Peak Occupied			Projected Peak Available	
		Spaces		% of Total Occupied Spaces	Spaces	% of Total Available Percent
Weekday	669	419	12:00 PM	63%	250	37%
Weekend		391	6:00 PM	58%	278	42%

Using ULI shared parking demand analysis, the uses north of Candlewood Street area expected to have a surplus of on-site parking of 250 parking spaces (37% surplus) at peak occupancy to accommodate the proposed and projected tenant uses at peak demand. See

#### Peak Weekday Parking Utilization

The projected peak parking utilization during the weekday is observed at 12:00 p.m. with a demand of 419 parking spaces (63% utilization), resulting in a surplus of 250 parking spaces.

#### Peak Weekend Parking Utilization

The projected peak parking utilization during the weekend is observed at 6:00 p.m. with a demand of 391 parking spaces (58% utilization), resulting in a surplus of 278 parking spaces.

At projected full occupancy, the Properties north of Candlewood Street would be supported at a parking ratio of 3.89 spaces per 1,000 square feet.

## CONCLUSION

Retail parking demand across California has decreased over the last 25 years, particularly at malls, due to increased utilization of transit, carpooling, rideshare, and food delivery apps. Accordingly, lower parking ratios have been approved for many malls across California. The counted parking utilization at Lakewood Center Mall reflects this lower demand. This Parking Demand Study confirms that the Property can support a lower parking ratio than the current 4.25 spaces per 1,000 square feet. Using ULI's shared parking methodology and monthly adjustments, peak December weekday demand is estimated at 4,491 spaces, and weekend demand at 4,776 spaces, resulting in surpluses of 3,313 and 3,028 spaces, respectively. This represents approximately a 40% surplus during peak December demand. A minimum parking ratio of 2.27 spaces per 1,000 square feet is predicted for the peak demand period. Therefore, a parking ratio of 3.0 spaces per 1,000 square feet for a Regional Shopping Center use is sufficient and conservative.

The parking demand analysis for the Properties north of Candlewood Street indicates that the area maintains sufficient parking availability even during peak usage times. At projected full occupancy, the Properties north of Candlewood Street are supported at a parking ratio of 3.89 spaces per 1,000 square feet. This analysis confirms that the entitled parking rate of 4.25 spaces per 1,000 square feet, established in 1998, is adequate and appropriate for the current and future needs of the Properties north of Candlewood Street. This ratio ensures alignment with City parking standards while providing sufficient parking capacity.

## CODE MODIFICATION RECOMMENDATION

The following code modifications are recommended:

- The parking ratio for Regional Shopping Centers shall be amended from 4.25 spaces per 1,000 square foot to 3.0 spaces per 1,000 square feet
- The parking ratio for C-4 properties within 80 feet of a Regional Shopping Center shall be set at 4.25 spaces per 1,000 square feet.

Should you have any questions or require any further information, please do not hesitate to contact us.



Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to be "D. Arnaiz", with a stylized flourish at the end.

By: Damian Arnaiz, EIT, AICP

A handwritten signature in black ink, appearing to be "J. Marechal", with a stylized flourish at the end.

By: Jason Marechal, P.E.

**Attachments:** Attachment 1 – Parking Analysis for Lakewood Center Mall, Lakewood, California, dated February 11, 1998  
Attachment 2 – Parking Inventory  
Attachment 3 – Shared Parking Demand Profiles for Vacant Suites with Retail Monthly Adjustment – Lakewood Center Mall  
Attachment 4 – Shared Parking Demand Profiles for Vacant Suites with Retail Monthly Adjustment – Properties north of Candlewood Street

# ATTACHMENT 1

## ***Parking Analysis for Lakewood Center Mall, Lakewood, California***

*Prepared for*

**The Macerich Company**

*Prepared by*

**Barton-Aschman Associates, Inc.  
A Unit of Parsons Transportation Group**



**February 11, 1998**

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# 1.

## INTRODUCTION

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Barton-Aschman Associates, Inc., a unit of Parsons Transportation Group, is pleased to present the following report providing a parking demand analysis of the Lakewood Center Mall, in the City of Lakewood, California. Specifically, this report examines the parking requirements of Lakewood Center Mall, hereinafter referred to as Project, based on City code. It also presents the results of a shared parking analysis for existing conditions as well as with the addition of Best Buy and the Pacific Theaters North expansion. Further, the report examines the use of a uniform parking ratio for the Project.

In conducting the parking analysis, the following tasks were undertaken:

- The current parking supply was determined based on field observations by Barton-Aschman;
- Detailed information on existing and future land uses on the Project site was obtained from The Macerich Company;
- Parking requirements for existing and future land uses were determined based on City parking code;
- A shared parking analysis was then applied to the Project as a whole to determine the overall parking requirements for existing as well as future conditions. Parking demand was estimated with and without internal capture. Internal capture refers to trips that stay internal to the Project, such as between theaters and restaurants, between retail and restaurants, etc.; and
- A comparison of code-based parking to shared parking demand was conducted and a recommendation on the future parking supply requirements was made.

## 2. EXISTING PARKING SUPPLY AND PARKING REQUIREMENTS PER CITY CODE

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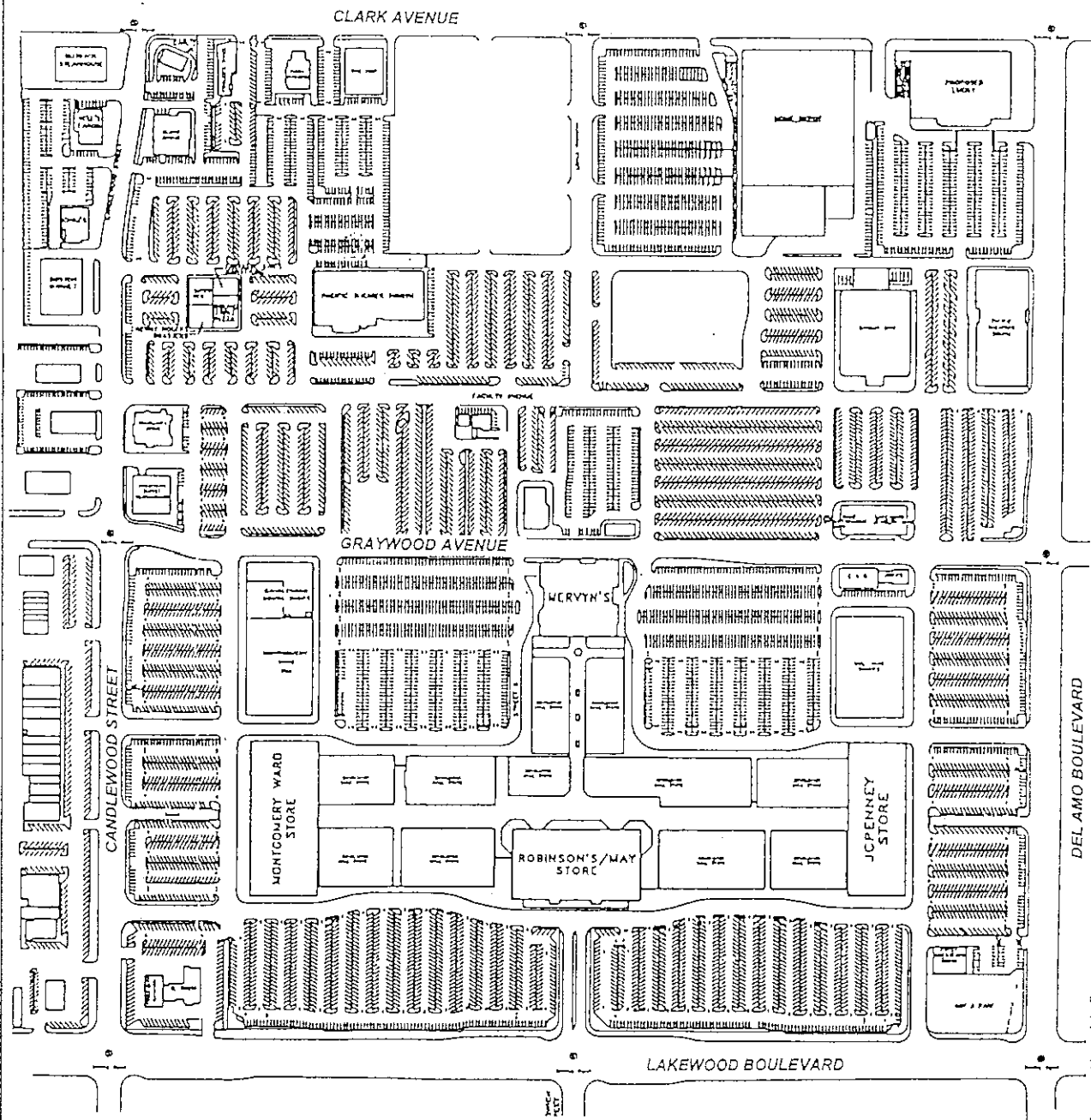
This chapter presents existing parking supply provided on site, existing and proposed land uses and the parking requirements based on City code.

### EXISTING PARKING SUPPLY

Existing parking supply was determined based on field observations by Barton-Aschman staff. It was determined that a total of 8,546 parking spaces are currently provided on-site. Figure 1 presents a site plan showing Lakewood Center Mall parking. The parking supply is distributed as follows:

<u>Location</u>	<u>Parking Spaces</u>
North of Candlewood Street, east of Lakewood Boulevard and west of Clark Avenue	664
West of Graywood Avenue, south of Candlewood Street, east of Lakewood Boulevard and north of Del Amo Boulevard	4,108
East of Graywood Avenue, south of Candlewood Street, west of Clark Avenue and north of Del Amo Boulevard	3,774

This parking study focuses on the portion of Lakewood Center Mall which is south of Candlewood Street. The total number of existing parking spaces in this portion is 7,882.



Source: Macerlath Company

N.T.S.

# PROJECT SITE PLAN

Barton Associates Architects, Inc.

Parking Analysis for Lakewood Center Mall, Lakewood

FIGURE

1



## EXISTING LAND USES

The land uses currently on the Project site south of Candlewood Street are as follows:

<u>Land Use</u>	<u>Area (sq.ft.)</u>	<u>Other Units</u>
Retail	1,133,765	
Restaurants	85,460	2,854 seats
Theater	80,622	4,872 seats
Banks	26,246	
Office	49,638	
Storage/Warehousing	288,471	

Table 1 presents detailed information on existing land uses on the Project site. In addition, the following developments are currently under construction or proposed:

- Best Buy - 45,083 sq.ft.; and
- Pacific Theaters North expansion - 47,258 sq.ft., 2,482 seats.

## CODE-REQUIRED PARKING

For stand-alone uses, the City of Lakewood parking code requires the following standard ratios:

<u>Land Use</u>	<u>Parking Code Requirement</u>
Retail	1 space per 250 sq.ft. <sup>1</sup>
Restaurants	1 space per 3 seats <sup>2</sup>
Theater	1 space per 3 seats
Banks	1 space per 200 sq.ft.
Office	1 space per 250 sq.ft.
Storage/Warehousing	1 space per 1,500 sq.ft.

Tables 2, 3 and 4 present the number of parking spaces required based on this Code for existing and two future year conditions. As shown in Table 2, a total of 7,790 parking spaces are required to accommodate the existing land uses. Parking at the Project (7,882 existing spaces) exceed code requirement (7,790 spaces) by 92 spaces. The addition of Best Buy and expansion of movie theaters result in an additional parking requirement of 180 spaces and 827 spaces, respectively. Therefore, the total number of parking spaces required per code with the completion of Best Buy and expansion of theaters is 8,797. A review of the site plans for these projects indicated that the Best Buy addition will provide 315 more spaces as the construction area is restriped for parking and the Pacific Theater expansion will remove 272 existing spaces and add 463 spaces, for a net addition of 191 spaces. Together, these two projects will add 506 spaces, bringing the total parking supply to 8,388 spaces.

1 Includes health spas, which have a parking requirement of 1 space for every 3 persons of capacity.

2 For fast-food restaurants, 1 space per 3 seats or 1 space per 100 s.f., whichever is greater.

**Table 1**  
**Existing Land Uses - Lakewood Center Mall**

Land Use	Square Feet	Seats
<b><u>Restaurants:</u></b>		
Carl's Jr.	4,200	78
Black Angus	10,800	362
Super Mex	5,000	168
Kenney Rogers Roasters	4,100	131
Round Table Pizza	3,800	207
Soup Plantation	8,000	236
Hometown Buffet Restaurant	10,600	376
El Torito	7,000	333
Clark Avenue Grille	4,100	168
Fuddrucker's	8,000	186
The Hop	12,000	395
Arby's	5,000	81
Sixpence	2,860	133
<b>Sub-Total</b>	<b>85,460</b>	<b>2,854</b>

**Banks:**

First City Savings	4,500
Bank of America	9,266
Coast Federal Bank	6,480
<b>Sub-Total</b>	<b>20,246</b>

**Theaters:**

Pacific Theaters North	42,197	2,709
Pacific Theaters South	38,425	2,163
<b>Sub-Total</b>	<b>80,622</b>	<b>4,872</b>

**Storage Areas:**

J.C. Penny	47,982
Robinsons-May	124,214
Mervyn's	12,480
Montgomery Ward Store	81,623
Montgomery Ward TBA	22,172
<b>Sub-Total</b>	<b>288,471</b>

**Offices:**

Lakewood Mall Management Office	7,500
Robinsons-May Credit Dept.	48,638
Post Office Annex	1,000
<b>Sub-Total</b>	<b>57,138</b>

<b>TOTAL</b>	<b>1,658,202</b>
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Land Use	Square Feet
<b><u>Retail:</u></b>	
Fantastic Sam's	977
Candlewood South Shops	15,280
Montgomery Ward TBA	21,828
Montgomery Ward Store	79,772
Robinsons-May	190,000
J.C. Penny	114,978
Mervyn's	70,000
The Home Depot	130,232
Lucky Foods	52,503
Del Amo Shops	45,000
C&R Clothiers	5,000
Ken Cranes Entertainment City	3,830
Lakewood Jewelry Mart	6,000
Circuit City	34,818
Mall Shops	340,949
Kiosks	4,295
Wall Shops	1,200
<b>Sub-Total</b>	<b>1,116,662</b>

**Health Club:**

Family Fitness Center	9,603
<b>Sub-Total</b>	<b>9,603</b>

**TABLE 2**  
**Code-Required Parking**  
**Existing Land Uses, Lakewood Center Mall**

Land Use	Area Sq. Ft.	Seats/ Occupancy	Code-Required Parking Ratio	Parking Spaces Required
Retail	1,116,662		1 space per 250 sq.ft.	4,467
Health Club	9,603	501	1 space per 3 occupants	167
Restaurants (1)	85,460	2,854	1 space per 3 seats (1)	1,010
Theater	80,622	4,872	1 space per 3 seats	1,624
Banks	20,246		1 space per 200 sq.ft.	101
Office	57,138		1 space per 250 sq.ft.	229
Storage/Warehousing	288,471		1 space per 1,500 sq.ft.	192
<b>Total</b>	<b>1,658,202</b>			<b>7,790</b>
Existing Parking Supply				7,882
Surplus (Deficient)				92

(1) Includes Fast-Food Restaurant at 1 space per 100 s.f. or 1 space per 3 seats, whichever is greater.

**TABLE 3**  
**Code-Required Parking**  
**Existing Land Uses + Best Buy Store, Lakewood Center Mall**

Land Use	Area Sq. Ft.	Seats/ Occupancy	Code-Required Parking Ratio	Parking Spaces Required
Retail	1,161,745		1 space per 250 sq.ft.	4,647
Health Club	9,603	501	1 space per 3 occupants	167
Restaurants (1)	85,460	2,854	1 space per 3 seats (1)	1,010
Theater	80,622	4,872	1 space per 3 seats	1,624
Banks	20,246		1 space per 200 sq.ft.	101
Office	57,138		1 space per 250 sq.ft.	229
Storage/Warehousing	288,471		1 space per 1,500 sq.ft.	192
<b>Total</b>	<b>1,703,285</b>			<b>7,970</b>
Proposed Parking Supply				<b>8,197</b>
Surplus (Deficient)				<b>227</b>

(1) Includes Fast-Food Restaurant at 1 space per 100 s.f. or 1 space per 3 seats, whichever is greater.

**TABLE 4**  
**Code-Required Parking**  
**Existing Land Uses + Best Buy Store + Movie Theater Expansion**  
**Lakewood Center Mall**

Land Use	Area Sq. Ft.	Seats/ Occupancy	Code-Required Parking Ratio	Parking Spaces Required
Retail	1,161,745		1 space per 250 sq.ft.	4,647
Health Club	9,603	501	1 space per 3 occupants	167
Restaurants (1)	85,460	2,854	1 space per 3 seats (1)	1,010
Theater	127,880	7,354	1 space per 3 seats	2,451
Banks	20,246		1 space per 200 sq.ft.	101
Office	57,138		1 space per 250 sq.ft.	229
Storage/Warehousing	288,471		1 space per 1,500 sq.ft.	192
Total	1,750,543			8,797
Proposed Parking Supply				8,388
Surplus (Deficient)				-409

(1) Includes Fast-Food Restaurant at 1 space per 100 s.f. or 1 space per 3 seats, whichever is greater.

### 3.

## SHARED PARKING ANALYSIS

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This chapter summarizes the shared parking analysis methodology followed by determination of parking requirements based on assumptions of shared parking.

### SHARED PARKING CONCEPT

The Urban Land Institute (ULI) and Barton-Aschman Associates, Inc., conducted a comprehensive study to evaluate the parking accumulation patterns for individual uses to determine the effects of different peaking characteristics on the overall parking demand for a mixed-use site. According to ULI, experience throughout the nation indicated that combining land uses results in a demand for parking that is less than the demand generated by freestanding developments or stand-alone land uses of similar size and character. The results of the study were documented in the report, *Shared Parking*, Urban Land Institute and Barton-Aschman Associates, Inc., Fourth Printing, 1990.

According to ULI's *Shared Parking* report, "Shared Parking is defined as parking that can be used to serve two or more individual land uses without conflict or encroachment." This occurs when:

- The parking accumulation of the individual uses vary as a result of different activity patterns (by hour, by day, by season); and
- Relationships exist between land uses resulting in peoples' attraction to two or more land uses on a single auto trip to a given area or development.

The ULI study analyzed shared parking by determining peak parking ratios and parking accumulations for single developments in freestanding locations with maximum use of the automobile as transportation. These characteristics were then used to estimate the impact on peak parking space requirements when land uses were combined.

The findings of the ULI study indicated that the hourly accumulations of parked vehicles were significantly different among land uses, with different peaking hours. These differences in parking accumulations provide an opportunity to share the use of the parking facilities, resulting in an actual peak-parking occupancy that is consistently lower than a gross parking estimate using stand-alone land use peak parking demands added together. Figure 2 shows the representative hourly parking accumulations as a percentage of peak demand for the various land uses found in the Project.

## Internal Capture Concept

ULI also concluded that internal capture often significantly reduces the parking requirements of a mixed-use site provided an adequate synergy exists between uses. ULI's *Shared Parking* provides guidelines for reducing overall parking demand based upon the effects of this internal capture. Two types of market synergy are possible in mixed-use developments:

- On-site market support with land uses located within walking distances from one another. The result will be multiple trip purposes or destinations from one vehicle trip. For example, patrons to cinema or may combine their trip with visits to restaurants or other retail stores.
- Improved market image and penetration (associated with the mix of land uses in the development).

## PROJECT PARKING REQUIREMENTS BASED ON SHARED PARKING AND INTERNAL CAPTURE

Tables 5, 6 and 7 present the parking requirements with shared parking and internal capture assumptions for existing land uses and for two future scenarios. The internal capture was applied only to retail and restaurant land uses. A 10 percent capture was assumed for retail uses and a 20 percent reduction was applied to restaurant uses.

As shown in the above tables, the number of parking spaces required for existing land uses and pending additions is as follows:

	<u>Parking Spaces Required</u>	<u>Overall Parking Ratio</u>
Existing Conditions	6,362	3.84
Existing + Best Buy	6,524	3.83
Existing + Best Buy + Pacific Theaters North Expansion	7,219	4.13

**Figure 2**  
**Hourly Parking Accumulations**  
**Lakewood Center Mall**

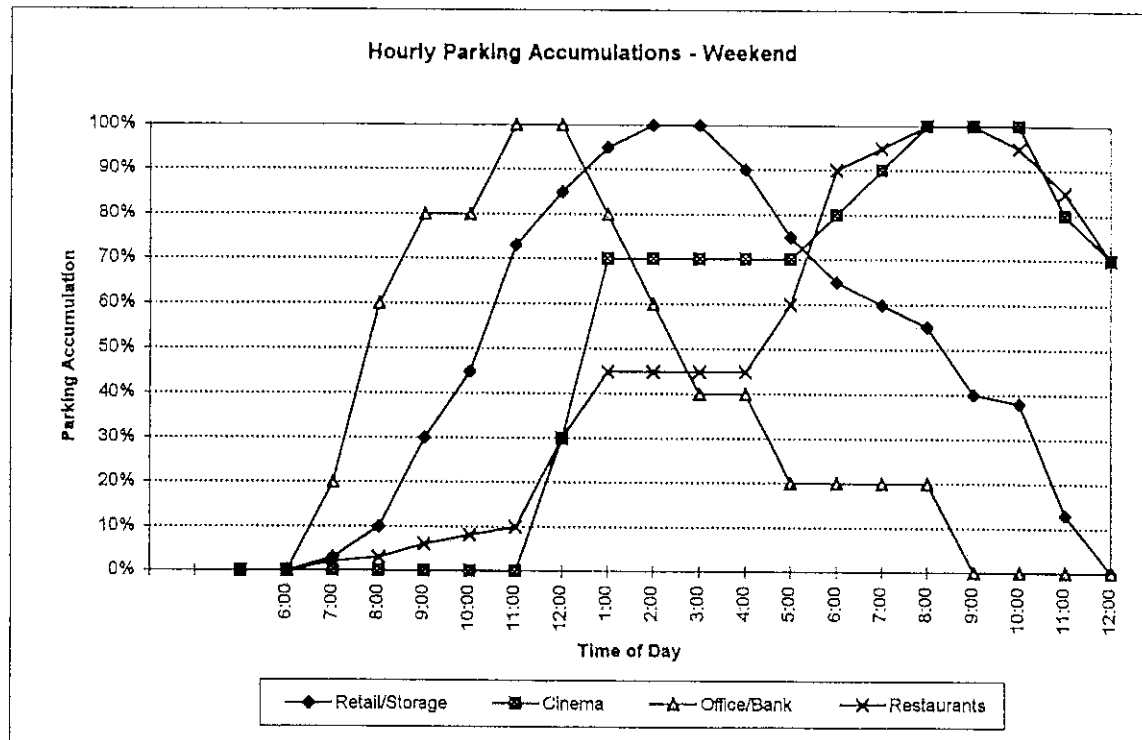
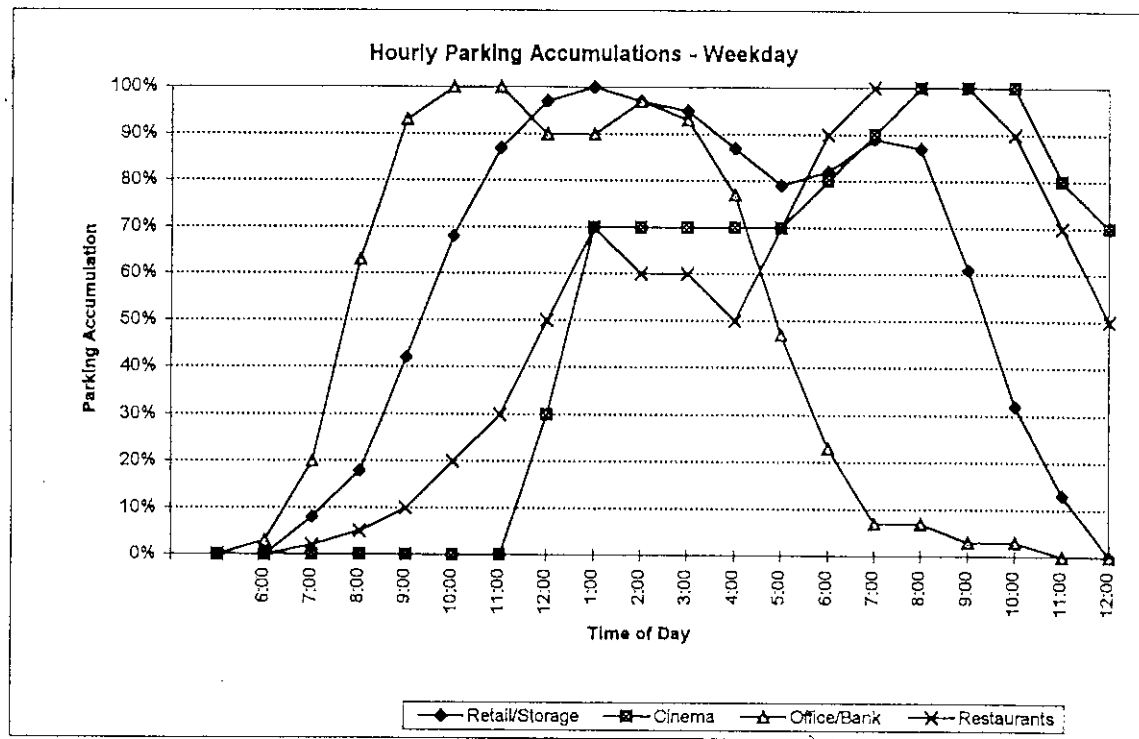




Table 5  
Shared Parking Analysis  
Existing Conditions, Lakewood Center Mall

	Retail (1/250 sft.)		Health Club (1/3 occ.)		Storage <sup>1</sup> (1/1500 sft.)		Cinema (1/3 seats)		Office (1/250 sft.)		Banks <sup>2</sup> (1/200 sft.)		Restaurants (1/3 seats)		Total	
Internal Capture	10%		10%		0%		0%		0%		0%		20%			
Time Period	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
6:00-7:00	0	0	0	0	0	0	0	0	7	0	3	0	0	0	10	0
7:00-8:00	322	121	12	5	15	6	0	0	46	11	20	20	16	16	431	179
8:00-9:00	724	402	27	15	35	19	0	0	144	34	64	61	40	24	1,033	556
9:00-10:00	1,688	1,206	63	45	81	58	0	0	213	46	94	81	81	48	2,220	1,484
10:00-11:00	2,734	1,809	102	68	131	87	0	0	229	46	101	81	162	65	3,458	2,155
11:00-12:00	3,497	2,935	131	110	167	140	0	0	229	57	101	101	242	81	4,368	3,424
12:00-1:00	3,899	3,417	146	128	187	163	487	487	206	57	91	101	404	242	5,420	4,596
1:00-2:00	4,020	3,819	150	143	192	183	1,137	1,137	206	46	91	81	566	364	6,362	5,772
2:00-3:00	3,899	4,020	146	150	187	192	1,137	1,137	222	34	98	61	485	364	6,173	5,958
3:00-4:00	3,819	4,020	143	150	183	192	1,137	1,137	213	23	94	40	485	364	6,073	5,926
4:00-5:00	3,497	3,618	131	135	167	173	1,137	1,137	176	23	78	40	404	364	5,590	5,490
5:00-6:00	3,176	3,015	119	113	152	144	1,137	1,137	107	11	48	20	566	485	5,304	4,925
6:00-7:00	3,296	2,613	123	98	158	125	1,299	1,299	53	11	23	20	727	727	5,680	4,894
7:00-8:00	3,578	2,412	134	90	171	115	1,462	1,462	16	11	7	20	808	768	6,175	4,878
8:00-9:00	3,497	2,211	131	83	167	106	1,624	1,624	16	11	7	20	808	808	6,251	4,863
9:00-10:00	2,452	1,608	92	60	117	77	1,624	1,624	7	0	3	0	808	808	5,103	4,177
10:00-11:00	1,286	1,528	48	57	62	73	1,624	1,624	7	0	3	0	727	768	3,757	4,049
11:00-12:00	523	523	20	20	25	25	1,299	1,299	0	0	0	0	566	687	2,432	2,553
12:00-1:00	0	0	0	0	0	0	1,137	1,137	0	0	0	0	404	566	1,541	1,702

<sup>1</sup> For storage areas the parking accumulation rates of Retail land use were used.

<sup>2</sup> For banks the parking accumulation rates of Office land use were used.

**Table 6**  
**Shared Parking Analysis**  
**Existing Conditions + Best Buy, Lakewood Center Mall**

	Retail (1/250 sft.)		Health Club (1/3 occ.)		Storage <sup>1</sup> (1/1500 sft.)		Cinema (1/3 seats)		Office (1/250 sft.)		Banks <sup>2</sup> (1/200 sft.)		Restaurants (1/3 seats)		Total	
Internal Capture	10%		10%		0%		0%		0%		0%		20%			
Time Period	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
6:00-7:00	0	0	0	0	0	0	0	0	7	0	3	0	0	0	10	0
7:00-8:00	335	125	12	5	15	6	0	0	46	11	20	20	16	16	444	184
8:00-9:00	753	418	27	15	35	19	0	0	144	34	64	61	40	24	1,063	572
9:00-10:00	1,756	1,255	63	45	81	58	0	0	213	46	94	81	81	48	2,288	1,533
10:00-11:00	2,844	1,882	102	68	131	87	0	0	229	46	101	81	162	65	3,568	2,227
11:00-12:00	3,638	3,053	131	110	167	140	0	0	229	57	101	101	242	81	4,509	3,542
12:00-1:00	4,057	3,555	146	128	187	163	487	487	206	57	91	101	404	242	5,577	4,734
1:00-2:00	4,182	3,973	150	143	192	183	1,137	1,137	206	46	91	81	566	364	6,524	5,926
2:00-3:00	4,057	4,182	146	150	187	192	1,137	1,137	222	34	98	61	485	364	6,331	6,120
3:00-4:00	3,973	4,182	143	150	183	192	1,137	1,137	213	23	94	40	485	364	6,227	6,089
4:00-5:00	3,638	3,764	131	135	167	173	1,137	1,137	176	23	78	40	404	364	5,731	5,636
5:00-6:00	3,304	3,137	119	113	152	144	1,137	1,137	107	11	48	20	566	485	5,432	5,047
6:00-7:00	3,429	2,718	123	98	158	125	1,299	1,299	53	11	23	20	727	727	5,813	4,999
7:00-8:00	3,722	2,509	134	90	171	115	1,462	1,462	16	11	7	20	808	768	6,320	4,976
8:00-9:00	3,638	2,300	131	83	167	106	1,624	1,624	16	11	7	20	808	808	6,392	4,953
9:00-10:00	2,551	1,673	92	60	117	77	1,624	1,624	7	0	3	0	808	808	5,202	4,242
10:00-11:00	1,338	1,589	48	57	62	73	1,624	1,624	7	0	3	0	727	768	3,809	4,111
11:00-12:00	544	544	20	20	25	25	1,299	1,299	0	0	0	0	566	687	2,453	2,574
12:00-1:00	0	0	0	0	0	0	1,137	1,137	0	0	0	0	404	566	1,541	1,703

<sup>1</sup> For storage areas the parking accumulation rates of Retail land use were used.

<sup>2</sup> For banks the parking accumulation rates of Office land use were used.

Table 7  
Shared Parking Analysis  
Existing Conditions + Best Buy + Pacific Theaters North Expansion, Lakewood Center Mall

	Retail (1/250 sft.)		Health Club (1/3 occ.)		Storage <sup>1</sup> (1/1500 sft.)		Cinema (1/3 seats)		Office (1/250 sft.)		Banks <sup>2</sup> (1/200 sft.)		Restaurants (1/3 seats)		Total	
Internal Capture	10%		10%		0%		0%		0%		0%		20%			
Time Period	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend	Weekday	Weekend
6:00-7:00	0	0	0	0	0	0	0	0	7	0	3	0	0	0	10	0
7:00-8:00	335	125	12	5	15	6	0	0	46	11	20	20	16	16	444	184
8:00-9:00	753	418	27	15	35	19	0	0	144	34	64	61	40	24	1,063	572
9:00-10:00	1,757	1,255	63	45	81	58	0	0	213	46	94	81	81	48	2,288	1,533
10:00-11:00	2,844	1,882	102	68	131	87	0	0	229	46	101	81	162	65	3,568	2,228
11:00-12:00	3,639	3,053	131	110	167	140	0	0	229	57	101	101	242	81	4,509	3,542
12:00-1:00	4,057	3,555	146	128	187	163	735	735	206	57	91	101	404	242	5,825	4,982
1:00-2:00	4,182	3,973	150	143	192	183	1,716	1,716	206	46	91	81	566	364	7,103	6,505
2:00-3:00	4,057	4,182	146	150	187	192	1,716	1,716	222	34	98	61	485	364	6,910	6,699
3:00-4:00	3,973	4,182	143	150	183	192	1,716	1,716	213	23	94	40	485	364	6,806	6,668
4:00-5:00	3,639	3,764	131	135	167	173	1,716	1,716	176	23	78	40	404	364	6,311	6,215
5:00-6:00	3,304	3,137	119	113	152	144	1,716	1,716	107	11	48	20	566	485	6,011	5,626
6:00-7:00	3,429	2,718	123	98	158	125	1,961	1,961	53	11	23	20	727	727	6,475	5,661
7:00-8:00	3,722	2,509	134	90	171	115	2,206	2,206	16	11	7	20	808	768	7,064	5,720
8:00-9:00	3,639	2,300	131	83	167	106	2,451	2,451	16	11	7	20	808	808	7,219	5,780
9:00-10:00	2,551	1,673	92	60	117	77	2,451	2,451	7	0	3	0	808	808	6,029	5,069
10:00-11:00	1,338	1,589	48	57	62	73	2,451	2,451	7	0	3	0	727	768	4,636	4,938
11:00-12:00	544	544	20	20	25	25	1,961	1,961	0	0	0	0	566	687	3,115	3,236
12:00-1:00	0	0	0	0	0	0	1,716	1,716	0	0	0	0	404	566	2,120	2,282

<sup>1</sup> For storage areas the parking accumulation rates of Retail land use were used.

<sup>2</sup> For banks the parking accumulation rates of Office land use were used.

## RECOMMENDATION OF PARKING NEEDS

The Project is a mixed-use commercial site and therefore is ideal for the application of shared parking. The shared parking analysis shows that the number of parking spaces at the Project site will exceed the maximum parking demand. The shared parking phenomenon is already occurring on the site, resulting in a surplus on-site parking. With Best Buy and expansion of the Pacific North Theaters a total of 506 net new spaces will be provided. Therefore adequate parking supply would be available (8,388 spaces) to accommodate the projected future demand (7,219) following the completion of Best Buy and Pacific North Theaters expansion.

## 4. SUMMARY

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A parking analysis was conducted for the Lakewood Center Mall to compare the parking requirements based on Code as well as with the application of a shared parking analysis. The Lakewood Center Mall has several land uses with varying parking requirements. Application of shared parking will result in a more efficient use of available parking to serve existing and future proposed land uses. A summary of the results is provided in Table 8.

A total of 7,882 parking spaces are currently available on site. According to Lakewood parking code, a total of 7,790 parking spaces are required for existing uses. Following the completion of Best Buy and the expansion of the Pacific North Theaters, the parking requirements per code would be 8,797.

With the application of shared parking, the number of parking spaces for existing uses is 6,362. Following the completion of Best Buy and expansion of Pacific North Theaters, the number of parking spaces required with shared parking is 7,219. This is approximately 18 percent lower than the parking requirements per code. The average parking ratio for the Lakewood Center Mall with shared parking is 4.13 spaces per 1,000 square-feet.

Parking demand has not reached capacity at the Lakewood Center Mall in recent years. Table 8 compares the shared parking analysis to code requirements. As shown in the table, the available parking supply (8,388 spaces) exceeds the parking requirements after the completion of Best Buy and Pacific Theaters North expansion as determined by shared parking analysis (7,219 spaces) by 1,169 spaces. Therefore, adequate parking supply would be available to accommodate the projected future demand following the completion of Best Buy and Pacific North Theaters expansion.

**TABLE 8**  
**Summary of Parking Requirements**  
**Lakewood Center Mall**

Scenario	Area Sq. Ft.	Parking Requirments		Percent Red.	Available Supply
		City Code	Shared Parking		
Existing Conditions	1,658,202	7,790	6,362	-18.33%	7,882
Existing + Best Buy	1,703,285	7,970	6,524	-18.14%	8,197
Existing + Best Buy + Pacific Theaters North Expansion	1,750,543	8,797	7,219	-17.94%	8,388

# ATTACHMENT 2

## Lakewood

Lakewood Center Mall  
Friday, August 15th, 2025

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Total	Regular	7486	727	1240	1898	2323	2664	2906	2824	2747	2873	2917	3185	3118	2915	2058
	Handicap	208	22	42	83	87	116	122	123	121	128	124	105	118	99	66
	Reserved - Red Lobster	0	0	0	0	0	1	2	0	2	3	6	4	6	6	4
	Reserved - Bank	0	1	11	9	14	18	19	10	13	14	1	1	0	0	1
	Reserved - Chili's	0	0	1	3	3	8	6	7	5	8	6	6	8	8	6
	Reserved - Chick-Fil-A	0	0	2	0	4	3	3	7	3	4	1	3	2	3	1
	Reserved - Outback	0	0	0	0	0	1	0	0	0	0	0	1	3	1	1
	El Torito Pick-up	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Reserved - Cal Pizza Kitchen	2	0	1	0	0	1	0	0	0	1	1	0	2	0	0
	Reserved - Macy's	8	0	1	0	0	1	3	4	6	5	3	7	3	3	0
	Reserved - Target Pick-Up	18	2	1	5	2	1	0	4	2	1	6	7	4	5	3
	Cane's Mobile Pick-up	2	0	0	0	0	2	2	2	0	0	1	0	1	1	0
	Reserved - Cane's	3	0	0	0	0	0	1	0	0	0	0	0	0	0	0
	Reserved - Mimi's Café	4	0	1	0	0	0	0	1	1	2	1	1	1	0	1
	Reserved - Buffalo Take Out	3	0	0	0	0	0	0	0	1	0	0	0	3	1	0
	Pick-Up	24	1	2	4	3	3	3	2	1	3	4	3	1	1	5
	Security	2	0	0	0	0	1	1	1	1	1	1	2	1	1	1
	Electric Vehicle	3	1	2	0	1	3	3	1	3	3	0	2	3	3	1
	Maintenance	1	0	0	0	0	1	0	1	1	1	1	1	1	1	0
	Loading	2	11	6	10	13	7	8	10	12	11	4	6	5	2	3
	Tires	14	1	3	6	11	11	11	11	9	11	10	10	6	8	1
	Reserved - Pro	9	5	5	6	7	4	7	8	5	7	6	3	3	1	1
	Reserved - Stonefire Grill	6	0	0	0	0	0	1	0	0	1	0	2	1	1	1
	Reserved - JCPenny	4	0	0	0	0	0	1	0	0	0	0	1	0	0	0
	Reserved - Applebee's	2	1	1	0	1	1	1	1	2	1	0	1	1	0	0

Total Occupancy  
Total Percent

7804	772	1319	2024	2469	2847	3100	3017	2935	3078	3093	3351	3291	3060	2154
	10%	17%	26%	32%	36%	40%	39%	38%	39%	40%	43%	42%	39%	28%

Properties North of Candlewood Street  
Friday, August 15th, 2025

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Total	Regular	571	96	177	212	235	344	341	349	265	272	283	359	268	352	293
	Handicap	40	3	3	4	2	14	12	11	9	8	13	12	16	15	7
	Reserved - Red Lobster	6	0	0	0	0	1	2	0	2	3	6	4	6	6	4
	Reserved - Bank	30	1	11	9	14	18	19	10	13	14	1	1	0	0	1
	Reserved - Chili's	8	0	1	3	3	8	6	7	5	8	6	6	8	8	6
	Reserved - Chick-Fil-A	11	0	2	0	4	3	3	7	3	4	1	3	2	3	1
	Reserved - Outback	3	0	0	0	0	1	0	0	0	0	0	1	3	1	1

Total Occupancy  
Total Percent

669	100	194	228	258	389	383	384	297	309	310	386	303	385	313
	15%	29%	34%	39%	58%	57%	57%	44%	46%	46%	58%	45%	58%	47%

Lakewood  
Lakewood Center Mall  
Saturday, August 16th, 2025

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Total	Regular	7486	717	1079	1731	2272	2686	3010	2993	2900	2960	2957	2770	2339	2017	1561
	Handicap	208	14	54	68	99	114	117	132	115	115	106	101	96	68	55
	Reserved - Red Lobster	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Reserved - Bank	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Reserved - Chili's	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Reserved - Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Reserved - Outback	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	El Torito Pick-up	3	0	0	0	1	1	4	0	0	0	0	0	0	0	0
	Reserved - Cal Pizza Kitchen	2	0	0	0	0	0	0	2	0	1	2	2	2	0	0
	Reserved - Macy's	8	0	0	1	0	2	0	6	4	5	4	3	2	2	0
	Reserved - Target Pick-Up	18	0	3	0	1	4	2	2	6	7	2	4	3	3	3
	Cane's Mobile Pick-up	2	0	0	2	2	2	2	1	0	0	1	1	0	0	0
	Reserved - Cane's	3	0	0	0	0	0	0	0	1	1	1	1	0	0	0
	Reserved - Mimi's Café	4	0	2	1	0	0	0	1	0	0	0	0	0	0	0
	Reserved - Buffalo Take Out	3	0	0	0	0	0	0	0	2	1	0	3	3	3	2
	Pick-Up	24	1	4	0	4	3	2	1	2	4	7	4	5	3	5
	Security	2	0	0	1	0	1	1	2	2	2	2	2	1	1	1
	Electric Vehicle	3	2	2	0	0	3	3	3	1	1	3	3	1	2	1
	Maintenance	1	0	0	0	0	0	0	1	1	1	1	1	1	0	1
	Loading	2	5	2	3	3	4	6	7	6	7	4	5	2	0	0
	Tires	14	1	1	5	14	11	11	12	10	10	8	6	5	1	0
	Reserved - Pro	9	5	4	7	7	9	7	9	4	4	1	6	2	3	2
	Reserved - Stonefire Grill	6	0	0	0	0	0	0	1	1	2	1	1	0	0	0
	Reserved - JCPenny	4	0	0	0	1	0	0	1	0	2	0	1	1	0	0
	Reserved - Applebee's	2	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Total Occupancy		7804	745	1151	1819	2404	2840	3165	3173	3056	3124	3099	2914	2463	2103	1632
Total Percent			10%	15%	23%	31%	36%	41%	41%	39%	40%	40%	37%	32%	27%	21%

Properties North of Candlewood Street  
Saturday, August 16th, 2025

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
Total	Regular	571	51	93	151	176	233	233	274	310	291	329	339	324	284	238
	Handicap	40	1	1	4	4	9	9	13	10	7	12	13	16	13	10
	Reserved - Red Lobster	6	0	0	0	0	1	0	1	1	1	6	4	3	3	3
	Reserved - Bank	30	0	9	14	25	11	2	1	0	2	0	0	1	1	0
	Reserved - Chili's	8	2	3	5	6	6	8	7	7	7	8	7	6	7	5
	Reserved - Chick-Fil-A	11	0	0	1	4	2	2	6	0	0	5	2	1	1	1
	Reserved - Outback	3	0	0	0	0	0	0	0	1	0	0	0	3	0	0
Total Occupancy		669	54	106	175	215	262	254	302	329	308	360	365	354	309	257
Total Percent			8%	16%	26%	32%	39%	38%	45%	49%	46%	54%	55%	53%	46%	38%



# ATTACHMENT 3

ULI Parking Calculation for Weekday and Weekend with City Rates

PARCEL #	TENANT	USE	Quantity		PARKING RATE		
					RATE	PARKING SPACE	
1	MIMI'S CAFÉ	FAMILY RESTAURAUNT	6,900	KSF SF	4.25	KSF GFA	29 spaces
1	RAISING CANES	FAST CASUAL/FAST FOOD	4,014	KSF SF	4.25	KSF GFA	17 spaces
1	BIG BLUE SWIM SCHOOL	HEALTH CLUB	10,600	KSF SF	4.25	KSF GFA	45 spaces
1	VACANT/SWEET TOMATOES (PENDING)	FAMILY RESTAURAUNT	8,210	KSF SF	4.25	KSF GFA	35 spaces
				Visitor	3.8		31 spaces
				Employees	0.45		4 spaces
1	GEORGE'S GREEK CAFÉ	FAST CASUAL/FAST FOOD	4,231	KSF SF	4.25	KSF GFA	18 spaces
1	SUPER MEX	FAST CASUAL/FAST FOOD	5,977	KSF SF	4.25	KSF GFA	25 spaces
1	ROUND TABLE PIZZA	FAST CASUAL/FAST FOOD	3,784	KSF SF	4.25	KSF GFA	16 spaces
1	VACANT (PREV. FUDDRUCKERS)	FAST CASUAL/FAST FOOD	8,097	KSF SF	4.25	KSF GFA	34 spaces
				Visitor	3.7		30
				Employees	0.55		4
1	VACANT (PREV. MALECON)	FAMILY RESTAURAUNT	12,000	KSF SF	4.25	KSF GFA	51 spaces
				Visitor	3.8		46
				Employees	0.45		5
1	BEST BUY	RETAIL (<400K SF)	45,000	KSF SF	4.25	KSF GFA	191 spaces
1	STARLIGHT CINEMAS	CINEPLEX	90,944	KSF SF	4.25	KSF GFA	387 spaces
1	DOLLAR TREE	RETAIL (<400K SF)	10,726	KSF SF	4.25	KSF GFA	46 spaces
1	BUFFALO WILD WINGS	FAST CASUAL/FAST FOOD	6,613	KSF SF	4.25	KSF GFA	28 spaces
1	VACANT (NEXT TO BWV & DT)	RETAIL (<400K SF)	2,008	KSF SF	4.25	KSF GFA	9 spaces
				Visitor	3.4		7
				Employees	0.85		2
1	VACANT (NEXT TO BWV & DT)	RETAIL (<400K SF)	5,083	KSF SF	4.25	KSF GFA	22 spaces
				Visitor	3.4		17
				Employees	0.85		4
1	STRIP MALL	RETAIL (1 MIL SF - 2 MIL SF)	1,204,285	KSF SF	4.25	KSF GFA	5118 spaces
1	BIOLIFE PLASMA SERVICES	MEDICAL/DENTAL OFFICE	12,564	KSF SF	4.25	KSF GFA	53 spaces
1	VACANT/SPIRIT HALLOWEEN	RETAIL (<400K SF)	33,244	KSF SF	4.25	KSF GFA	141 spaces
				Visitor	3.4		113
				Employees	0.85		28
1	APPLEBEES	FAMILY RESTAURAUNT	5,929	KSF SF	4.25	KSF GFA	25 spaces
1	MASSAGE ENVY	FAMILY RESTAURAUNT	4,564	KSF SF	4.25	KSF GFA	19 spaces
1	STONEFIRE GRILL	FAMILY RESTAURAUNT	6,547	KSF SF	4.25	KSF GFA	28 spaces
2	COSTCO	RETAIL (<400K SF)	166,718	KSF SF	4.25	KSF GFA	709 spaces
3	EL TORITO	FAMILY RESTAURAUNT	7,000	KSF SF	4.25	KSF GFA	30 spaces
3	AT&T	RETAIL	4,454	KSF SF	4.25	KSF GFA	19 spaces
4	BLACK ANGUS	FAMILY RESTAURAUNT	10,800	KSF SF	4.25	KSF GFA	46 spaces
4	DAVE'S HOT CHICKEN	FAST CASUAL/FAST FOOD	3,201	KSF SF	4.25	KSF GFA	14 spaces
4	MOUNTAIN VIEW TIRE AND AUTO SERVICE	RETAIL (<400K SF)	5,400	KSF SF	4.25	KSF GFA	23 spaces
5	BURLINGTON	RETAIL (<400K SF)	42,481	KSF SF	4.25	KSF GFA	181 spaces
5	24 HOUR FITNESS	HEALTH CLUB	45,000	KSF SF	4.25	KSF GFA	191 spaces
5	BANK OF AMERICA	RETAIL (<400K SF)	6,024	KSF SF	4.25	KSF GFA	26 spaces
5	HONEY BEE PEDIATRIC DENTISTRY	MEDICAL/DENTAL OFFICE	1,923	KSF SF	4.25	KSF GFA	8 spaces
5	WHOLESALE NUTRITION CENTER	RETAIL (<400K SF)	1,891	KSF SF	4.25	KSF GFA	8 spaces
6	HOME DEPOT	RETAIL (<400K SF)	133,029	KSF SF	4.25	KSF GFA	565 spaces
7	ALBERTSONS	RETAIL (<400K SF)	50,000	KSF SF	4.25	KSF GFA	213 spaces
TOTAL REQUIRED PARKING							8369 spaces
TOTAL PROVIDED PARKING							7804 spaces
DELTA							-565 spaces

Weekday		7804 stalls																			Peak Demand	
Land Use		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM		
Retail																						
Vacant - Parcel 1 - 2,008 SF	Visitor	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%		
ULI - Retail (<400K SF)	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%		
Vacant - Parcel 1 - 5,083 SF	Visitor	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%		
ULI - Retail (<400K SF)	Employees	10%	15%	25%	45%	75%	91%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%		
Vacant - Parcel 1 - Spirit Halloween	Visitor	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%		
ULI - Retail (<400K SF)	Employees	10%	15%	25%	45%	75%	91%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%		
Family Restaurant																						
Vacant - Parcel 1 - Sweet Tomatoes	Visitor	25%	60%	75%	85%	90%	100%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	75%	25%		
ULI - Family Restaurant	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%		
Vacant - Parcel 1 - Prev. Malecon	Visitor	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	75%	25%		
ULI - Family Restaurant	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%		
Fast Casual/Fast Food																						
Vacant - Parcel 1 - Prev. Fuddruckers	Visitor	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%		
ULI - Fast Casual/Fast Food	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%		
Peak Demand Retail	Visitor	1	7	21	48	82	103	137	137	130	117	117	117	123	110	89	62	21	7	-		
	Employee	3	5	9	15	26	33	34	34	34	34	34	34	34	34	31	21	14	7	-		
	Sub-total	5	12	29	63	108	135	171	171	165	151	151	151	158	144	120	82	34	14	-		
Peak Demand Family Restaurant	Visitor	19	38	46	58	65	69	77	69	38	35	35	58	61	61	61	46	42	58	19		
	Employees	5	7	8	8	9	9	9	9	7	7	7	9	9	9	9	7	6	6	3		
	Sub-total	24	45	54	66	74	78	86	78	47	41	41	66	70	70	70	53	48	64	22		
Peak Demand Fast Casual/Fast Food	Visitor	1	3	6	9	16	25	30	30	27	18	16	18	25	24	15	9	6	3	1		
	Employee	1	1	1	2	3	4	4	4	4	3	3	3	4	4	3	2	1	1	1		
	Sub-total	2	4	7	11	20	30	34	34	34	31	21	19	21	29	28	18	11	7	4	2	
Total Demand	Projected Demand	31	61	91	140	202	244	292	284	243	213	211	238	257	242	208	146	90	81	25		
	Observed Demand	791	791	1,139	1,825	2,249	2,511	2,753	2,687	2,690	2,825	2,837	3,021	3,028	2,705	1,856	1,856	1,856	1,856		6:00 PM	4,491
	Observed and Projected Demand	822	852	1,279	2,027	2,493	2,803	3,037	2,930	2,903	3,036	3,075	3,278	3,270	2,913	2,002	1,946	1,937	1,881	1,856		
	Time-of-Month Adjustment	1,126	1,167	1,208	1,752	2,777	3,414	3,839	4,160	4,014	3,977	4,159	4,213	4,491	4,480	3,990	2,743	2,665	2,654	2,576		
	Utilization	14%	15%	15%	22%	36%	44%	49%	53%	51%	51%	53%	54%	58%	57%	51%	35%	34%	34%	33%	58%	

Weekend		7804 stalls																			Peak Demand	
Land Use		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM		
Retail																						
Vacant - Parcel 1 - 2,008 SF	Visitor	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%		
ULI - Retail (<400K SF)	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%	
Vacant - Parcel 1 - 5,083 SF	Visitor	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%		
ULI - Retail (<400K SF)	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%	
Vacant - Parcel 1 - Spirit Halloween	Visitor	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%		
ULI - Retail (<400K SF)	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%	
Family Restaurant																						
Vacant - Parcel 1 - Sweet Tomatoes	Visitor	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%		
ULI - Family Restaurant	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	75%	95%	95%	95%	80%	65%	65%	35%		
Vacant - Parcel 1 - Prev. Malecon	Visitor	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%		
ULI - Family Restaurant	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	75%	95%	95%	95%	80%	65%	65%	35%		
Fast Casual/Fast Food																						
Vacant - Parcel 1 - Prev. Fuddruckers	Visitor	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%		
ULI - Fast Casual/Fast Food	Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%		
Peak Demand Retail	Visitor	14	7	41	69	96	123	130	137	137	130	123	110	103	96	89	69	41	14	-		
	Employee	3	5	14	26	29	33	34	34	34	34	34	33	29	27	26	22	15	5	-		
	Sub-total	5	12	55	94	125	156	165	171	171	165	158	142	132	123	115	91	57	19	-		
Peak Demand Family Restaurant	Visitor	8	19	35	54	69	69	77	65	50	31	35	46	54	54	50	23	19	12	8		
	Employees	5	7	8	8	9	9	9	9	9	7	7	9	9	9	9	7	6	6	3		
	Sub-total	12	26	43	62	78	78	86	74	59	40	41	53	62	62	59	30	25	17	11		
Peak Demand Fast Casual/Fast Food	Visitor	1	3	6	9	16	25	30	30	27	18	16	18	25	24	15	9	6	3	1		
	Employee	1	1	1	2	3	4	4	4	4	3	3	3	4	4	3	2	1	1	1		
	Sub-total	2	4	7	11	20	30	34	34	31	21	19	21	29	28	18	11	7	4	2		
Total Demand	Projected Demand	19	42	105	167	223	264	285	280	262	225	218	216	224	214	191	132	89	40	13		
	Observed Demand	772	772	1,183	1,849	2,461	2,903	3,206	3,223	3,110	3,155	3,127	2,938	2,481	2,114	1,632	1,632	1,632	1,632		1:00 PM 4,776	
	Observed and Projected Demand	791	814	877	1,350	2,072	2,725	3,188	3,486	3,485	3,335	3,343	3,162	2,695	2,305	1,764	1,721	1,672	1,645			
	Time-of-Month Adjustment	1,084	1,115	1,201	1,849	2,839	3,733	4,367	4,776	4,773	4,569	4,621	4,580	4,331	3,692	3,158	2,416	2,358	2,291	2,254		
	Utilization	14%	14%	15%	24%	36%	48%	56%	61%	61%	59%	59%	59%	56%	47%	40%	31%	30%	29%	25%	61%	

# ATTACHMENT 4

## ULI Parking Calculation for Weekday and Weekend with City Rates

PARCEL #	TENANT	USE	Quantity		PARKING RATE		
					RATE	PARKING SPACE	
8	IHOP	RETAIL (<400K SF)	2,850	KSF SF	4.25	KSF GFA	12 spaces
8	CHIPOTLE	FAST CASUAL/FAST FOOD	2,700	KSF SF	4.25	KSF GFA	11 spaces
9	BEVMO	RETAIL (<400K SF)	5,197	KSF SF	4.25	KSF GFA	22 spaces
9	FIVE GUYS	FAST CASUAL/FAST FOOD	2,661	KSF SF	4.25	KSF GFA	11 spaces
9	VACANT	FAST CASUAL/FAST FOOD	1,461	KSF SF	4.25	KSF GFA	6 spaces
				Visitor	3.7		5
				Employees	0.55		1
9	FLAME BROILER	FAST CASUAL/FAST FOOD	1,300	KSF SF	4.25	KSF GFA	6 spaces
9	UNIFY CREDIT UNION	BANK	1,924	KSF SF	4.25	KSF GFA	8 spaces
10	VITAMIN SHOPPE	RETAIL (<400K SF)	4,000	KSF SF	4.25	KSF GFA	17 spaces
10	VERIZON	RETAIL (<400K SF)	3,000	KSF SF	4.25	KSF GFA	13 spaces
10	RED LOBSTER	FAMILY RESTAURAUNT	7,600	KSF SF	4.25	KSF GFA	32 spaces
11	LUNA GRILL	FAMILY RESTAURAUNT	2,882	KSF SF	4.25	KSF GFA	12 spaces
11	VACANT/MILKSHA (PENDING)	FAST CASUAL/FAST FOOD	1,516	KSF SF	4.25	KSF GFA	6 spaces
				Visitor	3.7		6
				Employees	0.55		1
11	SPECTRUM	RETAIL (<400K SF)	4,294	KSF SF	4.25	KSF GFA	18 spaces
11	JERSEY MIKE'S	FAST CASUAL/FAST FOOD	1,640	KSF SF	4.25	KSF GFA	7 spaces
11	AMERICA'S BEST	RETAIL (<400K SF)	3,000	KSF SF	4.25	KSF GFA	13 spaces
11	NOTHING BUNDT CAKES	FAST CASUAL/FAST FOOD	2,000	KSF SF	4.25	KSF GFA	9 spaces
11	MATTRESS FIRM	RETAIL (<400K SF)	5,000	KSF SF	4.25	KSF GFA	21 spaces
11	DXL MEN'S APPAREL	RETAIL (<400K SF)	7,500	KSF SF	4.25	KSF GFA	32 spaces
11	CANDLEWOOD SMILES DENTISTRY	MEDICAL/DENTAL OFFICE	3,000	KSF SF	4.25	KSF GFA	13 spaces
11	MEMORIALCARE	MEDICAL/DENTAL OFFICE	7,000	KSF SF	4.25	KSF GFA	30 spaces
12	OUTBACK STEAKHOUSE	FAMILY RESTAURAUNT	6,300	KSF SF	4.25	KSF GFA	27 spaces
13	JAMBA JUICE	FAST CASUAL/FAST FOOD	1,208	KSF SF	4.25	KSF GFA	5 spaces
13	VACANT/JIMMY JOHN'S (PENDING)	FAST CASUAL/FAST FOOD	1,271	KSF SF	4.25	KSF GFA	5 spaces
				Visitor	3.7		5
				Employees	0.55		1
13	VACANT/CAVA (PENDING)	FAST CASUAL/FAST FOOD	2,773	KSF SF	4.25	KSF GFA	12 spaces
				Visitor	3.7		10
				Employees	0.55		2
13	CHILI'S	FAMILY RESTAURAUNT	6,000	KSF SF	4.25	KSF GFA	26 spaces
13	CHICK-FIL-A	FAST CASUAL/FAST FOOD	4,151	KSF SF	4.25	KSF GFA	18 spaces
14	AMERICA'S TIRE	RETAIL (<400K SF)	8,688	KSF SF	4.25	KSF GFA	37 spaces
15	STARBUCKS	FAST CASUAL/FAST FOOD	1,818	KSF SF	4.25	KSF GFA	8 spaces
16	WELLS FARGO	BANK	5,000	KSF SF	4.25	KSF GFA	21 spaces
TOTAL REQUIRED PARKING							458 spaces
TOTAL PROVIDED PARKING							669 spaces
DELTA							211 spaces

Weekday		669 stalls																			Peak Demand	
Land Use		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM		
		Fast Casual/Fast Food																				
Vacant - Parcel 9	Visitor	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%		
ULI - Fast Casual/Fast Food	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%		
Vacant - Parcel 11 - Milksha	Visitor	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%		
ULI - Fast Casual/Fast Food	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%		
Vacant - Parcel 13 - Jimmy John's	Visitor	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%		
ULI - Fast Casual/Fast Food	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%		
Vacant - Parcel 13 - Cava	Visitor	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%		
ULI - Fast Casual/Fast Food	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%		
Peak Demand Fast Casual/Fast Food	Visitor	1	3	5	8	14	22	26	26	23	16	14	16	22	21	13	8	5	3	1		
	Employee	1	1	1	2	3	4	4	4	4	3	2	3	3	3	2	2	1	1	1		
	Sub-total	2	3	6	9	17	26	30	30	27	18	17	18	26	24	15	9	6	3	2		
Total Demand	Projected Demand	2	3	6	9	17	26	30	30	27	18	17	18	26	24	15	9	6	3	2	12:00 PM	419
	Observed Demand	100	100	100	194	228	258	389	383	384	297	309	310	386	303	385	313	313	313	313		
	Observed and Projected Demand	102	103	106	203	245	284	419	413	411	315	326	328	412	327	400	322	319	316	315		
	Utilization	15%	15%	16%	30%	37%	42%	63%	62%	61%	47%	49%	49%	62%	49%	60%	48%	48%	47%	47%		63%

Weekend		669 stalls																			Peak Demand	
Land Use		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM		
		Fast Casual/Fast Food																				
Vacant - Parcel 9	Visitor	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%		
ULI - Fast Casual/Fast Food	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%		
Vacant - Parcel 11 - Milksha	Visitor	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%		
ULI - Fast Casual/Fast Food	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%		
Vacant - Parcel 13 - Jimmy John's	Visitor	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%		
ULI - Fast Casual/Fast Food	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%		
Vacant - Parcel 13 - Cava	Visitor	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%		
ULI - Fast Casual/Fast Food	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%		
Peak Demand Fast Casual/Fast Food	Visitor	1	3	5	8	14	22	26	26	23	16	14	16	22	21	13	8	5	3	1		
	Employee	1	1	1	2	3	4	4	4	3	2	3	3	3	3	2	2	1	1	1		
	Sub-total	2	3	6	9	17	26	30	30	27	18	17	18	26	24	15	9	6	3	2		
Total Demand	Projected Demand	2	3	6	9	17	26	30	30	27	18	17	18	26	24	15	9	6	3	2	6:00 PM	391
	Observed Demand	54	54	54	106	175	215	262	254	302	329	308	360	365	354	309	257	257	257	257		
	Observed and Projected Demand	56	57	60	115	192	241	292	284	329	347	325	378	391	378	324	266	263	260	259		
	Utilization	8%	9%	9%	17%	29%	36%	44%	42%	49%	52%	49%	57%	58%	57%	48%	40%	39%	39%	39%		58%

## ORDINANCE NO. 2026 -1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING THE LAKEWOOD MUNICIPAL CODE TO MODIFY REQUIRED PARKING STANDARDS FOR REGIONAL SHOPPING CENTERS AND NEIGHBORHOOD SHOPPING CENTERS THAT ARE WITHIN 100 FEET OF A REGIONAL SHOPPING CENTER.

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

SECTION 1. PURPOSE. The Lakewood City Council hereby finds that there is a need to update and reevaluate the required parking standards for Regional Shopping Centers and create a separate standard for those Neighborhood Shopping Centers that are within 100 feet of a Regional Shopping Center.

This ordinance has been requested by the applicant, Pacific Retail Capitol Partners (PRCP), who recently purchased the Lakewood Center Mall. The request is predicated on the observation that overall parking demand at regional malls nationwide has been declining for the last 20 years. The primary reason for the decline is the increase in on-line shopping, competition from newer regional shopping centers, and consumers using ride-sharing and mobile meal delivery options.

PRCP recently contracted Kimley-Horn, an engineering consultant, to prepare a *Parking Demand Study* (Study) for Lakewood Center mall to evaluate current parking demands. The current Regional Shopping Center parking standard of 4.25 spaces per 1,000 square feet of gross leasable area was justified 27 years ago by another study, the *Parking Analysis for Lakewood Center Mall* that was prepared by Barton-Aschman Associates for the Macerich Company on February 11, 1998. In their report dated October 27, 2025, Kimley-Horn recommends:

a) Reducing the required ratio from 4.25 to 3.0 parking spaces per 1,000 square feet of gross leasable area for regional shopping centers.

b) Changing the existing parking requirement for the Candlewood Shops to be 5.25 parking spaces per 1,000 square feet of gross leasable area for neighborhood shopping centers that are within 100 feet of a regional shopping center. This recognizes that there is an increased demand for parking on these properties as they are supporting both regional and local shopping demands.

SECTION 2. INTENT. It is the intent of this ordinance to update and clarify parking standards for both Regional Shopping Centers and Neighborhood Shopping Centers that are within 100 feet of a Regional Shopping Center. The Kimley-Horn study found that there are currently 8,473 spaces provided with 7,804 spaces in the “Super Block” Regional Shopping Center and 669 spaces north of Candlewood Street in the two redefined Neighborhood Shopping Centers. The Regional Shopping Center at full capacity will use 4,776 (61%) of the provided parking during the weekend peak parking period with a surplus of 3,028 (39%). The Candlewood Shops north of Candlewood at full capacity will use 419 spaces (63%) of the provided parking spaces, leaving a 250 (37%) parking space surplus.

SECTION 3. Section 9302.39a the Lakewood Municipal Code regarding the definition of a Regional Shopping Center is hereby repealed and replaced in its entirety by the following definition of Neighborhood Shopping Center, which is added to read as follows:

**9302.39a Shopping Center, Neighborhood.**

**SHOPPING CENTER, NEIGHBORHOOD**

- A. A commercial shopping center located on property zoned to allow commercial uses with two or more tenants, regardless of the number of lots or the property ownership thereof. This is a commercial center that generally has street-oriented external store fronts and includes a variety of services such as: general retail, restaurants, personal services, home improvement, electronics, specialty shops, boutiques, medical/dental and business offices/services.
- B. A Neighborhood Shopping Center should be developed with a common architectural design, where possible. The center shall have reciprocal parking, pedestrian walkways, and driveway access. The center shall have a single management entity to oversee the maintenance and operation of all exterior areas of all parcels, irrespective of property ownership or tenant leasehold. A Neighborhood Shopping Center may have parcels that are separated by a public right-of-way such as a street or alley.

SECTION 4. Section 9302.39b of the Lakewood Municipal Code regarding the definition of Regional Shopping Center is hereby added to read as follows:

**9302.39b Shopping Center, Regional.**

**SHOPPING CENTER, REGIONAL**

- A. An integrated commercial shopping center on a lot or a group of adjoining lots or parcels that the total of which equals or exceeds 100 acres in area and that is zoned to allow General Commercial (C-4) land uses with multiple tenants. This is a commercial center that includes a variety of services such as: general retail, restaurants, personal services, home improvement, electronics, specialty shops, boutiques, medical/dental and business offices/services. In addition, it allows public assembly uses, theaters, entertainment land uses and cultural events, exhibits and other public gatherings.
- B. A Regional Shopping Center should be developed with a common architectural design, where possible. The regional center shall have reciprocal parking, pedestrian walkways, and driveway access. The regional center shall have a single management entity to oversee the maintenance and operation of all exterior areas of all parcels within the regional center, irrespective of property ownership or tenant leaseholds. A Regional Shopping Center may have parcels separated by a public right-of-way.

SECTION 5. Subsections 9340 B. 36. and 37. of the Lakewood Municipal Code regarding adding Shopping Center, Neighborhood as an allowed use in the Neighborhood Commercial (C-1) zoning district and renumbering the term “Tailor” are hereby amended to read as follows:

**9340. Uses Permitted.**

- ...
- B.** Retail stores, shops, businesses, and services, including, but not specifically limited thereto, the following:
- ...
37. Shopping Center, Neighborhood  
38. Tailor
- ...

SECTION 6. Subsection 9350 A. 12 of the Lakewood Municipal Code regarding adding a definition for Shopping Center, Regional as an allowed use in the General Commercial (C-4) zoning district is hereby added to read as follows:

**9350. Uses Permitted.**

- A.** Any use permitted as a matter of course in the C-3 zone under the same specified conditions, and including, in addition, the following:
- ...
12. Shopping Center, Regional
- ...

SECTION 7. Subsection 9490.S.3 of the Lakewood Municipal Code regarding automobile parking spaces required for a Regional Shopping Center is hereby amended to read as follows:

**9490. Automobile Parking Spaces Required.**

- ...
- S.3. Regional Shopping Center.** Three (3) parking spaces per 1,000 square feet of gross building area of each use therein contained.
- (a) An adjacent Neighborhood Shopping Center that is wholly or partially within a 100-foot radius of a Regional Shopping Center shall provide not less than 5.25 parking spaces per 1,000 square feet of gross building area for the entire shopping center.

SECTION 8. CEQA. This Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which is the general “common sense” rule that CEQA applies only to projects which have a potential for causing a significant effect on the environment. CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. This Ordinance has no impact on the physical environment as it will only modify administrative procedures and not result in any changes to the physical environment.

SECTION 9. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion

thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 10. CONTINUITY. To the extent the provisions of the Lakewood Municipal Code as amended by this Ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this Ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 11. CERTIFICATION. The City Clerk shall certify the adoption of this Ordinance and shall post a certified copy of this Ordinance, including the vote for and against same, in the Office of the City Clerk, in accordance with Government Code Section 36933. The City Council hereby finds and determines there are no newspapers of general circulation both published and circulated within the City and, in compliance with Section 36933 of the Government Code, directs the City Clerk to cause the ordinance within 15 days after its passage to be posted in at least three (3) public places within the City as established by Ordinance.

SECTION 12. EFFECTIVE DATE. This Ordinance shall be posted and/or published as required by law and shall take effect thirty (30) days after its adoption.

ADOPTED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2026, by the following roll call vote:

	AYES	NAYS	ABSENT
Council Member Wood	_____	_____	_____
Council Member Croft	_____	_____	_____
Council Member Arellano	_____	_____	_____
Council Member Rogers	_____	_____	_____
Mayor Chase	_____	_____	_____

\_\_\_\_\_  
Mayor

ATTEST:

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



# DIVIDER SHEET

*Reports*

## **COUNCIL AGENDA**

January 13, 2026

**TO:** Honorable Mayor and City Council

**SUBJECT:** Spring Recreation Programs and Events

### **INTRODUCTION**

The 2026 Spring Recreation Catalog cover highlights spring activities and events, such as Woody the Tree and Earth Walk, LYS Basketball, Karaoke at the Weingart Senior Center and a gymnastics contract class. As always, the catalog features an exciting variety of classes, programs and community events guaranteed to engage the entire family.

The new catalog will be posted online on Thursday, January 15, at which time registration for recreation classes will open for residents. Non-resident registration opens on Monday, January 26. Most classes and activities will begin the week of Monday, February 2.

### **STATEMENT OF FACT**

#### **The Pan Am Fiesta**

Lakewood's Pan Am Fiesta is colorfully highlighted on the back page of the catalog and will take place Friday, May 8 through Sunday, May 10. Live entertainment, amusement rides, food booths, a craft fair and special evening concerts will be offered Friday, May 8 and Saturday, May 9.

#### **Family Programs**

A variety of family programs will be offered this spring. FUN-Tastic Family Nights continue to be a popular and affordable family activity, offering a tasty meal with engaging entertainment. Three events are scheduled for this spring, beginning with "Professor Egg Head: Dry Ice" on Friday, February 20, where participants can watch the magic of dry ice unfold and also explore it themselves in a safe and fun way. Bubblemania comes to The Centre on Friday, March 20, with "The Science of Bubbles" to dazzle participants with bubble tricks and fascinating science concepts. And on Friday, April 24, participants can step into a world of music, puppets and laughter with Ranger Jack's Music and Puppet Show.

The popular Earth Walk event will return to Monte Verde Park on Saturday, March 14, beginning at 10 a.m. The event will once again promote Earth-friendly practices and demonstrate various ways to conserve precious resources and create savings on utilities in households. Woody the Magical Tree will be on hand to help little ones learn about the Earth and some of the flora and fauna native to Southern California. Service providers like Southern California Edison will demonstrate how their work in Lakewood keeps the city clean and safe, while continuing to develop Earth-friendly practices. Green-themed crafts and completing the Passport to Planet Earth will keep children engaged in the various event elements.

## Spring Recreation Programs and Events

January 13, 2026

Page 2

Mother-Son Date Night will return to the Lakewood Youth Center on Saturday, March 21. Mothers, grandmothers, aunts and guardians can invite their favorite little cowboy and mosey on down to a "Western Roundup" featuring line dancing, wild west games, and a delicious dinner.

Daddy-Daughter Date Night returns on Friday, April 10. The "Boots and Bows" themed event invites dads, grandfathers, uncles and guardians to dust off their boots and grab their favorite little girl to enjoy a semi-formal affair while dressed in their best hats and bolo ties. The event will be held at The Centre in the Weingart Ballroom. Up to 250 guests will dine and dance the evening away.

To round out spring events, the Play at Palms series at Palms Park offers the popular Community Car Show Series this spring with events on April 10 and June 12. Families can enjoy the beauty of classic and modern cars at this free event which also features a food truck, inflatables and community vendors.

### **Spring Break**

Spring Break Day Camp is a program for children ages 6-12, and will be offered April 6-10 at Monte Verde Park. The program will provide supervised activities from 7 a.m. to 6 p.m. on a 1:12 staff-to-camper ratio. Programmed activities will include a variety of arts and crafts, outdoor sports, indoor games and specialized activities. The fees for camp is \$155 for Lakewood residents, and \$170 for non-residents and includes a planned excursion to Boomers Park in Irvine on April 8.

The Easter Bunny will visit eight city parks on Saturday, April 4. Participants will enjoy a holiday craft and an egg hunt for preschool and elementary school children.

### **Travel Programs**

Travel trips offer residents comfortable accommodations on charter buses along with relieving the stress of driving long distances or through busy Southern California traffic. Four exciting trips are scheduled for the spring, one per month from March through June. The first trip, on Saturday, March 14, will take participants to explore the magic of Hollywood at the Academy Museum of Motion Pictures, the world's premier institution dedicated to the art of history and film. On Saturday, April 11, participants will travel to Malibu to view the collection and changing exhibitions of the Getty Villa, and on Saturday, May 2 participants will discover the rich history of Los Angeles' own San Antonio Winery, celebrating over 100 years of tradition with a guided wine tasting in the historic Stefano Cellar. Finally, on Thursday, June 25, participants will travel to the Pantages Theater in Los Angeles to see Andrew Lloyd Webber's legendary musical "The Phantom of the Opera."

### **Older Adult and Active+ Programming**

Lakewood's older adult population will also find many opportunities to get out and get active this spring. Walking Club, Tech Talk, Pickleball, stretch classes, chair volleyball, and cardio circuit continue to meet frequently, with Bunco Parties in March, April and May, and Canvas and Cupcake Parties in February, April and May. Seasonal Cookie Decorating will also be offered in February, April and May, and Trivia Night events will be offered in March and May. The popular AARP Smart Driver Course will provide three offerings this year on February 24 and 25, April 28 and 29, and again on May 26 and 27. A new WRD Eco Gardener Workshop will be offered on March 17, to teach participants about edible gardening at home.

Although construction work at the Weingart Senior Center is expected to commence in February, most regularly scheduled activities will continue at Mayfair Park as senior programming will occupy space in the Activity and Sierra rooms of the community building. Recreation staff will lead and conduct the normal schedule of fitness classes including cardio salsa on Mondays at 9 a.m., stretch and meditate on Mondays at 10:15 a.m., low impact aerobics and also chair exercise on Tuesdays and Thursdays at 9 a.m. and 10:30 a.m. respectively, and mat exercise on Wednesdays and Fridays at 9 a.m. A new Yoga Therapy class will also be added to the lineup on Fridays at 10:30 a.m. Congregate lunch and social activities including holiday parties, bingo and karaoke will continue, at their usual times, in the Mayfair Park Activity room. Artistic programming will continue to incorporate such courses as plastic canvas needlepoint, knitting and crochet every Wednesday after lunch. A general arts and crafts class will continue to be held twice per month on Wednesdays at 1 p.m. Watercolor painting will be offered on Fridays at 10 a.m. in the art studio at The Centre. Educational seminars and social engagement classes such as lip/speech reading will continue to be available in the art studio as well.

This spring, grandparents are welcome to bring grandchildren and great-grandchildren to the annual Grandparents Easter Party on Thursday, April 2nd, in the Mayfair Park Activity room, where they can celebrate the holiday together dying eggs, making crafts and visiting with the Easter Bunny.

### **Lakewood Volunteer Day**

Lakewood Volunteer Day is scheduled for Saturday, April 18 and will once again demonstrate how Lakewood supports aging and disabled residents through neighbors helping neighbors. Over 25 project sites are estimated to be painted, weeded, pruned or simply cleaned up as staff match neighbors in need with scout troops, churches, service organizations and individual resident volunteers. Site work begins at 8 a.m. and as volunteer groups complete their assignments, they will gather at the Lakewood Youth Center for a thank you luncheon and a gathering of well-doers sharing their positive experiences. Continuing their support for this community service initiative, EDCO Waste Services will donate refuse bins to assist with the clean-up of several homes and yards.

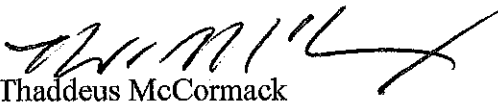
## **SUMMARY**

Residents are encouraged to create memories by coming out to play, volunteer and discover fun, healthy and positive recreational experiences this spring. The Recreation and Community Services Department maintains familiar events such as Earth Walk and the Pan Am Fiesta and offers new programming that promotes physical fitness and builds on family and social opportunities.

## **RECOMMENDATION**

Staff recommends the City Council receive and file this report.

Valarie Frost, Director   
Recreation and Community Services

  
Thaddeus McCormack  
City Manager

# DIVIDER SHEET

*Successor  
Agency*



## SUCCESSOR AGENCY AGENDA

January 13, 2026

**TO:** The Honorable Successor Agency to the former Redevelopment Agency to the City of Lakewood

**SUBJECT:** Recognized Obligation Payment Schedule (ROPS) for July 1, 2026 through June 30, 2027 – ROPS 26-27 and Administrative Budget FY 26-27

### INTRODUCTION

The Successor Agency is required to submit an annual ROPS pursuant to California Health and Safety Code Section 34177(o)(1) to the county auditor controller and Department of Finance (DOF) no later than February 1<sup>st</sup>, with an annual amendment process as stated in Section 34177(o)(1)(E).


### STATEMENT OF FACT


The ROPS 25-26 includes the following updates:

- As adopted by Oversight Board Resolution No. OB-2016-3 and as allowed by H&S Section 34191.4(b), the loan agreements between the redevelopment agency and the low and moderate income housing fund were available for repayment starting in FY 19-20. This includes the Supplemental Educational Revenue Augmentation Fund (SERAF) loans with a remaining balance of \$23,756, and deferred housing funds with a remaining balance of \$360,174. Repayment is subject to the calculation set forth by H&S Section 34191.4(b)(3)(A). Repayment of housing loans has priority over repayment of any other loans to the city.
- Per H&S Code 34191.4(b) upon issue of finding of completion by the DOF and approval of the oversight board, loan agreements entered into between the redevelopment agency and the city shall be deemed to be enforceable and shall be recalculated at three percent. Twenty percent of repayment is to be set-aside for the Housing Successor Agency. Loans will be re-assessed at four percent after DOF approval of the Last and Final ROPS.
- Per DOF's letter dated December 17, 2015, they approved the unfunded pension obligations but asked that the liabilities calculation be based on the fixed amount from 2012 and not the one updated in 2013, as originally requested by the Agency. CalPERS recalculates liabilities annually to reflect new factors. The Agency's stance is that although the Successor Agency ceased to exist in January 2012, the liabilities continue to change therefore the calculation should be updated accordingly.

### RECOMMENDATION

It is recommended that the City Council approve the Recognized Obligations Payment Schedule for July 1, 2026 Through June 30, 2027 – ROPS 26-27 and the Administrative Budget for FY 26-27.

  
Jose Gomez  
Director of Finance & Administrative Services

  
Thaddeus McCormack  
City Manager

<b>Successor Agency to the former Lakewood Redevelopment Agency</b>					
<b>Administrative Budget (ROPS 26-27)</b>					
<b>Fiscal Year 2026-27</b>					
			<b>Requested</b>	<b>Estimated</b>	
<b>Expense Category</b>			<b>Admin Allowance</b>	<b>6-Month Budget</b>	<b>Description</b>
	<b>Project Management Cost</b>				
	Director of Finance and Administrative Services (8%)		28,971	14,485	Prepare the Recognized Obligation Payment Schedule (ROPS), Prior Period Adjustment (PPA), Meet & Confer forms, and the development of the Last & Final ROPS as required by the H&S Code. Prepare the staff reports and resolutions for the Successor Agency (SA) and Oversight Board (OB). Coordinate and answer questions for the OB, LA County Board of Supervisor Executive Office, LA County Auditor-Controller, DOF, and other agencies; monitor and reconcile incoming and outgoing cash flow. Process the disbursements of obligations, performs accounting activities, maintains documentation, and execution of the SA wind-down activities.
	Asst. Director of Finance and Administrative Services (15%)		31,322	15,661	
	Accounting and Grants Manager (3%)		5,872	2,936	
	Accountant (3%)		3,956	1,978	
	Accounting Technician (2%)		2,268	1,134	
		<b>Total Project Management Cost</b>	<b>72,389</b>	<b>36,195</b>	
	<b>General Admin Cost</b>				
	City Manager (5%)		20,237	10,119	Overall administration of the SA, reviews SA agendas and reports, reviews SA budget, provides legal guidance to the SA, and maintains SA online documents. Compiles and reviews SA agendas and reports, gathers and retains SA documents, and monitors SA records.
	Deputy City Manager (2%)		6,200	3,100	
	City Clerk (2%)		3,601	1,800	
	Assistant City Clerk (2%)		2,878	1,439	
	Accounting and Auditing		9,500	4,750	Audits, accounting services, and other financial-related services. Financial systems used to track and account for successor agency activities
	Consultants and Other Contract Services		50,200	25,100	Includes a portion of various SA contract services such as IT, risk management and insurance, as well as property tax software, calculation reports, and cash flow projections. Consultant for the development of the Last and Final ROPS.
	Legal Services		11,000	5,500	Review staff reports and provide legal services as needed.
	Overhead and Departmental Supplies		10,000	5,000	Supplies, office overhead, includes utilities, printing, copying, postage, etc, and other related expenses
		<b>Total General Admin Cost</b>	<b>113,616</b>	<b>56,808</b>	
<b>Total</b>			<b>186,005</b>	<b>93,002</b>	

**Recognized Obligation Payment Schedule (ROPS 26-27) - Summary**  
**Filed for the July 1, 2026 through June 30, 2027 Period**

**Successor Agency:** Lakewood

**County:** Los Angeles

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>26-27A Total (July - December)</b>	<b>26-27B Total (January - June)</b>	<b>ROPS 26-27 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	<b>\$ 2,248,444</b>	<b>\$ 2,248,443</b>	<b>\$ 4,496,887</b>
F RPTTF	2,155,441	2,155,441	4,310,882
G Administrative RPTTF	93,003	93,002	186,005
<b>H Current Period Enforceable Obligations (A+E)</b>	<b>\$ 2,248,444</b>	<b>\$ 2,248,443</b>	<b>\$ 4,496,887</b>

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Lakewood**  
**Recognized Obligation Payment Schedule (ROPS 26-27) - ROPS Detail**  
**July 1, 2026 through June 30, 2027**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 26-27 Total	ROPS 26-27A (Jul - Dec)					26-27A Total	ROPS 26-27B (Jan - Jun)					26-27B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$17,513,165		\$4,496,887	\$-	\$-	\$-	\$2,155,441	\$93,003	\$2,248,444	\$-	\$-	\$-	\$2,155,441	\$93,002	\$2,248,443
7	County Deferral	Unfunded Liabilities	06/27/1989	06/30/2042	County of Los Angeles	County Deferral Loan	Project Area 2	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
9	Housing Fund Deficit	Unfunded Liabilities	06/30/1999	06/30/2042	Low and Moderate Income Housing Fund	Housing fund deficit repayments (HSC section 3334.6(d))	Project Area 1	360,174	N	\$360,174	-	-	-	180,087	-	\$180,087	-	-	-	180,087	-	\$180,087
17	Administrative Costs	Admin Costs	07/01/2020	06/30/2022	City of Lakewood	Administrative costs including staff, audit, payroll, legal, and other administrative costs.	All Project Areas	186,005	N	\$186,005	-	-	-	-	93,003	\$93,003	-	-	-	-	93,002	\$93,002
18	LMIHF Loan (SERAF)	SERAF/ ERAF	05/10/2010	06/30/2042	Low and Moderate Income Housing Fund	Loan for SERAF payment to County for FY 09/10 (HSC section 33690 (c)(1))	All Project Areas	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
19	LMIHF Loan (SERAF)	SERAF/ ERAF	05/04/2011	06/30/2042	Low and Moderate Income Housing Fund	Loan for SERAF payment to County for FY 10/11 (HSC section 33690 (c)(1))	All Project Areas	23,756	N	\$23,756	-	-	-	11,878	-	\$11,878	-	-	-	11,878	-	\$11,878
20	LMIHF Loan (ERAF)	SERAF/ ERAF	05/10/2005	06/30/2042	Low and Moderate Income Housing Fund	Loan for ERAF payment to County for FY 04/05 (HSC section 33681.12 (b))	All Project Areas	-	N	\$-	-	-	-	-	-	\$-	-	-	-	-	-	\$-
21	City Loans and Advances to Agency	City/ County Loan (Prior 06/	12/17/1985	06/30/2042	City of Lakewood	Loans for development and financial assistance of	All Project Areas	12,013,024	N	\$1,600,000	-	-	-	800,000	-	\$800,000	-	-	-	800,000	-	\$800,000

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 26-27 Total	ROPS 26-27A (Jul - Dec)					26-27A Total	ROPS 26-27B (Jan - Jun)					26-27B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
		28/11), Cash exchange				Project Areas 1, 2, and 3 (80%)																
22	City Loans and Advances to Agency	City/ County Loan (Prior 06/ 28/11), Cash exchange	12/17/ 1985	06/30/2042	Lakewood Housing Successor	Loans for development and financial assistance of Project Areas 1, 2, and 3 (20%)	All Project Areas	3,003,254	N	\$400,000	-	-	-	200,000	-	\$200,000	-	-	-	200,000	-	\$200,000
30	Proportional Share of Unfunded Pension Liabilities	Unfunded Liabilities	01/01/ 2020	06/30/2022	City of Lakewood	Obligation to Share in Payment of Unfunded Liabilities	All Project Areas	1,926,952	N	\$1,926,952	-	-	-	963,476	-	\$963,476	-	-	-	963,476	-	\$963,476

**Lakewood**  
**Recognized Obligation Payment Schedule (ROPS 26-27) - Report of Cash Balances**  
**July 1, 2023 through June 30, 2024**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (I), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
	ROPS 23-24 Cash Balances (07/01/23 - 06/30/24)	Fund Sources					Comments
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	Beginning Available Cash Balance (Actual 07/01/23) RPTTF amount should exclude "A" period distribution amount.				569,072		
2	Revenue/Income (Actual 06/30/24) RPTTF amount should tie to the ROPS 23-24 total distribution from the County Auditor-Controller					1,005,705	
3	Expenditures for ROPS 23-24 Enforceable Obligations (Actual 06/30/24)					1,005,705	
4	Retention of Available Cash Balance (Actual 06/30/24) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)				569,072		Retained for ROPS 25-26 Payment Obligations
5	ROPS 23-24 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 23-24 PPA form submitted to the CAC		No entry required				
6	Ending Actual Available Cash Balance (06/30/24) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$-	

**Lakewood**  
**Recognized Obligation Payment Schedule (ROPS 26-27) - Notes**  
**July 1, 2026 through June 30, 2027**

Item #	Notes/Comments
7	
9	Schedule of repayment approved by the Oversight Board on January 28, 2016 (OB Resolution OB2016-3), and was subsequently submitted to the Department of Finance on February 2, 2016. Per H&S Code 34191.4(b)(3)(A) the maximum repayment amount authorized each fiscal year for repayments shall be equal to one-half of the increase between the amount distributed to the taxing entities and the amount distributed to taxing entities 2012-13 base year.
17	
18	
19	Per H&S Code 34191.4(b)(3)(A) the maximum repayment amount authorized each fiscal year for repayments shall be equal to one-half of the increase between the amount distributed to the taxing entities and the amount distributed to taxing entities 2012-13 base year. Listed is the estimated maximum RPTTF available for distribution to Lakewood Successor Agency to repay approved ERAF/ SERAF loans.
20	
21	Per H&S Code 34191.4(b) upon issue of finding of completion by the DOF and approval of the oversight board, loan agreements entered into between the redevelopment agency and the city shall be deemed to be enforceable and shall be recalculated at 3%. Twenty percent of repayment will be set-aside for Successor Housing. Loans will be re-assessed at 4% after DOF approval of the Last and Final ROPS.
22	Per H&S Code 34191.4(b) upon issue of finding of completion by the DOF and approval of the oversight board, loan agreements entered into between the redevelopment agency and the city shall be deemed to be enforceable and shall be recalculated at 3%. Twenty percent of repayment will be set-aside for Successor Housing. Loans will be re-assessed at 4% after DOF approval of the Last and Final ROPS. Item# 22 represents the 20% set-aside for Lakewood Successor Housing.
30	Per DOF letter dated December 17, 2015, the DOF approved the unfunded pension obligation but stated that liabilities calculation be based on the dissolution year 2012 and not 2013 as originally requested by the Agency. CalPERS recalculated pension liabilities in 2013 to reflect new factors such as mortality rate. The Agency's stance is that although the Successor Agency ceased to exist in January 2012, the liabilities continue to exist, therefore, calculation should be updated accordingly.

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



# *Housing Successor*

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING  
FUND SUMMARY 12/11/2025**

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

3901	HOUSING SUCCESSOR AGENCY	40,050.00
		<hr/>
		<b>40,050.00</b>

Council Approval

\_\_\_\_\_  
Date

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

Attest

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

\_\_\_\_\_  
Director of Finance and Administrative Services

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

<b>CHECK/EFT DATE</b>	<b>VENDOR NAME</b>	<b>CHECK/EFT AMOUNT</b>
12/11/2025	THE SALVATION ARMY	40,050.00
	<b>Totals:</b>	<b>40,050.00</b>