

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

April 25, 2023

ADJOURNED MEETING:

6:00 p.m.

CLOSED SESSION:

EXECUTIVE BOARD ROOM

CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code §54956.8

Property: 3919 Paramount Boulevard

Agency Negotiators: City Manager, Deputy City Manager, Director of Community Development, Director of Finance and Administrative Services, Director of Public Works, Director of Recreation and Community Services, Legal Counsel

Negotiating Party: Owner of Subject Property

Under Negotiation: Price

CALL TO ORDER

7:30 p.m.

INVOCATION: Rabbi Karen Isenberg, Congregation Shir Chadash

PLEDGE OF ALLEGIANCE: Girl Scout Troop 2993

ROLL CALL: Mayor Steve Croft
Vice Mayor Ariel Pe
Council Member Cassandra Chase
Council Member Todd Rogers
Council Member Jeff Wood

ANNOUNCEMENTS AND PRESENTATIONS:

Presentation to Former Congressman Alan S. Lowenthal on his Retirement as U.S. Representative for California's 47th Congressional District

Welcome to Patricia Camacho, District Staff of Congresswoman Nanette Díaz Barragán, 44th Congressional District

Presentation Regarding South Coast Interfaith Council Man of the Year, Victor Thompson

Presentation by Captain Dan Holguin, Lakewood Sheriff's Station, Regarding Quarterly Public Safety Report

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.

City Council Agenda

April 25, 2023

Page 2

ROUTINE ITEMS: - Continued

- RI-1 MEETING MINUTES - Staff recommends City Council approve Minutes of the Meeting held April 11, 2023
- RI-2 PERSONNEL TRANSACTIONS - Staff recommends City Council approve report of personnel transactions.
- RI-3 REGISTERS OF DEMANDS - Staff recommends City Council approve registers of demands.
- RI-4 CITY COUNCIL COMMITTEES' ACTIVITIES - Staff recommends City Council receive and file the report.
- RI-5 MONTHLY REPORT OF INVESTMENT TRANSACTIONS - MARCH 2023 - Staff recommends City Council receive and file the report.
- RI-6 QUARTERLY SCHEDULE OF INVESTMENTS – AS OF MARCH 31, 2023 - Staff recommends City Council received and file the report.
- RI-7 INSTALLATION OF A DISABLED PERSON DESIGNATED PARKING SPACE AT 20737 ARLINE AVENUE, RESOLUTION NO. 2023-17 - Community Safety Commission recommends City Council adopt proposed resolution.
- RI-8 FINDING AND DETERMINING THAT THERE IS A NEED TO CONTINUE TAKING EMERGENCY ACTION REGARDING THE NEED TO MAKE REPAIRS TO THE BOLIVAR PARK STORMWATER CAPTURE BUILDING AND EQUIPMENT; RESOLUTION NO. 2023-18 - Staff recommends City Council adopt proposed resolution.
- RI-9 APPROVAL OF SIGNING A PROTEST LETTER AGAINST THE WATER REPLENISHMENT DISTRICT OF SOUTHERN CALIFORNIA FOR A PROPOSED UPPER LIMIT REPLENISHMENT ASSESSMENT INCREASE OF 8.7% FOR FISCAL YEAR 2023-2024 - Staff recommends City Council approve signing of a protest letter against WRD's proposed upper limit RA increase of 8.7% and authorize Mayor to sign on behalf of City.
- RI-10 APPROVAL OF DESIGNATION OF APPLICANT'S AGENT RESOLUTION FOR NON-STATE AGENCIES - Staff recommends City Council approve the California Governor's Office of Emergency Services Designation of Applicant's Agent for Non-State Agencies, designating the City Manager, Director of Finance and Administrative Services, and Director of Public Safety as authorized agents to execute assurances and agreements on behalf of the City of Lakewood for the purpose of receiving federal and state financial assistance.
- RI-11 EXCEL BRIDGE MANUFACTURING AUTHORIZATION - RYNERSON BRIDGE REFABRICATION - Staff recommends City Council appropriate funds for Rynerson Bridges Refabrication (\$50,000) from the reserve for Capital Improvements from Measure L; and authorize work per the Excel Bridge Manufacturing Company proposal dated April 13, 2023, in an amount not-to-exceed \$95,000, and authorize the Mayor to sign the proposal.
- RI-12 ALLOCATE ADDITIONAL FUNDS FOR SIDEWALK SERVICE REQUEST REPAIRS - Staff recommends City Council authorize Measure R funds in the amount of \$250,000 to be utilized for sidewalk repairs citywide; and authorize Measure M funds in the amount of \$250,000 to be utilized for sidewalk repairs citywide.

City Council Agenda

April 25, 2023

Page 3

LEGISLATION:

- 2.1 SECOND READING AND ADOPTION OF ORDINANCE NO. 2023-1; AMENDING ARTICLE IX OF THE LAKEWOOD MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS (ADUs) AND JUNIOR ACCESSORY DWELLING UNITS (JADUs) - Staff recommends City Council adopt the proposed ordinance.
- 2.2 SECOND READING AND ADOPTION OF ORDINANCE NO. 2023-2; AMENDING ARTICLE IX OF THE LAKEWOOD MUNICIPAL CODE PERTAINING TO THE PROHIBITION OF SHORT-TERM RENTALS - Staff recommends City Council adopt the proposed ordinance.
- 2.3 APPOINTMENT TO COMMUNITY SAFETY COMMISSION, RESOLUTION NO. 2023-19 - Staff recommends City Council adopt proposed resolution.

REPORTS:

- 3.1 AWARD OF BID FOR PUBLIC WORKS PROJECT NO. 2023-5, CEILING LIGHTING & CEILING TILE REPLACEMENT TO THE EXISTING CENTRE - Staff recommends City Council reject the bid proposals from EBSA Construction and TJ Construction; deny EBSA Construction and TJ Construction and Remodeling Inc. the contract on bases of non-responsive bids; adopt the plans, specifications, and working details for the project; award a contract in the amount of \$473,100 to the third low bidder J. Kim Electric, 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 \$95,000; appropriate \$220,000 from the reserve for Capital Improvements for the project from Measure L.
- 3.2 WILLDAN AUTHORIZATION - ELECTRICAL, HVAC & ROOF IMPROVEMENTS PROJECT - Staff recommends City Council authorize work for project per Willdan's proposal dated April 13, 2023, in an amount not-to-exceed \$204,964, and authorize the Mayor to sign the proposal.
- 3.3 PAN AM FIESTA PREVIEW - Staff recommends City Council received and file the report.

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@lakewoodcity.org at least 48 hours in advance to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

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

Routine Items

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

DIVIDER SHEET

COUNCIL AGENDA

April 25, 2023

TO: The Honorable Mayor and City Council**SUBJECT:** Report of Personnel Transactions

<u>Name</u>	<u>Title</u>	<u>Schedule</u>	<u>Effective Date</u>
1. FULL-TIME EMPLOYEES			
A. Appointments None			
B. Changes None			
C. Separations Noe Garcia	Sr. Water Utility Worker	15A	04/21/2023
2. PART-TIME EMPLOYEES			
A. Appointments Edgar Montelongo	Community Services Officer II	B	04/17/2023
B. Changes Martine Ordonez-Flores	Maintenance Trainee I Maintenance Trainee II	B to B	04/16/2023
Gavin Swain	Maintenance Trainee I Maintenance Trainee II	B to B	04/16/2023
Cameron Delarosa	Recreation Leader II Community Services Leader II	A to B	04/02/2023
C. Separations None			


Thaddeus McCormack
City Manager

DIVIDER SHEET

**CITY OF LAKEWOOD
FUND SUMMARY 04/13/2023**

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	363,559.53
1020	CABLE TV	250.00
1030	CDBG CURRENT YEAR	708.33
1050	COMMUNITY FACILITY	95.72
1622	LA CNTY MEASURE M	5,975.51
1623	LA CNTY MEASURE W	1,220.38
5010	GRAPHICS AND COPY CENTER	646.45
5020	CENTRAL STORES	2,699.77
5030	FLEET MAINTENANCE	21,342.00
7500	WATER UTILITY FUND	106,804.19
8030	TRUST DEPOSIT	2,183.79
		505,485.67

Council Approval

Date

City Manager

Attest

City Clerk

Director of Finance and Administrative Services

CITY OF LAKEWOOD SUMMARY CHECK REGISTER

CHECK DATE	VENDOR NAME	CHECK AMOUNT
04/13/2023	PERRIS FENCE & SUPPLY	74.25
04/13/2023	DESIGNED RENOVATIONS. INC.	11,862.00
04/13/2023	SHAKER NERMINE	1,925.00
04/13/2023	AIRE RITE A/C & REFRIGERATION INC	10,743.80
04/13/2023	ALBANO'S PLUMBING. INC.	310.00
04/13/2023	ALESHIRE & WYNDER LLP	7,689.84
04/13/2023	ALL CITY MANAGEMENT SERVICES. INC.	11,124.00
04/13/2023	MNRO HOLDINGS. LLC	38.81
04/13/2023	ALLEN. JOHNNY	267.15
04/13/2023	ALLIED REFRIGERATION INC	275.32
04/13/2023	AMAZON CAPITAL SERVICES. INC.	1,575.34
04/13/2023	ANICETO. SANDRA	702.00
04/13/2023	ARC DOCUMENT SOLUTIONS LLC	223.53
04/13/2023	BEGINNERS EDGE SPORTS TRAINING. LLC	4,563.65
04/13/2023	CAL BOWL ENTERPRISES LLC	273.70
04/13/2023	CALIF MUNICIPAL REVENUE &	150.00
04/13/2023	CALIFORNIA CONTRACT CITIES ASN	230.15
04/13/2023	CALIFORNIA STATE DEPT OF JUSTICE	192.00
04/13/2023	CANNON CORPORATION	5,894.25
04/13/2023	CINTAS CORPORATION	377.48
04/13/2023	CINTAS CORPORATION	167.88
04/13/2023	CAMERON WELDING SUPPLY	213.50
04/13/2023	COMMERCIAL DOOR OF ANAHEIM. INC.	1,250.00
04/13/2023	CONSOR NORTH AMERICA INC	5,412.50
04/13/2023	CVENT. INC.	2,000.00
04/13/2023	EDCO WASTE SERVICES LLC	14,581.35
04/13/2023	FEDERAL EXPRESS CORP	75.93
04/13/2023	FILE KEEPERS. LLC	25.19
04/13/2023	FLUE STEAM INC	103.78
04/13/2023	FRONTIER CALIFORNIA INC.	2,418.65
04/13/2023	GIEMONT DEBORAH	83.20
04/13/2023	HERNANDEZ. RUDY	13,825.00
04/13/2023	HOME DEPOT	2,252.74
04/13/2023	JHM SUPPLY INC	1,614.86
04/13/2023	JJS PALOMO'S STEEL INC	169.23
04/13/2023	KARTER. JANET	725.40
04/13/2023	KICK IT UP KIDZ. LLC	344.50
04/13/2023	LAWSON PRODUCTS INC	242.13
04/13/2023	LEGENDS HOSPITALITY LLC	1,431.00
04/13/2023	LIFTECH ELEVATOR SERVICES INC	426.00
04/13/2023	LIGHTING RESOURCES LLC	788.68
04/13/2023	LONG BEACH CITY GAS & WATER DEPT	116.22
04/13/2023	LONG BEACH. CITY OF	311.89
04/13/2023	LOS ANGELES CO DIST ATTORNEY	12,337.29

CITY OF LAKEWOOD SUMMARY CHECK REGISTER

CHECK DATE	VENDOR NAME	CHECK AMOUNT
04/13/2023	LOS ANGELES CO SHERIFFS DEPT	57,848.45
04/13/2023	LA COUNTY DEPT OF PUBLIC WORKS	59,579.55
04/13/2023	MILLER DON & SONS	253.91
04/13/2023	MOSES-CALDERA. ISABEL	726.70
04/13/2023	NOBLE R.J. COMPANY	5,975.51
04/13/2023	O'REILLY AUTOMOTIVE STORES INC	678.70
04/13/2023	OC VACUUM INC.	7,625.00
04/13/2023	ODP BUSINESS SOLUTIONS. LLC	192.83
04/13/2023	OMEGA INDUSTRIAL SUPPLY. INC.	246.91
04/13/2023	PATHWAYS VOLUNTEER HOSPICE	708.33
04/13/2023	PLAYPOWER LT FARMINGTON INC	1,651.72
04/13/2023	LONG BEACH PUBLISHING CO	2,689.02
04/13/2023	RAYVERN LIGHTING SUPPLY CO INC	592.67
04/13/2023	RE CHAFFEE CONSTRUCTION INC.	68,992.18
04/13/2023	READWRITE EDUCATIONAL SOLUTIONS INC	739.05
04/13/2023	S & J SUPPLY CO	3,834.56
04/13/2023	SOUTHERN COUNTIES OIL CO	19,812.39
04/13/2023	SECTRAN SECURITY INC	206.18
04/13/2023	SHELLITO. MICHAEL	4,360.43
04/13/2023	SITEONE LANDSCAPE SUPPLY. LLC	2,527.90
04/13/2023	SMART & FINAL INC	448.94
04/13/2023	SNAP-ON INDUSTRIAL	196.72
04/13/2023	SOUTHERN CALIFORNIA EDISON CO	29,892.47
04/13/2023	SPASEFF TED C	250.00
04/13/2023	SPICERS PAPER INC	646.45
04/13/2023	STEPHENS. ERIC	114.40
04/13/2023	THURSTON ELEVATOR CONCEPTS. INC.	146.00
04/13/2023	TUMBLE-N-KIDS. INC	9,027.20
04/13/2023	UNDERGROUND SERVICE ALERT	356.50
04/13/2023	VASQUEZ. JOSEPH	2,050.09
04/13/2023	CELLCO PARTNERSHIP	4,318.64
04/13/2023	SCHUPBACH DAVID SHANE	250.00
04/13/2023	WAMBA. DIANE B.	339.30
04/13/2023	WATER SYSTEM SERVICES LLC	195.00
04/13/2023	WATERLINE TECHNOLOGIES INC	5,753.01
04/13/2023	WAXIE ENTERPRISES INC	2,078.50
04/13/2023	WECK ANALYTICAL ENVIRONMENTAL SERVICES I	4,037.18
04/13/2023	WELLS C. PIPELINE MATERIALS	687.30
04/13/2023	WEST COAST ARBORISTS INC	79,197.00
04/13/2023	WESTERN WATER WORKS SUPPLY CO	6,009.82
04/13/2023	WOOD. JEFF	89.97
04/13/2023	DEL VALLE TOT LOT	250.00
04/13/2023	LAKESWOOD HIGH SCHOOL	250.00
04/13/2023	LOPEZ. MARIA TERESA	250.00

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

**CHECK
DATE**

VENDOR NAME

**CHECK
AMOUNT**

Total:

505,485.67

**CITY OF LAKEWOOD
FUND SUMMARY 4/20/2023**

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	1,144,953.57
1025	AMERICAN RESCUE PLAN	130,626.25
1030	CDBG CURRENT YEAR	1,485.83
1050	COMMUNITY FACILITY	1,756.88
1500	MISC-SPECIAL REVENUE FUND	90.61
1610	TDA ARTICLE-3 (SB821)	75,500.04
1621	LA CNTY MEASURE R	364,897.50
1622	LA CNTY MEASURE M	683,596.62
1623	LA CNTY MEASURE W	4,450.00
3001	CAPITAL IMPROV PROJECT FUND	10,155.00
3070	PROPOSITION "C"	15.86
5020	CENTRAL STORES	2,422.46
5030	FLEET MAINTENANCE	4,142.70
7500	WATER UTILITY FUND	88,565.05
8020	LOCAL REHAB LOAN	104.00
8030	TRUST DEPOSIT	100.00
		2,512,862.37

Council Approval

Date

City Manager

Attest

City Clerk

Director of Finance and Administrative Services

CITY OF LAKEWOOD SUMMARY CHECK REGISTER

CHECK DATE	VENDOR NAME	CHECK AMOUNT
04/20/2023	AFFORDABLE GENERATOR SERVICE. INC.	445.00
04/20/2023	ALL CITY MANAGEMENT SERVICES. INC.	11,124.00
04/20/2023	MNRO HOLDINGS. LLC	1,035.33
04/20/2023	ALLEN. DAVID W	385.51
04/20/2023	ALS GROUP USA. CORP.	1,092.56
04/20/2023	AMAZON CAPITAL SERVICES. INC.	1,525.01
04/20/2023	ROSS AVIATION INVESTMENT. LLC	5,359.76
04/20/2023	N. HARRIS COMPUTER CORPORATION	25,571.04
04/20/2023	BIG STUDIO INC	615.20
04/20/2023	BUCKNAM PETER JOSEPH	1,770.00
04/20/2023	CALIF. STATE DISBURSEMENT UNIT	157.38
04/20/2023	CALIF STATE FRANCHISE TAX BOARD	362.17
04/20/2023	CHICAGO TITLE CO	104.00
04/20/2023	CINTAS CORPORATION	276.68
04/20/2023	CINTAS CORPORATION	335.76
04/20/2023	CJ CONCRETE CONSTRUCTION INC	1,121,223.90
04/20/2023	COLOR CARD ADMINISTRATOR CORP.	40.76
04/20/2023	COMMUNITY FAMILY GUIDANCE CTR	708.33
04/20/2023	CORELOGIC. INC.	82.50
04/20/2023	COLOMRICAN. INC.	69.98
04/20/2023	CUOMO. BIAGIO	20.95
04/20/2023	EDCO WASTE SERVICES LLC	1,016,110.16
04/20/2023	ELLIOTT AUTO SUPPLY COMPANY INC	68.53
04/20/2023	FERGUSON ENTERPRISES INC	22,338.00
04/20/2023	FREMONTIA HORTICULTURAL. INC	818.06
04/20/2023	FROST. VALARIE A.	141.48
04/20/2023	GLASBY MAINTENANCE SUPPLY CO	162.16
04/20/2023	GONSALVES JOE A & SON	4,526.00
04/20/2023	HACH COMPANY	882.17
04/20/2023	HARPER & ASSOCIATES ENGINEERING. INC.	12,105.00
04/20/2023	HASS. BARBARA	910.00
04/20/2023	HOME DEPOT	626.54
04/20/2023	HUMAN SERVICES ASSOCIATION	750.00
04/20/2023	JHM SUPPLY INC	409.77
04/20/2023	JONES RICHARD D. A PROF LAW CORP	17,252.50
04/20/2023	KOSMONT & ASSOCIATES. INC.	2,756.80
04/20/2023	LAKEWOOD CHAMBER OF COMMERCE	1,833.33
04/20/2023	LAKEWOOD. CITY OF	100.00
04/20/2023	LONG BEACH CITY	1,664.72
04/20/2023	LA COUNTY DEPT OF PUBLIC WORKS	10,155.00
04/20/2023	MALLORY SAFETY AND SUPPLY LLC	164.18
04/20/2023	O'REILLY AUTOMOTIVE STORES INC	456.36
04/20/2023	ODP BUSINESS SOLUTIONS. LLC	316.85
04/20/2023	PACIFIC MOBILE STRUCTURES	122,835.44

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK DATE	VENDOR NAME	CHECK AMOUNT
04/20/2023	TAYLOR CORPORATION	741.19
04/20/2023	PLAYPOWER LT FARMINGTON INC	1,656.20
04/20/2023	RON'S MAINTENANCE INC	4,450.00
04/20/2023	S & J SUPPLY CO	3,803.64
04/20/2023	SMART & FINAL INC	39.66
04/20/2023	SO CALIF SECURITY CENTERS INC	46.31
04/20/2023	SOLID SURFACE CARE. INC.	3,914.75
04/20/2023	COMPUTER & PERIPHERALS GROUP	139.65
04/20/2023	SOUTHERN CALIFORNIA EDISON CO	29,871.48
04/20/2023	SOUTHERN CALIFORNIA GAS CO	6,875.15
04/20/2023	SPECIALTY TIRES LLC	243.33
04/20/2023	STANDARD INSURANCE CO UNIT 22	2,044.90
04/20/2023	STATE WATER RESOURCES CONTROL BOARD	75.00
04/20/2023	T2 SYSTEMS INC	95.00
04/20/2023	TENG. WHEA-FUN	272.80
04/20/2023	THE HITT COMPANIES	56.84
04/20/2023	TURF STAR	28,167.05
04/20/2023	U S POSTMASTER	1,550.00
04/20/2023	HD SUPPLY INC	703.56
04/20/2023	VARSITY BRANDS HOLDING CO INC	852.18
04/20/2023	CELLCO PARTNERSHIP	1,008.71
04/20/2023	WATERLINE TECHNOLOGIES INC	2,153.18
04/20/2023	WAXIE ENTERPRISES INC	1,055.60
04/20/2023	WECK ANALYTICAL ENVIRONMENTAL SERVICES I	1,881.96
04/20/2023	WESTERN EXTERMINATOR CO	373.75
04/20/2023	WESTERN WATER WORKS SUPPLY CO	18,125.10
04/20/2023	WILLDAN ASSOCIATES	9,583.00
04/20/2023	YOUNG CHAMPIONS RECREATION PROGRAMS INC	2,262.00
04/20/2023	ZUMAR INDUSTRIES. INC.	576.26
04/20/2023	COWLES. BARRY	29.25
04/20/2023	DIEL. MARTHA	26.00
04/20/2023	SCOTT. MELANIE	250.00
04/20/2023	URAG. ANITA	250.00
Total:		2,512,862.37

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

COUNCIL AGENDA

April 25, 2023

TO: The Honorable Mayor and City Council

SUBJECT: Report of City Council Committees' Activities

INTRODUCTION

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

STATEMENT OF FACT

On March 21, the Water Resources Committee met and discussed:

Well 18 Rehabilitation

Staff has contracted Bakersfield Well & Pump to complete the rehab. The pump and motor were installed in January. The new pump's increased capacity caused the pumping level to be only a few feet above the pump. To prevent damaging the pump or air going through the system, an extra 100 feet of pipe column was completed March 6 and after passing bacteriological tests, Well 18 has been placed back into service.

Well 4 & 18 Hydropneumatic Tank Removal

The tanks will be removed in the springtime.

Plant 13A

Construction work is continuing for Phase 2 of Well 13A. The estimated completion date for this project is July 2023.

Plant 4 - Tank 1 & 2 Repairs

The contractor was issued the Notice to Proceed and has begun cleaning the first tank. Neighboring residents have been notified of the ongoing work. Once Tank 2 is completed, the contractor will start work on Tank 1. Completion of repairs is expected in June 2023.

Plant 4 - Booster 5 Pump & Motor Replacement

The pump has been ordered and anticipated to arrive in March 2023. City Council approved an increase to the current on-call contract with Bakersfield Well & Pump in order to pre-order the Booster 5 pump.

Long Beach Second Interconnection

Long Beach requires a permit amendment to accept additional water source from Lakewood. The new anticipated start date is April 2023.

Well 27 Treatment Bypass

Staff has received the final draft evaluation report by Cannon, provided comments, and are waiting for the final draft prior to meeting with DDW.

Well 28-Operation and Water Quality

Staff is closely monitoring Well 28 production. The average production for February is 1,567 GPM and sampling is being conducted weekly.

Update on Water Main Replacement

Staff is working with Tetra Tech to finalize the plans and specs for bidding documents and are conducting site walks in the field to verify project design as part of the final review. Advertising for construction bids is anticipated for April 2023. The award for the construction contract is anticipated by June 2023.

RFP – Well 22 Comprehensive Site Assessment

Staff is in the process of developing an RFP to help determine the best use of the site.

Other Communication

Staff updated the Committee on the Water Replenishment District's Budget Advisory Committee meetings and the proposed RA (rate adjustment) upper limit for FY 23-24.

On April 4, the Public Safety Committee met and discussed:

Crime Trends and Statistics

Overall, crimes continue to decrease citywide and at Lakewood Center Mall.

Abatement Deputy Update

Deputy Nowotny visited riverbeds as a safety precaution before forecasted rain. Updates were provided. Outreach services were offered in coordination with the Homeless Services Liaison and various encampments were cleared.

Community Prosecutor Program Update

The property owners who manage the shopping center at Candlewood St. and Lakewood Blvd. (northwest corner) initiated the process to evict one tenant. However, they are still on site. Updates were provided on other nuisance properties.

Public Safety Department Update

Steering wheel locks were distributed to residents. Staff met with Willow Elementary School officials regarding traffic safety concerns. Details were shared on previous and upcoming events including emergency management trainings.

Public Outreach

Illegal fireworks banners and messaging began in April. Staff will publicize Connect with Public Safety and Crime Stoppers programs. A short survey will be sent to residents where details will be shared with Council.

Council Committees' Activities

April 25, 2023

Page 3

Follow-Up Items

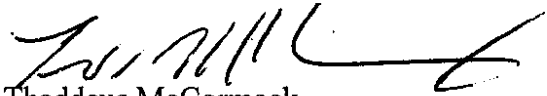
Details were discussed with surrounding cities regarding the start of a dedicated Mental Evaluation Team (MET) unit. Staffed toured the Salvation Army homeless shelter complex in the City of Bell for possible contracting of dedicated beds for homeless individuals in Lakewood. The Committee agreed to move forward with plans for one-year contract. Increased security measures are in place at Lakewood Center Mall during spring break.

Miscellaneous

Staff is gathering dates for the installation of Deputy Albanese's memorial sign. School board members reached out to Chairman Rogers regarding school safety. He has a meeting with Speaker of the Assembly Anthony Rendon to explore proposal details of utilizing certified retired peace officers and mandating an early warning system such as a mobile application within school districts.

RECOMMENDATION

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



Thaddeus McCormack
City Manager

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

COUNCIL AGENDA

April 25, 2023

TO: The Honorable Mayor and City Council**SUBJECT:** Monthly Report of Investment Transactions – March 2023**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 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-Mar-23	\$ 5,000,000.00	CAMP	Purchase	4.800%
02-Mar-23	4,000,000.00	CAMP	Purchase	4.800%
03-Mar-23	247,435.04	TREAS	Purchase	4.000%
03-Mar-23	7,000.00	CORP	Interest	4.000%
07-Mar-23	1462.50	CORP	Interest	3.250%
09-Mar-23	5,500,000.00	LAIF	Sell	2.070%
09-Mar-23	3653.75	CORP	Interest	3.950%
10-Mar-23	5,000,000.00	CAMP	Purchase	4.800%
10-Mar-23	109.38	CORP	Interest	0.625%
14-Mar-23	546.25	CORP	Interest	1.150%
15-Mar-23	2,500,000.00	LAIF	Sell	2.070%
15-Mar-23	91,552.40	CORP	Purchase	4.600%
15-Mar-23	92,472.84	CORP	Purchase	3.900%
15-Mar-23	90,320.93	CORP	Purchase	3.050%
15-Mar-23	23.18	ABS	Interest	0.500%
15-Mar-23	366.00	ABS	Interest	3.660%
15-Mar-23	14.44	ABS	Interest	0.440%
15-Mar-23	1,646.88	CORP	Interest	3.875%
15-Mar-23	46.51	ABS	Interest	0.520%
15-Mar-23	112.29	ABS	Interest	0.550%
15-Mar-23	106.33	ABS	Interest	0.580%
15-Mar-23	375.83	ABS	Interest	4.510%
15-Mar-23	359.67	ABS	Interest	3.320%
15-Mar-23	833.38	ABS	Interest	3.390%

Monthly Investment Transactions
April 25, 2023
Page 2

Date	Amount at Cost	Investment	Transaction	Rate*
15-Mar-23	\$11.19	ABS	Interest	0.340%
15-Mar-23	876.71	ABS	Interest	3.970%
15-Mar-23	20.72	ABS	Interest	0.380%
15-Mar-23	247.00	ABS	Interest	1.040%
15-Mar-23	4.91	ABS	Interest	0.550%
15-Mar-23	4,482.43	ABS	Paydowns	0.380%
15-Mar-23	6,085.55	ABS	Paydowns	0.520%
15-Mar-23	5,702.39	ABS	Paydowns	0.440%
15-Mar-23	4,228.53	ABS	Paydowns	0.500%
15-Mar-23	2,617.08	ABS	Paydowns	0.550%
15-Mar-23	2366.51	ABS	Paydowns	0.340%
15-Mar-23	3150.37	ABS	Paydowns	0.550%
15-Mar-23	275,148.50	TREAS	Sell	3.875%
16-Mar-23	90,820.61	CORP	Purchase	4.875%
16-Mar-23	95,331.08	CORP	Maturity	0.697%
16-Mar-23	90,806.91	TREAS	Sell	4.000%
17-Mar-23	296,764.67	CD	Maturity	0.590%
18-Mar-23	20.57	ABS	Interest	0.370%
18-Mar-23	150.00	CORP	Interest	0.750%
18-Mar-23	186.50	ABS	Interest	3.730%
18-Mar-23	7,551.71	ABS	Paydowns	0.370%
19-Mar-23	2,081.25	CORP	Interest	2.250%
20-Mar-23	18.75	ABS	Interest	0.500%
20-Mar-23	29.94	ABS	Interest	0.340%
20-Mar-23	31.12	ABS	Interest	0.470%
20-Mar-23	13,670.67	ABS	Paydowns	0.470%
20-Mar-23	18,079.86	ABS	Paydowns	0.340%
23-Mar-23	962.50	FNMA	Interest	0.500%
23-Mar-23	684.38	FNMA	Interest	0.375%
25-Mar-23	4.92	ABS	Interest	0.290%
25-Mar-23	6.21	ABS	Interest	0.480%
25-Mar-23	2,898.21	ABS	Paydowns	0.480%
25-Mar-23	8,193.75	ABS	Paydowns	0.290%
26-Mar-23	1,567.50	CORP	Interest	3.300%
27-Mar-23	1,306.25	CORP	Interest	2.750%
28-Mar-23	3,000,000.00	CAMP	Purchase	4.800%
30-Mar-23	2,683.43	CORP	Interest	2.901%

Date	Amount at Cost	Investment	Transaction	Rate*
31-Mar-23	\$99,989.57	ABS	Purchase	4.650%
31-Mar-23	9,281.25	TREAS	Interest	4.125%
31-Mar-23	2,406.25	TREAS	Interest	0.875%
31-Mar-23	5,137.50	TREAS	Interest	1.500%
31-Mar-23	6,906.25	TREAS	Interest	2.125%

* 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)

A Joint Powers Authority established in 1989 by the treasurers and finance directors of several California public agencies to provide an investment pool at a reasonable cost. Participation is limited to California public agencies.

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 March 2023.



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

April 25, 2023

TO: The Honorable Mayor and City Council

SUBJECT: Quarterly Schedule of Investments – as of March 31, 2023

INTRODUCTION

The City invests idle funds in compliance with the California Government Code (CGC) and the City's investment policy, which the City Council last reviewed and approved in January 2023. The portfolio is highly-rated and well-diversified. While the portfolio is subject to the ebb and flow of market yield fluctuations, it is largely protected from the stock market volatility as the CGC and the City's investment policy narrowly define the authorized types of investments available. Additionally, City staff works closely with PFM Asset Management, LLC (PFM), the City's investment advisor, to seek out quality investments in proven sectors and keep investment allocations to any one issuer low as a percentage.

The City's investments summarized in this report are allocated to a variety of funds such as the General Fund, Water Utility Fund, Redevelopment Successor Agency Funds, Restricted Special Revenue Funds, and Fiduciary Funds.

The City's investment objectives, in order of priority, are safety, liquidity and yield. To meet these objectives, the City utilizes the following types of investments:

U.S. Treasury Notes

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

Federal Agency Bonds or Notes:

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. This includes Collateralized Mortgage Obligations (CMOs).

- **FHLB (Federal Home Loan Bank Bonds)**
Bonds and discount notes issued by the Federal Home Loan Bank to provide funding to member institutions and make available money to the residential mortgage market.
- **FHLMC (Federal Home Loan Mortgage Corp)**
A publicly chartered agency that buys qualifying residential mortgages from lenders, packages them into new securities backed by those pooled mortgages, provides certain guarantees and then re-sells the securities on the open market.
- **FNMA (Federal National Mortgage Association)**
A government-sponsored, privately owned corporation established to create a secondary market for Federal Housing Administration mortgages.

- **FFCB (Federal Farm Credit Bank)**

The Federal Farm Credit Bank is an independent agency of the U.S. Government that issues bonds and discount notes to provide short- and long-term credit and credit-related services to farmers, ranchers, rural homeowners, producers and harvesters.

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.

Negotiable Certificates of Deposit (CDs)

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.

Municipal Bonds or Notes:

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.

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. Medium-term corporate notes shall be rated in a rating category of "A" or its equivalent or better.

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.

Pooled Funds:

- **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.
- **CAMP (California Asset Management Program)**
A Joint Powers Authority established in 1989 by the treasurers and finance directors of several California public agencies to provide professional investment services at a reasonable cost. Participation is limited to California public agencies.
- **Los Angeles County Pool**
This pool is very similar to LAIF. It is well-diversified, very liquid, and offers competitive yields.

Summary – Schedule of Investments as of March 31, 2023

MANAGED PORTFOLIO

Security Type	Market Value	% of Portfolio	% Change vs. 12/31/22	Permitted by Policy	In Compliance
U.S. Treasury Notes	\$ 19,461,302	51.6%	3.7%	100%	✓
Federal Agency	3,003,249	8.0%	-1.4%	100%	✓
Municipal Bonds	1,353,056	3.6%	0.0%	100%	✓
Supranationals	908,440	2.4%	-1.1%	30%	✓
Negotiable CDs	373,419	1.0%	-0.8%	30%	✓
Corporate Notes	10,266,909	27.2%	-0.2%	30%	✓
Asset-Backed Security	2,319,874	6.2%	-0.2%	20%	✓
Securities Sub-Total	\$37,686,249	100%			
Cash	450,627				
Total Managed Portfolio	\$38,136,876				

POOLED INVESTMENT ACCOUNTS

Market Value

LAIF	State of CA	\$7,663,228.55
CAMP	US Bank	68,640,265.56
		\$76,303,494.11

BANK ACCOUNTS

Balance

City – Checking*	F&M	\$2,129,334.04
City Payroll	F&M	\$47,575.98
Successor Housing - Checking	F&M	\$2,367,757.77
		\$4,544,667.79

Funds held in reserve as required by debt issuance or non-agency funds - not available for City expenditures:

Successor Agency – Checking	F&M	\$694,072.16
Total Portfolio		\$119,726,570.06

* The balance includes a significant amount in uncashed (recently-issued) checks.

Attached is a more detailed report of the managed portfolio provided by PFM

STAFF RECOMMENDATION

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


 Jose Gomez
 Director of Finance & Administrative Services


 Thaddeus McCormack
 City Manager



City of Lakewood

Investment Performance Review For the Quarter Ended March 31, 2023

Client Management Team

Sarah Meacham, Managing Director
Robert Cheddar, CFA, Managing Director
Richard Babbe, CCM, Senior Managing Consultant

PFM Asset Management LLC

633 W 5th St., 25th Floor
Los Angeles, CA 90071
213-415-1699

213 Market Street
Harrisburg, PA 17101-2141
717-232-2723

NOT FDIC INSURED : NO BANK GUARANTEE : MAY LOSE VALUE

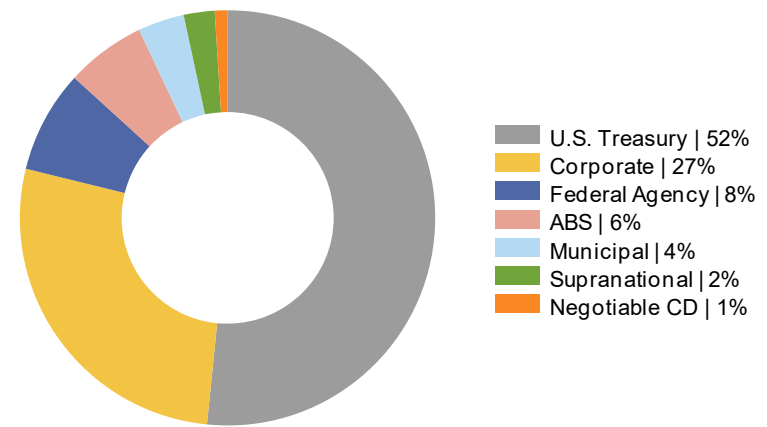
For Institutional Investor or Investment Professional Use Only - This material is not for inspection by, distribution to, or quotation to the general public

Portfolio Snapshot ¹

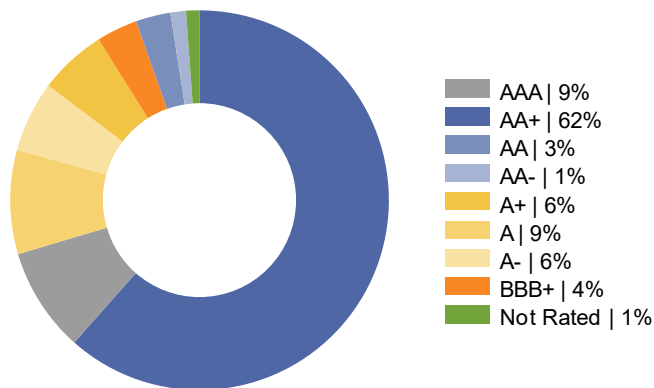
Portfolio Statistics

Total Market Value	\$38,136,875.98
<i>Securities Sub-Total</i>	\$37,525,425.17
<i>Accrued Interest</i>	\$160,823.80
<i>Cash</i>	\$450,627.01
Portfolio Effective Duration	2.32 years
Benchmark Effective Duration	2.50 years
Yield At Cost	1.89%
Yield At Market	4.15%
Portfolio Credit Quality	AA

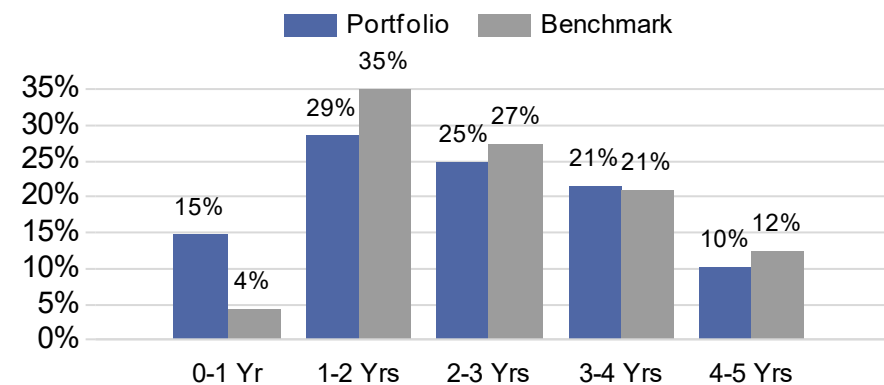
Sector Allocation



Credit Quality - S&P

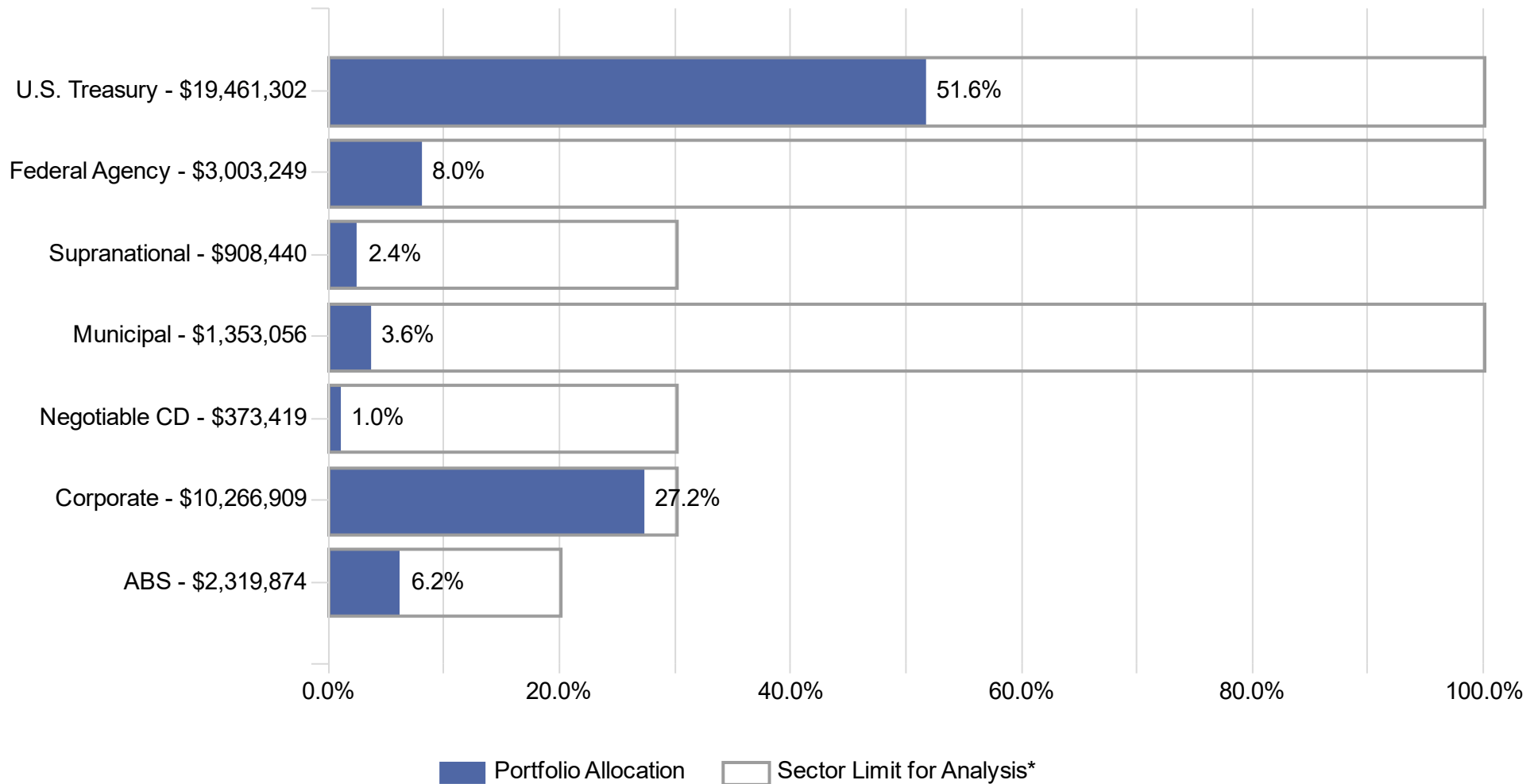


Duration Distribution



1. Yield and duration calculations exclude cash and cash equivalents. Sector allocation includes market values and accrued interest. The portfolio's benchmark is the ICE BofAML 1-5 Year U.S. Treasury Index. Source: Bloomberg. An average of each security's credit rating was assigned a numeric value and adjusted for its relative weighting in the portfolio.

Sector Allocation Analytics



For informational/analytical purposes only and is not provided for compliance assurance. Includes accrued interest.

*Sector Limit for Analysis is as derived from our interpretation of your most recent Investment Policy as provided.

Certificate of Compliance

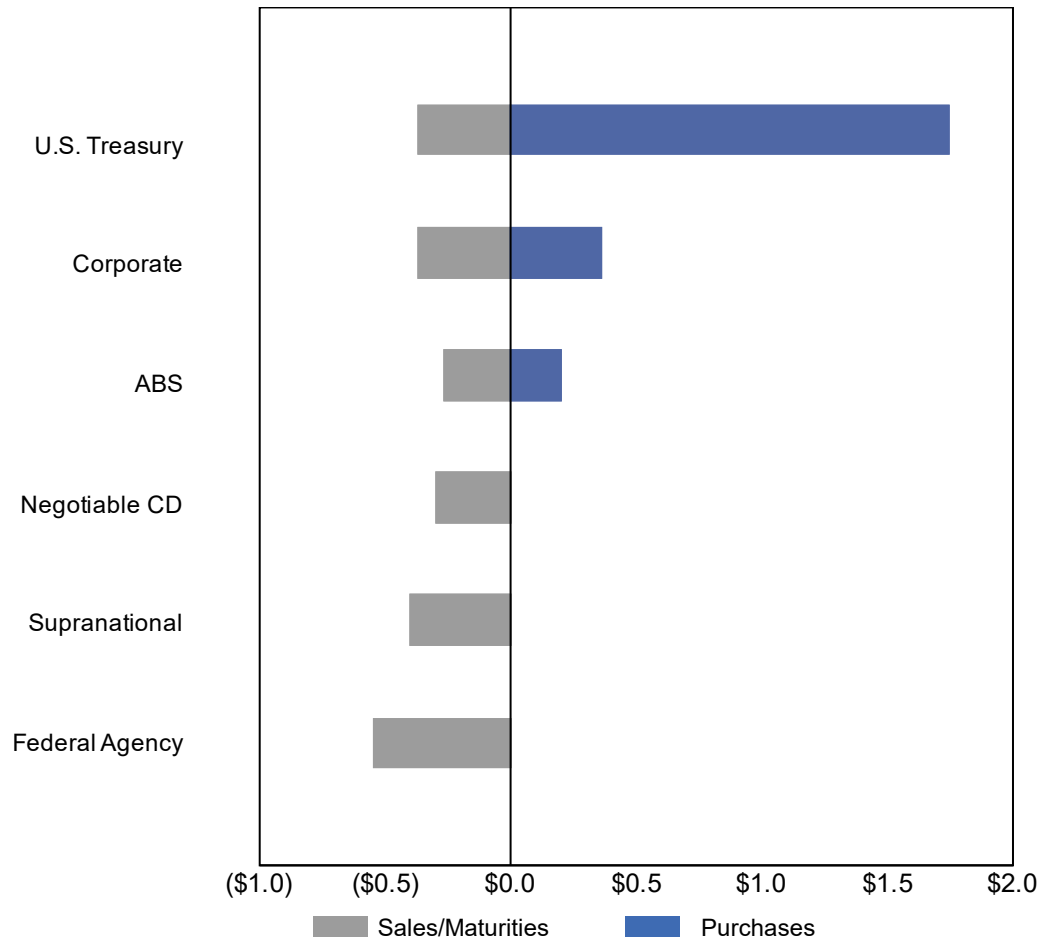
During the reporting period for the quarter ended March 31, 2023, the account(s) managed by PFM Asset Management ("PFMAM") were in compliance with the applicable investment policy and guidelines as furnished to PFMAM.

Acknowledged : *PFM Asset Management LLC*

Note: Pre- and post-trade compliance for the account(s) managed by PFM Asset Management is provided via Bloomberg Asset and Investment Management ("AIM").

Portfolio Activity

Net Activity by Sector (\$ millions)

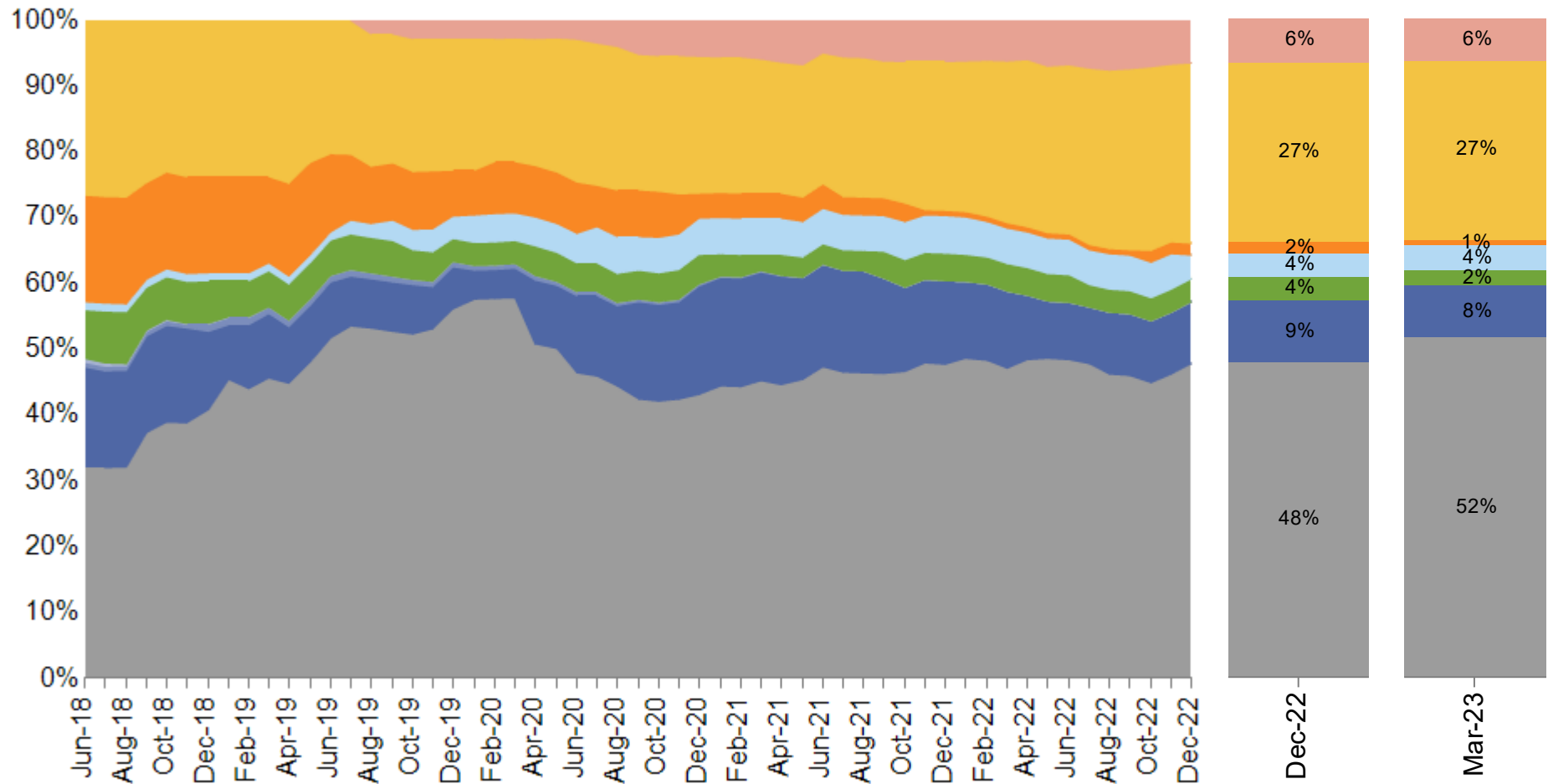


Sector	Net Activity
U.S. Treasury	\$1,382,263
Corporate	(\$2,483)
ABS	(\$64,198)
Negotiable CD	(\$296,765)
Supranational	(\$398,797)
Federal Agency	(\$538,699)
Total Net Activity	\$81,322

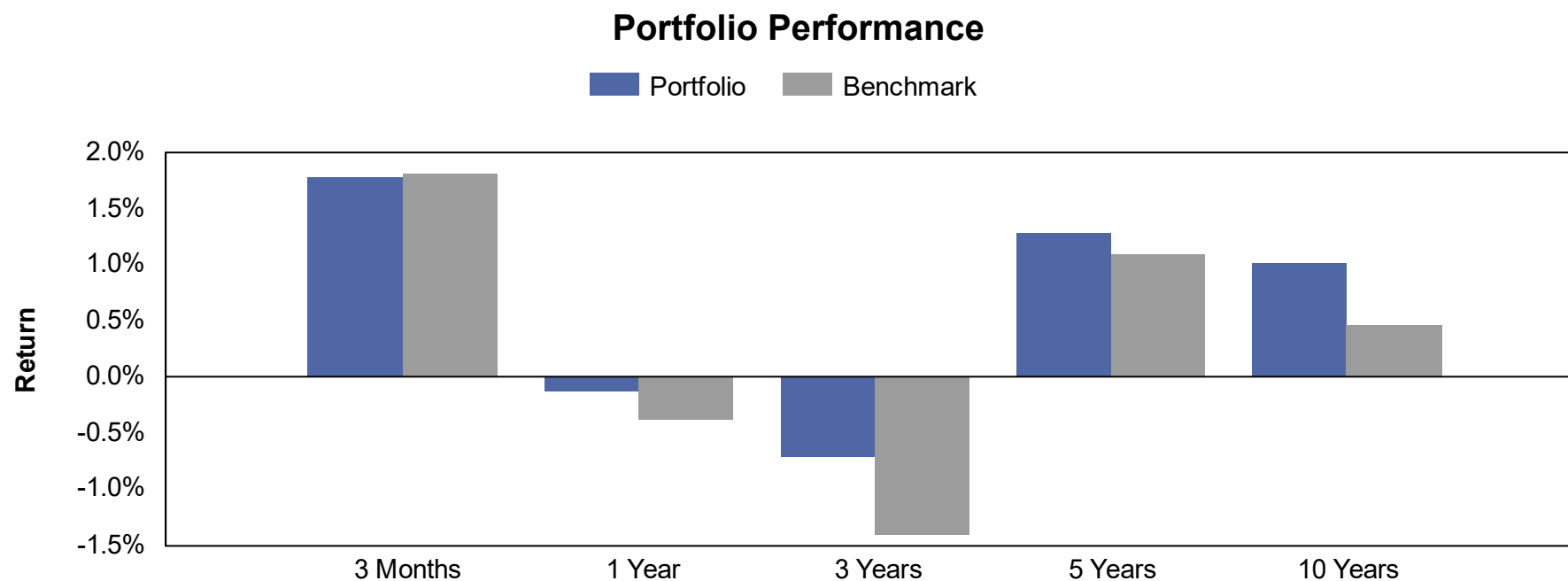
Based on total proceeds (principal and accrued interest) of buys, sells, maturities, and principal paydowns. Detail may not add to total due to rounding.

Historical Sector Allocation

U.S. Treasury Agency CMBS Agency CMO Supranational Municipal Negotiable CD Corporate ABS
 Federal Agency



Only includes fixed-income securities held within the separately managed account(s) and LGIPs managed by PFMAM.



Market Value Basis Earnings	3 Months	1 Year	3 Years	5 Years	10 Years ¹
Interest Earned ²	\$176,946	\$619,541	\$1,840,676	\$3,394,578	\$5,557,384
Change in Market Value	\$487,458	(\$667,003)	(\$2,666,107)	(\$1,025,947)	(\$1,839,286)
Total Dollar Return	\$664,404	(\$47,462)	(\$825,431)	\$2,368,632	\$3,718,098
Total Return³					
Portfolio	1.77%	-0.12%	-0.71%	1.29%	1.02%
Benchmark ⁴	1.82%	-0.38%	-1.41%	1.10%	0.47%
Difference	-0.04%	0.25%	0.70%	0.19%	0.55%

1. The lesser of 10 years or since inception is shown. Since inception returns for periods one year or less are not shown. Performance inception date is December 31, 2007.

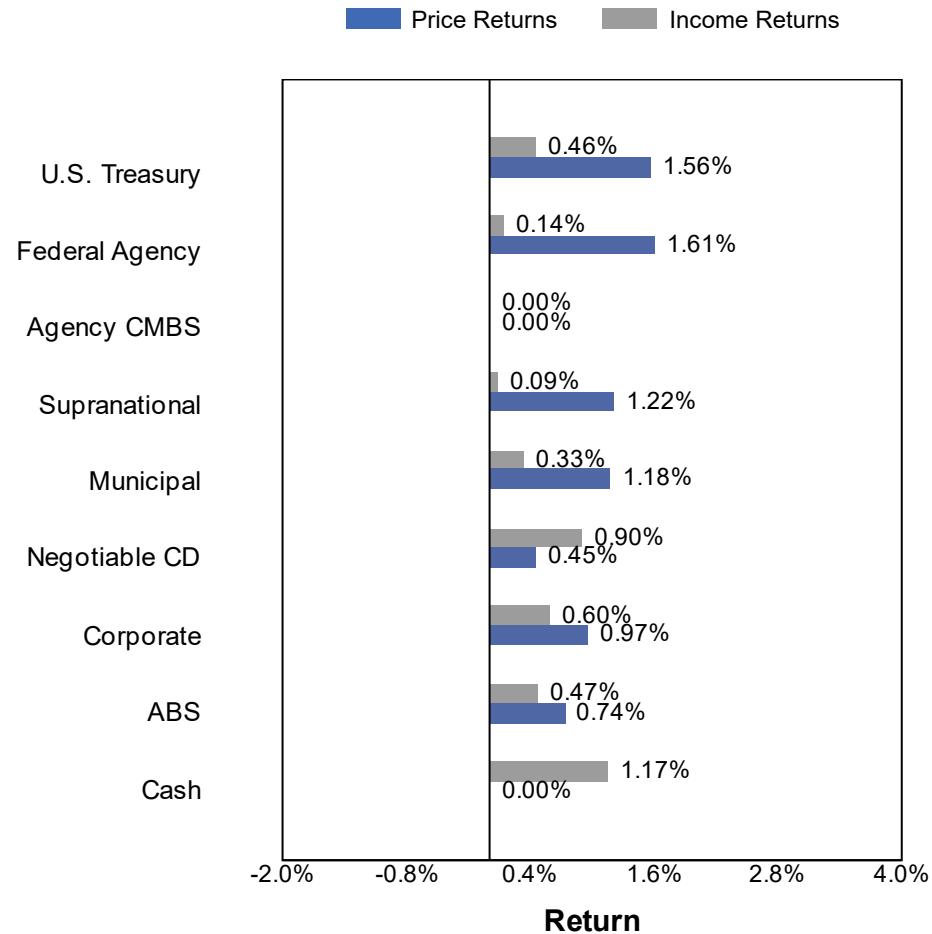
2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.

3. Returns for periods one year or less are presented on a periodic basis. Returns for periods greater than one year are presented on an annualized basis.

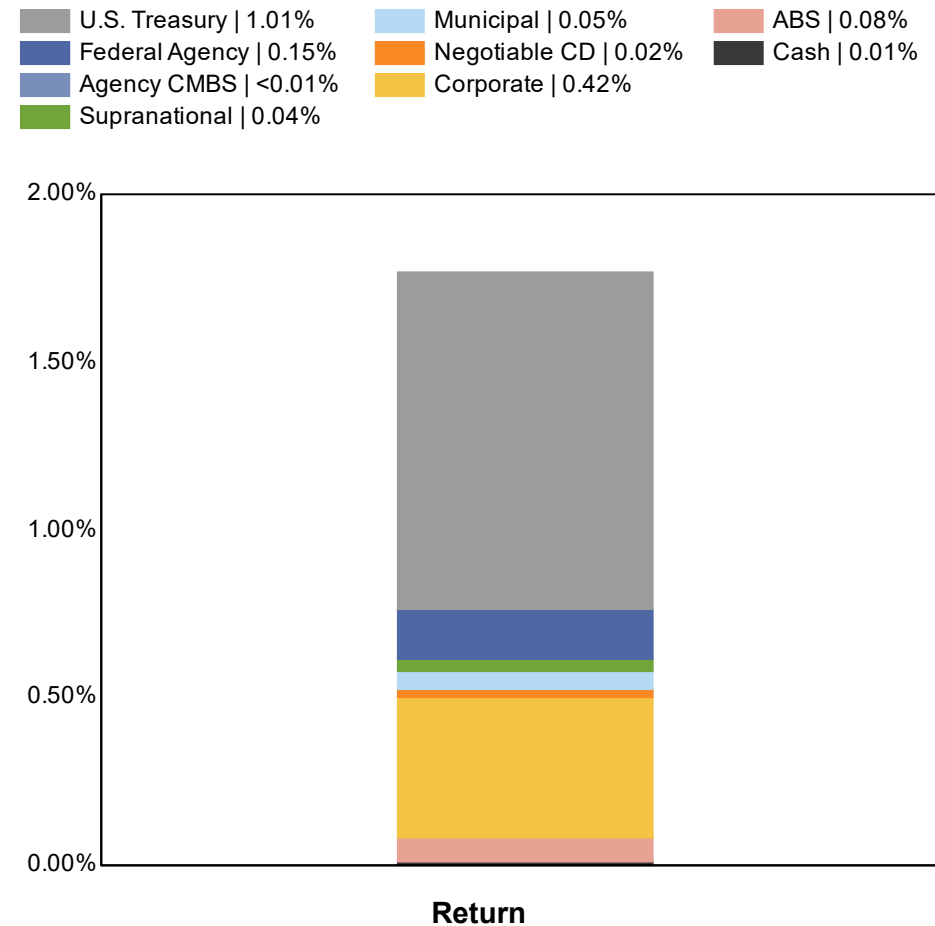
4. The portfolio's benchmark is the ICE BofAML 1-5 Year U.S. Treasury Index. Source: Bloomberg.

Quarterly Sector Performance

Total Return by Sector

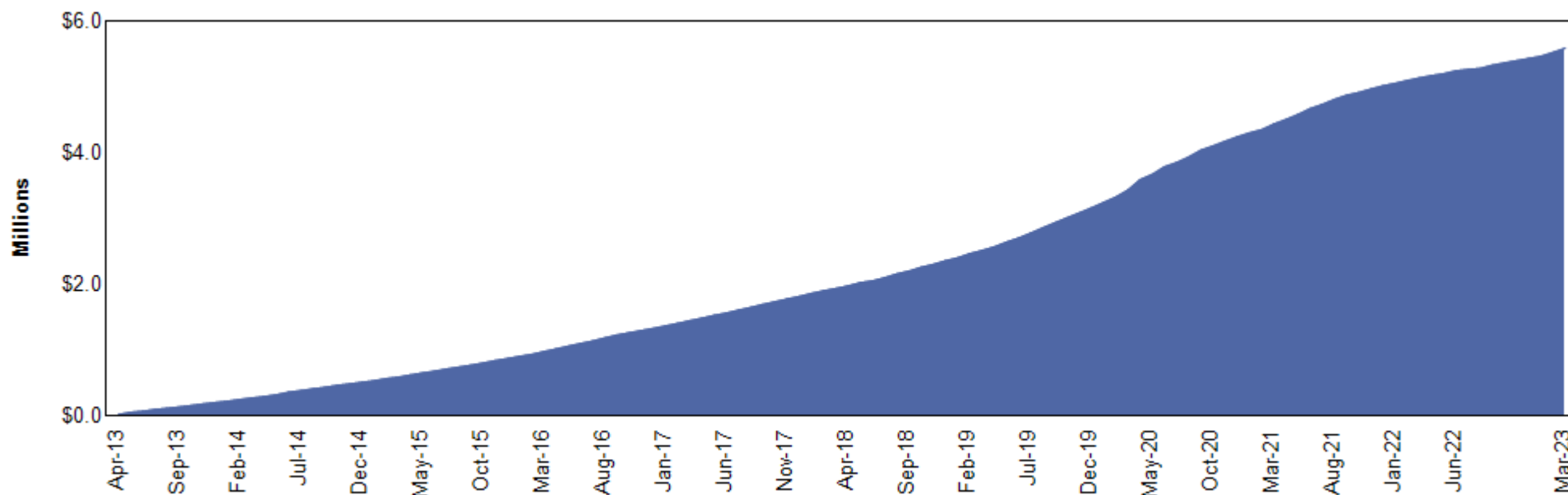


Contribution to Total Return



1. Performance on trade-date basis, gross (i.e., before fees), in accordance with the CFA Institute's Global Investment Performance Standards (GIPS).
2. Income returns calculated as interest earned on investments during the period.
3. Price returns calculated as the change in market value of each security for the period.
4. Returns are presented on a periodic basis.

Accrual Basis Earnings



Accrual Basis Earnings	3 Months	1 Year	3 Years	5 Year	10 Year ¹
Interest Earned ²	\$176,946	\$619,541	\$1,840,676	\$3,394,578	\$5,557,384
Realized Gains / (Losses) ³	(\$23,213)	(\$145,225)	\$352,793	\$210,735	\$358,509
Change in Amortized Cost	\$2,434	(\$22,799)	(\$37,307)	\$43,930	(\$324,544)
Total Earnings	\$156,167	\$451,517	\$2,156,161	\$3,649,244	\$5,591,349

1. The lesser of 10 years or since inception is shown. Performance inception date is December 31, 2007.

2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.

3. Realized gains / (losses) are shown on an amortized cost basis.

Fixed-Income Sector Outlook – 2Q 2023

Sector	Our Investment Preferences
COMMERCIAL PAPER / CD	
TREASURIES	
T-Bill	
T-Note	
FEDERAL AGENCIES	
Bullets	
Callables	
SUPRANATIONALS	
CORPORATES	
Financials	
Industrials	
SECURITIZED	
Asset-Backed	
Agency Mortgage-Backed	
Agency CMBS	
MUNICIPALS	

● Current outlook

○ Outlook one quarter ago

Negative

Slightly
Negative

Neutral

Slightly
Positive

Positive

DIVIDER SHEET

COUNCIL AGENDA

April 25, 2023

TO: The Honorable Mayor and City Council

SUBJECT: Community Safety Commission Recommendation – Disabled Person Parking

INTRODUCTION

The Community Safety Commission met on April 3 to consider various community safety matters that included the consideration of a request for a disabled person parking space at 20737 Arline Avenue.

STATEMENT OF FACT

The Public Works Department received a request for a disabled person parking space at 20737 Arline Avenue. The resident stated that he is disabled, and the house does not have a driveway. The garage is accessed from the alley and leads to the back door, but he cannot use the back door because there are four steps. He stated that he parks on the street and enters the house through the front door. He said street parking is limited most of the time. Staff observed the location, checked the placard number, and recommended installation of a space.

The Community Safety Commission, at their regular meeting on April 3, approved recommending installation.

RECOMMENDATION

The Community Safety Commission recommends that the City Council adopt the attached resolution authorizing installation of a disabled person designated parking space at 20737 Arline Avenue.

Kelli Pickler 
Director of Public Works


Thaddeus McCormack
City Manager

RESOLUTION NO. 2023-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD ESTABLISHING DISABLED PERSON
DESIGNATED PARKING ON THE WEST SIDE OF ARLINE
AVENUE WITHIN THE CITY OF LAKEWOOD

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

SECTION 1. This Resolution is enacted pursuant to Section 21458 and 22507 of the Vehicle Code of the State of California, and Section 3250.2 of the Lakewood Municipal Code.

SECTION 2. Disabled person designated parking is hereby established on the west side of Arline Avenue, beginning three hundred eighty five (385) feet south of the southern curb line of 207th Street, continuing south for a distance of twenty five (25) feet within the City of Lakewood. No vehicle shall stop, stand or park in said parking restriction unless displaying a special identification license plate or placard issued by the Department of Motor Vehicles pursuant to Section 22511.55 of the California Vehicle Code.

SECTION 3. This resolution shall be effective as long as said restriction is painted and posted in accordance with the requirements of Vehicle Code Section 22511.7 of the California Vehicle Code. In addition, this resolution shall be in effect only as long as Rafael Licon, physically disabled person, occupies the house at 20737 Arline Avenue.

SECTION 4. This resolution has been adopted pursuant to a Community Safety Commission recommendation.

ADOPTED AND APPROVED this 25th day of April, 2023.

Mayor

ATTEST:

City Clerk

DIVIDER SHEET

COUNCIL AGENDA

April 25, 2023

TO: The Honorable Mayor and City Council

SUBJECT: Finding and Determination of Need to Continue Emergency Action Regarding Repairs to Bolivar Park Stormwater Capture Building and Equipment

INTRODUCTION

At its September 13, 2022 meeting, the City Council adopted Resolution 2022-70 finding and determining that it was necessary to take emergency action due to the fact that the Bolivar Park Stormwater Capture Building and Equipment were damaged as a result of a traffic collision.

State law allows for necessary purchases and repairs to be made in a more expedited manner. The process was initiated via the adoption of the above resolution declaring an emergency and dispensing with the contracting requirements of the Public Contract Code (PCC).

STATEMENT OF FACT

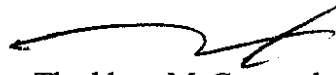
The emergency work is estimated to cost approximately \$300,000, with the City's property insurance policy covering the amount. Since the last meeting, staff has been working closely with contractors and engineers to define the scope of the needed repairs, review new warranty terms, and gathering construction and installation proposals. Staff has several components of necessary equipment that has recently become available, while awaiting for additional equipment and contractors to provide labor proposals.

The PCC also requires that staff report to the City Council at its next meeting the actions taken to cure the emergency. Such a report and an accompanying resolution must be provided (and approved by the City Council, by four-fifths vote) through the period of time needed for completion of the needed repairs.

STAFF RECOMMENDATION

It is recommended that the City Council adopt the proposed resolution as it finds and determines that there is a need to continue the action previously authorized by Resolution No. 2022-70.


Jose Gomez
Director of Finance & Administrative Services


Thaddeus McCormack
City Manager

RESOLUTION NO. 2023-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD FINDING AND DETERMINING THAT THERE
IS A NEED TO CONTINUE TAKING EMERGENCY ACTION
REGARDING THE NEED TO MAKE REPAIRS TO THE
BOLIVAR PARK STORMWATER CAPTURE BUILDING AND
EQUIPMENT

WHEREAS, on September 13, 2022, the City Council adopted Resolution No. 2022-70, finding and determining that it was necessary to take emergency action due to the fact that the Bolivar Park Stormwater Capture Building and Equipment were damaged as a result of a traffic collision; and

WHEREAS, the City has not completed the actions authorized by Resolution No. 2022-70;

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

SECTION 1. Based on the evidence contained in the staff report submitted herewith, the City Council finds and determines that there is a need to continue the action authorized by Resolution No. 2022-70.

SECTION 2. The City Manager and his designees are hereby directed and authorized to implement the actions taken by the City Council to address this emergency.

SECTION 3. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Resolution. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 4. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED THIS 25TH DAY OF APRIL, 2023.

Mayor

ATTEST:

City Clerk

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

COUNCIL AGENDA

April 25, 2023

TO: Honorable Mayor and City Council

SUBJECT: Approval of Signing a Protest Letter against Water Replenishment District of Southern California Proposed Upper Limit Replenishment Assessment Increase of 8.7% for Fiscal Year 2023-2024

INTRODUCTION

On February 15, 2023, the Water Replenishment District of Southern California (WRD) began its budgetary process to establish FY 2023-2024 replenishment assessment (RA) rate. As part of this process, the WRD Budget Advisory Committee (BAC) consists of seven (7) staff representatives from seven (7) pumpers, reviewed and evaluated WRD's proposed spending, estimated pumping and various budgetary scenarios to determine and recommend the upper limit increase for the RA to the WRD Board of Directors (Board).

On March 7, 2023, after numerous discussion and extensive evaluation of the proposed budgetary scenarios, the BAC Committee voted and recommended the upper limit increase to the RA at 2.5%.

The upper limit increase sets a threshold for how high a rate increase can be implemented.

On March 9, 2023, WRD Board subsequently approved an upper limit increase of 8.7% to the RA, nearly 3.5 times higher than that of the BAC recommendation. On March 10, 2023, WRD began notifying active pumpers within its service area of the proposed 8.7% upper limit increase approved by the Board and set a Public Hearing for May 2 2023 at its headquarters to accept oral and written testimony from active pumpers including protest.

STATEMENT OF FACT

On March 7, 2023, members of the BAC Committee recommended an upper limit increase of 2.5% to the RA for Fiscal Year 2023-2024. The 2.5% upper limit threshold was determined based on the estimated revenue from 200,000 acre-feet of pumping for FY 2023-2024 and included the use of \$5.8 million from WRD's reserve.

In reviewing historical trends, the BAC Committee noted that pumping within Central and West basins on average was recorded at 217,000 acre-feet per year over the last 10 years despite two cycles of droughts from 2012-2015 and from 2020-2022. With drought restrictions lifted, the BAC Committee determined that it was reasonable to assume pumping over next year would increase due to higher demand for outdoor watering. The BAC Committee also determined that WRD's total reserves has grown steadily over the years and that it was prudent to supplement rate increases with reserves to keep rates affordable for the pumping community.

On March 9, 2023, the WRD Board approved the upper limit increase of 8.7% based on the estimated pumping revenue of 195,000 acre-feet and the use of \$3 million in reserve. As WRD is required to follow the Prop 218-like process, it began notifying active pumpers that the Board has approved the upper limit increase of 8.7% and set the Public Hearing for May 2, 2023 at 10 AM at its Headquarters. Since the Board's approval of the RA upper limit threshold at 8.7% on March 9, 2023, members of the BAC Committee continued to meet on March 28 and April 11, 2023 to determine and recommend a final RA to the Board. During those meetings, the BAC Committee requested additional financial information including details on WRD's proposed water purchases for replenishment, operational expenses to run its facilities, and complete breakdown of net revenue reserves. Upon further review of the additional information provided by WRD staff, the BAC Committee determined that pumping for FY 2023-2024 would likely be in the range of 205,000 acre-feet or more, since total pumping within the basin has never dipped below 201,000 acre-feet per year in any single year over the last 10 years.

With drought restrictions lifted and additional wells expected to resume pumping due to previous PFAS rehabilitation and a recent discovery that WRD has a total reserve of approximately \$99 million, segmented in various accounts holding excessive limits, the BAC Committee voted on April 11, 2023 to approve a recommendation for a zero percent (0%) increase to the RA for Fiscal Year 2023-2024. The votes were 5-2 with Lakewood, Whittier, Lomita, Cal Water and Golden State voting YES and Long Beach and Torrance voting NO.

Following the final BAC meeting on April 11, 2023, the WRD Finance and Audit Committee met on April 12, 2023 and voted to approve a recommendation to the Board for a 3.1% RA increase to be adopted at its May 2, 2023 Public Hearing meeting.

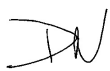
SUMMARY

On March 9, 2023, the WRD Board approved an upper limit increase of 8.7% to the RA. Since then, Lakewood and Whittier staff who are members of the BAC Committee have spearheaded an effort to protest against this upper limit increase. Lakewood and Whittier staff drafted a protest letter and solicited participation from active pumpers within WRD's service area. The goal of the protest is to garner a majority support from active pumpers to oppose WRD's proposed upper limit increase of 8.7%, remind WRD the important role that the BAC Committee represents and the collective desire of the active pumpers to keep water rates low and affordable.

As indicated in the WRD's Public Hearing Notice, *"the Board will not approve an increase to the current assessment if it receives written protests from more than 50% of active pumpers"*. Since the Board has approved an upper limit threshold that was 3.5 times higher than the BAC recommendation, the BAC Committee members who voted for the 2.5% upper limit felt compelled that a protest is necessary.

RECOMMENDATION

Staff recommends that the City Council approve signing of a protest letter against WRD's proposed upper limit RA increase of 8.7% and authorize the mayor to sign on behalf of the city.


Derek Nguyen, Ph.D., P.E.
Director of Water Resources


Thaddeus McCormack
City Manager

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

COUNCIL AGENDA

April 25, 2023

TO: Honorable Mayor and City Council

SUBJECT: Approval of Designation of Applicant's Agent Resolution for Non-State Agencies

INTRODUCTION

Efforts to prepare and plan for a disaster and the response and recovery from a disaster are critical to ensuring the health and safety of the community. Receiving available grant funds for pre-disaster planning and financial assistance in response to and recovery from a declared disaster are a vital resource to safeguard the community.

STATEMENT OF FACTS

The Governor's Office of Emergency Services requires an approved Designation of Applicant's Agent Resolution for Non-State Agencies (Resolution) to be on file for the purpose of receiving federal financial assistance under Public Law 93-288 as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, and/or state financial assistance under the California Disaster Assistance Act. The types of financial assistance include pre-disaster grants for planning and mitigation efforts, and disaster response and recovery assistance and/or reimbursement.

A Resolution form is valid for a period of three (3) years from the date of approval and applicable for any existing and future grant opportunity or declared disaster. A new form is required if the previously submitted document is older than three (3) years from the last date of approval or if changes are required to the name and/or title of authorized agents. Lakewood's most recent Resolution, approved March 24, 2020, has expired.

To maintain Lakewood's eligibility to receive federal and state financial assistance, the attached Resolution designates the City Manager, Director of Finance and Administrative Services, and Director of Public Safety as authorized agents of the City of Lakewood.

RECOMMENDATION

Staff recommends the City Council approve the California Governor's Office of Emergency Services Designation of Applicant's Agent for Non-State Agencies, designating the City Manager, Director of Finance and Administrative Services, and Director of Public Safety as authorized agents to execute assurances and agreements on behalf of the City of Lakewood for the purpose of receiving federal and state financial assistance.


Joshua Yordt
Director of Public Safety


Thaddeus McCormack
City Manager



Cal OES ID No: 037-39892

DESIGNATION OF APPLICANT'S AGENT RESOLUTION FOR NON-STATE AGENCIES

BE IT RESOLVED BY THE City Council OF THE City of Lakewood
(Governing Body) (Name of Applicant)

THAT City Manager, OR
(Title of Authorized Agent)
Director of Finance & Administrative Services, OR
(Title of Authorized Agent)
Director of Public Safety
(Title of Authorized Agent)

is hereby authorized to execute for and on behalf of the City of Lakewood,
(Name of Applicant)
a public entity established under the laws of the State of California, this application
and to file it with the California Governor's Office of Emergency Services for the
purpose of obtaining federal financial assistance for any existing or future grant
program, including, but not limited to any of the following:

- **Federally declared Disaster (DR), Fire Mitigation Assistance Grant (FMAG), California State Only Disaster (CDAA), Immediate Services Program (ISP), Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC), Legislative Pre-Disaster Mitigation Program (LPDM)**, under
- Public Law 93-288 as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, and/or state financial assistance under the California Disaster Assistance Act.
- **Flood Mitigation Assistance Program (FMA)**, under Section 1366 of the National Flood Insurance Act of 1968.
- **National Earthquake Hazards Reduction Program (NEHRP)** 42 U.S. Code 7704 (b) ((2) (A) (ix) and 42 U.S. Code 7704 (b) (2) (B) National Earthquake Hazards Reduction Program, and also The Consolidated Appropriations Act, 2018, Div. F, Department of Homeland Security Appropriations Act, 2018, Pub. L. No. 115-141
- **California Early Earthquake Warning (CEEW)** under CA Gov Code – Gov, Title 2, Div. 1, Chapter 7, Article 5, Sections 8587.8, 8587.11, 8587.12

That the City of Lakewood,
(Name of Applicant)

laws of the State of California, hereby authorizes its agent(s) to provide to the Governor's Office of Emergency Services for all matters pertaining to such state disaster assistance the assurances and agreements required.



Please check the appropriate box below

- ☒ This is a universal resolution and is effective for all open and future disasters/grants declared up to three (3) years following the date of approval.
- ☐ This is a disaster/grant specific resolution and is effective for only disaster/grant number(s): _____

Passed and approved this 25 day of April, 2023

Steve Croft, Mayor

(Name and Title of Governing Body Representative)

Ariel Pe, Vice Mayor

(Name and Title of Governing Body Representative)

Todd Rogers, Council Member

(Name and Title of Governing Body Representative)

CERTIFICATION

I, Jo Mayberry, duly appointed and City Clerk of
(Name) (Title)

City of Lakewood, do hereby certify that the above is a true and
(Name of Applicant)

correct copy of a resolution passed and approved by the City Council
(Governing Body)

of the City of Lakewood on the 25 day of April, 2023.
(Name of Applicant)

City Clerk

(Signature)

(Title)



Cal OES Form 130 Instructions

A Designation of Applicant's Agent Resolution for Non-State Agencies is required of all Applicants to be eligible to receive funding. A new resolution must be submitted if a previously submitted resolution is older than three (3) years from the last date of approval, is invalid, or has not been submitted.

When completing the Cal OES Form 130, Applicants should fill in the blanks on pages 1 and 2. The blanks are to be filled in as follows:

Resolution Section:

Governing Body: This is the group responsible for appointing and approving the Authorized Agents.

Examples include: Board of Directors, City Council, Board of Supervisors, Board of Education, etc.

Name of Applicant: The public entity established under the laws of the State of California.

Examples include: School District, Office of Education, City, County or Non-profit agency that has applied for the grant, such as: City of San Diego, Sacramento County, Burbank Unified School District, Napa County Office of Education, University Southern California.

Authorized Agent: These are the individuals that are authorized by the Governing Body to engage with the Federal Emergency Management Agency and the California Governor's Office of Emergency Services regarding grants for which they have applied. There are two ways of completing this section:

1. **Titles Only:** The titles of the Authorized Agents should be entered here, not their names. This allows the document to remain valid if an Authorized Agent leaves the position and is replaced by another individual. If "Titles Only" is the chosen method, this document must be accompanied by either a cover letter naming the Authorized Agents by name and title, or the Cal OES AA Names document. The supporting document can be completed by any authorized person within the Agency (e.g., administrative assistant, the Authorized Agent, secretary to the Director). It does not require the Governing Body's signature.
2. **Names and Titles:** If the Governing Body so chooses, the names **and** titles of the Authorized Agents would be listed. A new Cal OES Form 130 will be required if any of the Authorized Agents are replaced, leave the position listed on the document, or their title changes.



Checking Universal or Disaster-Specific Box: A Universal resolution is effective for all past disasters and for those declared up to three (3) years following the date of approval. Upon expiration it is no longer effective for new disasters, but it remains in effect for disasters declared prior to expiration. It remains effective until the disaster goes through closeout unless it is superseded by a newer resolution.

Governing Body Representative: These are the names and titles of the approving Board Members.

Examples include: Chairman of the Board, Director, Superintendent, etc. The names and titles **cannot** be one of the designated Authorized Agents. A minimum of three (3) approving board members must be listed. If less than three are present, meeting minutes must be attached in order to verify a quorum was met.

Certification Section:

Name and Title: This is the individual in attendance who recorded the creation and approval of this resolution.

Examples include: City Clerk, Secretary to the Board of Directors, County Clerk, etc. This person **cannot** be one of the designated Authorized Agents or Approving Board Member. If a person holds two positions (such as City Manager and Secretary to the Board) and the City Manager is to be listed as an Authorized Agent, then that person could sign the document as Secretary to the Board (not City Manager) to eliminate "Self-Certification."

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

COUNCIL AGENDA

April 25, 2023

TO: The Honorable Mayor and City Council

SUBJECT: Excel Bridge Manufacturing Authorization – Rynerson Bridge Refabrication

INTRODUCTION

There are four steel bridges at Rynerson Park; one that spans over the park equestrian trail to the San Gabriel River bike path/horse train, and three that span the Gridley Drain flood control channel that runs parallel to Studebaker Road, along the parking lot on the east side of the park. Over the past several years, staff have been working on evaluating the condition of all four bridges and making various repairs to extend their useful life. The northerly and southerly bridges are in need of substantial repairs. Staff received a proposal from Excel Bridge Manufacturing Company for the refabrication of portions of the southerly and northerly bridges.

STATEMENT OF FACT

Major repairs to the center bridge of the three over the flood control channel were completed about five years ago, including structural repairs of deteriorated steel members, replacement of the wood deck surface with a recycled plastic lumber deck, and installation of ADA compliant access ramps.

The deck was removed from the southerly bridge to provide better access for inspection and repair, and it has been closed for several months. Initially, staff requested pricing from Fleming Environmental and L.A. County for the work. Fleming declined to provide pricing. It was thought that the County Public Works Department could make the necessary structural repairs for about \$33,000, however, this proved to be extraordinarily expensive, once the County re-evaluated the scope of the repairs needed and revised their estimate to \$92,000. Also, it should be noted that we pay for County services on a time and material basis, and there was no guarantee that the cost of the repairs would not balloon further as the work progressed.

Staff decided to evaluate alternative measures including complete replacement of the bridges. Willdan's structural engineer evaluated the southerly bridge and prepared a report regarding the cost of repair versus replacement. In a report dated January 26, 2023, previously provided to the CIP Committee, he provided several alternatives:

- Option 1 - abandon the bridge in place at a nominal cost of maintaining the security fence around it, however it would remain as an attractive nuisance and eyesore.
- Option 2 - repair the bridge however he estimated a higher cost of approximately \$150,000 - \$200,000, based upon the County Public Works Department making the repairs in the field. With the information available at the time of the report, they recommended against repair, due to the conditions in the park from the reclaimed water used for irrigation, and cost of repair.
- Option 3 - replace the existing bridge with a new steel bridge, estimated at about \$980,000, including design, inspection and project management. It should also be noted that a new bridge design would likely mean replacement of the approaches and foundations for the

bridge and would include a plan check and permit process by the County Flood Control Department, which would have to meet current design standards, and which may take time and additional space.

- Option 4 - Remove the bridge without replacing it, which would cost about \$35,000 in demolition and disposal costs.
- Option 5 - replace the existing bridge with a Fiber Reinforced Polymer bridge at a cost of approximately \$925,000 including design, inspection and project management. Again, a new bridge design would likely mean replacement of the approaches and foundations for the bridge and would include a plan check and permit process by the County Flood Control Department, which would have to meet current design standards, and which may take time and additional space.
- Option 6 - replace the existing bridge with a precast concrete bridge at a cost of approximately \$1,800,000 including design, inspection and project management. Again, a new bridge design would likely mean replacement of the approaches and foundations for the bridge and would include a plan check and permit process by the County Flood Control Department, which would have to meet current design standards, and which may take time and additional space.

In the best interest of the City, and due to the excessive costs provided by LA County, staff sought an alternate solution for the refabrication of sections of the bridges under a professional service contract. On Monday, April 10, City Staff and Willdan met with Mr. Craig Vasquez of Excel Bridge Manufacturing Company. We learned of this company through a reference from another city. For many years, they were in Santa Fe Springs on Shoemaker Avenue, but now they operate from their location on Hwy 395 in Olancho, California. They build bridges much like the ones located in Rynerson Park, and Mr. Vasquez has done repairs and refurbishments for bridges in golf courses and for cities.

He inspected all of the Rynerson Bridges and made the following recommendations:

- For the center bridge, the one most recently repaired, he recommends that we modify the plant materials and the irrigation to be certain that there is no overspray or wind drift from the irrigation system, to protect the bridge from any new corrosion. The turf should be replaced with stabilized decomposed granite. PW staff will work with the RCS ERD staff to make these changes. No further repairs would be needed at this time.
- For the bridge over the equestrian trail, he recommended that we replace the deck material with recycled plastic lumber as we did with the center bridge. He also recommends that we remove all plant materials and irrigation from the vicinity of the two ends of the bridge to assure against overspray and wind drift from the irrigation system.
- For the two remaining bridges, Excel Bridge Manufacturing submitted two options: one for the replacement of the northerly and southerly bridges, and one to refabricate both the northerly and southerly bridges.
 - Refabrication - The bridges would be removed from their foundation and damaged portions will be refabricated at their facility and returned to their current location. Both bridges are easily unfastened from their foundations since they rely primarily on their own weight to keep them in place. While at Excel Bridge's

facility, deteriorated structural members will be removed and replaced using the same type of steel that weathers in the natural elements. The deterioration is primarily at both ends of each bridge where the steel comes in contact with vegetation and irrigation overspray, while the main spans of the bridges are in generally good condition. While the bridges are gone for refurbishment, city staff can prepare the areas by removing all vegetation and irrigation at each end of both bridges. The decks will also be replaced with recycled plastic lumber.

The quote to refabricate both bridges is \$95,000, which includes the crane rental, transportation for both directions. This quote includes pricing of \$40,000 to refabricate each bridge, and \$15,000 for the crane and transportation provision (each bridge would be craned simultaneously). We recommend choosing not to select the additional option of paint for an additional \$22,000. The work would be expected to take approximately 10 weeks.

- Alternately, the quote for the replacement of both bridges is \$164,000. This quote includes pricing of \$71,000 per bridge, and \$11,000 for painting of each bridge. This work would be expected to take approximately 2-4 weeks to receive drawings and specifications from a licensed structural engineer, unspecified amount of time for review and approval of the bridge design, and 8-10 weeks of fabrication. Excel Bridge would provide the design and fabrication of the new bridges. Additional structural foundation investigation could be required.

Staff has called several recent customers of Excel Bridge Manufacturing who have indicated their satisfaction with the product and services. They just delivered two 180-foot bridges to the Southern California Gas Company, whose representative stated that they were very pleased with the product and services provided by Excel Bridge Manufacturing, and that they would do business with them again in the future. Excel Bridge has been in business since 1988 and has shipped hundreds of bridges of varying sizes and specifications to locations around the US. They are certified and audited by the American Institute of Steel Construction (AISC).

In our CIP Measure L budget, there is a project established to refabricate or replace the bridges at Rynerson Park. The balance available is \$71,000. If we proceed with either option, a budget adjustment would be required and could be supplemented with Measure L funds in the amount of \$50,000, allowing for the work, a contingency of 15%, and funds for supplies and materials for City staff to adjust the irrigation and landscape materials to allow for no overspray on the bridges in the future.

In conclusion, refabricating damaged portions of the two bridges is substantially less expensive than replacing them with new. This option will also be more environmentally friendly, as we are not disposing of the existing bridges, but rather refabricating them for continued use. On April 17th, 2023 the CIP Committee concurred with staff's recommendation to approve the proposal for refabrication and bring the item to the Council for approval.

RECOMMENDATIONS

Staff recommends that the City Council:

- (1) Appropriate funds for Rynerson Bridges Refabrication (\$50,000) from the reserve for Capital Improvements from Measure L.
- (2) Authorize work for the Rynerson Bridges Refabrication per the Excel Bridge Manufacturing Company proposal dated April 13, 2023, in an amount not-to-exceed \$95,000, and authorize the Mayor to sign the proposal.

Kelli Pickler 
Director of Public Works


Thaddeus McCormack
City Manager

**BRIDGE MANUFACTURING CO.**www.excelbridge.com

Nationwide Service

(949) 283-9628

Pedestrian Bridge Quote #20230413B

Date: April 13, 2023

Total Pages: 4

RE: Lakewood, CA, Refurbished Bridge(s) Quote by Excel Bridge Mfg. Co.

*Our Business is family operated since 1952. 100% Engineered & Built in the USA.
Thanks for the opportunity to work with you!*

Excel Bridge Manufacturing Co. (Hereby may be referred to as Excel/Excel Bridge) Quote:

Refurbish (2x) existing 48'L x 6'W H-Section Pratt Truss weathering steel bridges. The bridge(s) will be shipped to our fabrication site for repair/upgrade. The on-site construction team will need to lift/uninstall and install bridges, as required. Excel Bridge provides freight, fabrication, and delivery to site, but installation and on-site contracting labor must be provided by others.

Bridge refurbishment Price (each):F.O.B. Lakewood, CA (over-the-road access point)...	\$40,000.00
2x Bridges Total:	...\$80,000.00
(Optional, additional cost) Painted (each)	...\$11,000.00
(Optional, additional cost) 2x Painted	...\$22,000.00
(Optional, additional cost) Crane provision (both bridges simultaneous)	...\$15,000.00
(Excludes Any Applicable Taxes)	

Time Lines: Barring unexpected delays due to lack of requisite information, excessive waiting periods for design clarification, or RFI response from parties outside of Excel, the following are approximate/general project timelines:

- 1) **2 weeks minimum** delivery for materials
- 2) **4-6 weeks** for fabrication **after fabrication approved/authorized and after receipt of materials (ordered after design approval & material/fabrication deposit received).**
*Fabrication timeline may vary and is primarily based on selected material availability at date/time of fabrication approval.
- 3) **1-2 weeks for freight/transportation arrangements on front and back side of shipping.**

Design & Fabrication provided by Excel Bridge:

It is Excel Bridge's goal to meet specified bridge details and loading requirements. However, because it's possible that not all desired details may be specified, we want to point out the following assumptions (changes may affect price). Basic bridge details:

- Finish: (unpainted) Atmospheric corrosion resistant (Weathered steel),
- Deck: Nominal Trex Composite Deck,
- Materials: Low alloy atmospheric corrosion resistant ASTM A847 square and rectangular steel tubing, and/or ASTM A588, A242, A606 plate and shapes with maximum tensile strength of 50 ksi with corrosion index of 5.8. Splice bolts ASTM F3125,
- Loads & codes include: Pedestrian load – 90 psf live load, AASHTO LRFD Guide Specifications for Pedestrian Bridges, AWS D1.1/D1.5 welding FCAW or SMAW, Wind 25 or 35 psf as if enclosed, stream load is not applicable, local charts used for snow and seismic loads.
- (Optional) Paint system: Cleaned to SSPC per paint manufacturers standards, primed w/Sherwin Williams brand epoxy series at 3-5 mils thick, & top coated w/urethane enamel series at 2-3 mils thickness. Color is the owner's choice of available applicable options. Other paint system options may be available, pending materials in stock and specifications.
- Wood decking Disclaimer. A small amount of hairline fractures will naturally occur in wood decking, regardless of treatment, etc. This is not a reflection of quality so much as natural



BRIDGE MANUFACTURING CO. Pedestrian Bridge Quote #20230413B

wood occurrence. Anything deemed unacceptable will be turned away by our Quality Control. If significant issues with the wood deck quality are observed soon after delivery, we will honor a replacement, case by case.

- For liability and logistic purposes, Excel Bridge **does not** provide bridge anchor-bolts for abutment placement. Anchor-bolts must be provided by others.
- If Charpy material testing is required, timelines & pricing will increase.
- Third party inspection requirements may increase timelines and costs and are to be provided by others, so as to avoid a conflicts of interest.
- Excel Bridge purchases U.S.A. steel.
- Excel will provide standard **10 year** Bridge Warranty (excludes paint maintenance).

Responsibility of others:

- Any applicable sales taxes. Prevailing wage does not apply to this quote.
- All surveys, abutment design (unless Excel is contracted to design abutment, per specified requirements above) and construction ****WARNING: do not construct abutment before confirming final step dimensions.**
- Third party peer review requirements and expenses (additional costs).
- Anchor bolts for the bearings.
- Cover plates provided by others if required.
- Unloading and erection.
- Fuel or material surcharges, local fees or testing/inspections not listed in this quote.
- (optional) Touch up painting (Excel provides paint).

Certifications:

- ✓ Welding will be per A.W.S. welding code D1.1/D1.5, Chapter 10 Tubular Structures, E70 and E80 welding electrodes.
- ✓ Excel is AISC certified for Simple Steel Bridges (SBR), Intermediate (Major) Steel Bridges (IBR), and sophisticated paint endorsements.

Delivery:

Excel will bring bridge as close as possible to the job site using over-the-road trucks. The driver may leave the public road surface, at his discretion, but is not obligated to do so. If driver agrees to access a difficult site, if trucks are held up at site more than (2) hours, or if weekend delivery is requested, the customer will be subject to additional charges. If there are multiple bridge spans, delivery may happen in stages, vs. all arriving the same day. Excel reserves right to cancel or reschedule any delivery to the owner or contractor without additional charge/back-charge to Excel if cause is from unforeseen circumstances out of our control. Examples: severe weather, trucking hold-ups, terrorism, national security actions, state or local transportation authority's refusing to issue wide load permits in area of interest, due to unforeseen circumstances (road closure, holiday traffic, special events, etc.). This quote does not include any police or other special escorts. If unforeseen or extenuating circumstances delay the bridge delivery in any way, Excel Bridge Manufacturing shall not be held liable for any claim by purchaser.

Terms & Conditions:

Excel Bridge requires a simple purchase order (P.O.) or signed letter of purchase before any action is taken. Excel requires 50% deposit at the time of order for the refurbishment option to commence refurbishment freight arrangements, material acquisition and labor arrangements, 40% deposit prior to materials purchase and fabrication of bridge, with final payment 10% due within 10 days from mutually agreed-upon bridge completion date (based on approved credit) OR C.O.D. on the date the bridge is delivered, unless prior arrangements have been approved. Excel Bridge reserves the right to not accept lengthy contract agreements that are formatted for a sub-contractor. We are not a sub-

**BRIDGE MANUFACTURING CO. Pedestrian Bridge Quote #20230413B**

contractor, but rather a "supplier" only &, thus, accept P.O.'s or signed quote letters. We reserve the right to not accept award if no agreement of terms is met. Excel Bridge will not accept responsibility for potential liquidated damages OR payment retention without written agreement prior to acceptance of order. If the bridge(s) cannot be delivered within 30 days after completion/or the mutually agreed-upon delivery date, final payment for stored finished materials will be required. No retentions allowed. This bid is tied to steel, aluminum, wood, deck, and paint mediums, and logistics freight rate price indexes, as of this quote's date. Due to the exceptional volatility of current market material and logistics prices, Excel Quotes are valid for seven days. We reserve the right to negotiate price, after contracted, if unusual price volatility in bridge materials, mediums, and logistics markets are encountered or extended delays in approval for material procurement or fabrication occur. As a product vendor, Excel Bridge and related entities reserve the right to abstain from medical information disclosures or medical mandates imposed by any level of social, economic, or governmental agencies, and expressly disclaim that any contracted client, city, county, state, or federal policies affecting Excel Bridge medical disclosures, decisions, mandates, or actions toward any level of Excel Bridge's staff or entities, in the past, present, or future, are expressly disclaimed, prohibited, do not apply, and will not be enforced at any level toward Excel Bridge or any level of Excel Bridge's personnel or staff. Excel Bridge quotes are expressly tied to contracts or purchase orders for any projects involving contracts or purchases with Excel Bridge and are not able to be separated, overruled, or disclaimed from applicable purchase orders. Please note: Excel Bridge is not responsible for any special inspections or weld testing unless specifically called out in this letter. Excel Bridge reserves the right to utilize material sizes that may differ from those reflected in the plan documents, w/calculations verifying such material changes meet design load requirements per specs. Information in quote assumed to be accurate, but please confirm information & timelines prior to placing order.

Thank you for the opportunity to work with you! Our company prioritizes our reputation and client satisfaction. Please don't hesitate to call, ask questions, or troubleshoot any related concerns! Our staff is standing by and will respond as soon as available to all inquiries via phone, text, or email.

Sincerely,

Craig E. Vasquez

Craig Vasquez,
Excel Fabricators & Excel Bridge Manufacturing Co.
C&C Organix Enterprises LLC
3165 Inclinado San Clemente, CA, 92673
Phone: (949) 283-9628
Email: CraigVasquez@ExcelBridge.com
www.ExcelBridge.com
www.ExcelFabricators.com

CONTRACT:

This letter is considered contractual. By signing, dating, and returning this letter, you are hereby agreeing to purchase the support structure(s) as outlined on page (1) one of this letter as well as to the terms also listed in this letter. Fabrication will begin after receipt of the material/fabrication deposit, and receipt of the fabrication materials, per the above payment schedule, billed and required prior to material acquisition and fabrication.

Customer Authorizing Signature

Date

DIVIDER SHEET

COUNCIL AGENDA

April 25, 2023

TO: The Honorable Mayor and City Council

SUBJECT: Allocate additional funds for sidewalk service request repairs

INTRODUCTION

The City has annually budgeted \$400,000 in the Public Works Operating Budget to address citywide sidewalk repairs primarily from Measures M and R. However in the Fiscal Year 2022-23 budget, the amount was increased to \$680,000 plus an additional \$75,522 from Transportation Development Act (TDA) funds. On February 14, 2023 Council authorized an additional \$1,200,000 to complete high priority sidewalk repairs citywide.

STATEMENT OF FACT

With the additional Council authorization, CJ Construction has completed over 900 locations identified as high priority prior to December 2022. However there are an additional 325 that remain to be completed estimated to cost \$404,000. In order to complete the identified locations, staff is requesting an additional \$500,000 which includes a contingency of \$96,000 for items that may be identified prior to the end of the fiscal year.

There are available funds in Measures M and Measure R, which are one-half cent sales tax measures approved by Los Angeles County voters earmarked for the Local Return Programs to be used by cities in developing and/or improving local public transit, paratransit and related transportation infrastructure. Currently the City has an unappropriated fund balance of \$5,094,000 in Measure M and \$4,370,000 in Measure R funds.

RECOMMENDATIONS

Staff recommends that the City Council:

1. Authorize Measure R funds in the amount of \$250,000 to be utilized for sidewalk repairs citywide.
2. Authorize Measure M funds in the amount of \$250,000 to be utilized for sidewalk repairs citywide.


Kelli Pickler
Director of Public Works


Thaddeus McCormack
City Manager

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

Legislation

ORDINANCE NO. 2023-1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AMENDING ARTICLE IX OF THE LAKEWOOD MUNICIPAL CODE PERTAINING TO STANDARDS, REVIEW PROCEDURES AND REGULATIONS FOR ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

WHEREAS, new state laws which became effective on January 1, 2023 will impact local control over the approval process and the design and use of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs); and

WHEREAS, those laws provide that, beginning on January 1, 2023, and until a local jurisdiction adopts local laws in conformance with those new state laws, the local rules for approval and the ability to apply local objective design standards to Accessory Dwelling Units and Junior Accessory Dwelling Units will default to the state laws and standards for all purposes; and

WHEREAS, the purpose of this Ordinance is to update and modify current City development standards and authorize any allowed processing fees, regarding the construction of ADUs and JADUs as necessary to conform to the current state law and policy, as effective on January 1, 2023, and further by reference to those laws, as amended from time to time thereafter, in order to better facilitate urban construction and knowledge of ADU's objective standards.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds and determines that each of the findings set forth above is true and correct.

SECTION 2. INTENT. Article IX of the Lakewood Municipal Code is amended as provided in this Ordinance to revise standards and regulations for Accessory Dwelling Units (ADUs) and to revise standards and regulations for Junior Accessory Dwelling Units (JADUs) consistent with recent changes in state laws and pursuant to public hearings before the Planning and Environment Commission and the City Council. This shall include authorization to establish application processing fees for ADUs and JADUs in conformance with California Government Code Section 65852.2 (a) (2) and to impose an ADU property owner residency requirement commencing on January 1, 2025, as allowed by state law.

SECTION 3. PURPOSE. The purpose of this Ordinance is to amend current City standards to properly implement revised state laws that became effective on January 1, 2023, concerning the construction and use of ADUs and JADUs. Among the new state laws adopted in 2022 being addressed by this ordinance are SB 897 (Wieckowski) and AB 2221 (Quirk-Silva).

State lawmakers remain concerned about the inadequate supply of affordable housing units in the State of California and find that modifications to the regulations and policies, regarding ADUs and JADUs necessary to encourage the continued addition of such residences as one source of such housing.

It is the intent of the City to implement state law to develop alternative housing units while maintaining local control of standards. ADUs and JADUs are an alternative affordable housing option for all tenants and specifically for extended family members, the elderly, the disabled, students, and others that are otherwise economically or physically challenged.

SECTION 4. Subsection 9302.1 of the Lakewood Municipal Code, regarding the definition of Accessory Building is amended to read as follows:

9302.1. ACCESSORY BUILDING. A subordinate building on the lot or building site, the use of which is incidental to that of any primary main building on the lot, and which is used exclusively by the occupants of any primary main building on the lot as allowed by zoning or state law, except for use by tenants of either: 1) One or two Accessory Dwelling Units (ADUs) as provided by Section 9302.21a; as further defined currently in California Government Code Section 65852.2, and as it may be subsequently amended from time to time in the future and/or 2) a Junior Accessory Dwelling Unit (JADU) as provided by Section 9302.21b; as further defined currently in California Government Code Section 65852.22, and as it may be subsequently amended from time to time in the future. The ADU and JADU accessory uses are further regulated by the following:

A. Definitions. Words and terms as used in ADU and JADU regulations of this Code are defined as follows:

1. Human Being. In the context of property ownership, a “human being” is an individual that is not a corporation or other legal entity and that is otherwise considered to be a legal “person.” A “human being” may be a property owner who owns real property and holds title to that property in their name as: an individual, community property, a member of a joint tenancy, a tenant in common, a trustee or benefactor of a trust or a partner of a partnership, but not as an officer of a corporation or other such legal entity.
2. Multifamily Dwelling Unit. This refers to a unit that is attached to one or more dwelling units on a lot. However, it does not include multiple detached individual dwelling units on a lot zoned for multiple family dwelling units or mixed-use development.
3. Multiple-Family. This term refers to a City established residential zoning district that allows more than two detached or attached primary dwelling units on a lot.
4. Objective Standards. This means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both, the development applicant or proponent and the public official, prior to submittal.
5. Primary Legal Residence. The primary domicile and permanent home of the property owner as a legal resident of the State of California and as determined by the State of California for the purposes of taxation. Proof of such residency shall be demonstrated by the property owner presenting to the City a current unexpired valid copy of one of the

following showing the address of the subject property as their primary legal residence: a California driver's license, a California Real ID, or other State of California identification card and/or a Federal Government issued United States passport or Military ID.

6. Property Owner. This term includes all persons owning a piece of real property but may be specifically limited for some regulations to be only an individual "human being," and it shall include their heirs, successors, and assigns.

B. ADU/JADU Occupancy. An ADU and/or JADU as defined above may be occupied by the property owner or rented/leased by a tenant, who may or may not be affiliated with the primary dwelling unit occupant as a family member. The property owner for the purposes of this section shall be a "human being" who owns the property under their name, and not as a corporation or other legal entity. Owner-occupancy shall not be required if the owner is a governmental agency, land trust or housing organization.

1. ADU. The property owner of an ADU is required to reside on the property as follows:
(a) An ADU permitted prior to January 1, 2025, shall not require the property owner to reside on the property to be issued a permit to construct and/or to rent/lease the ADU to a separate person.

(b) An ADU permitted on or after January 1, 2025, shall require the property owner, a human being, to reside on the property in a permitted dwelling unit as their "primary legal residence" in order to be issued a permit to construct and/or to rent/lease the ADU to a separate tenant. The property owner, a human being, shall reside either in an ADU or in a primary dwelling unit on the same lot as the ADU that then may be rented/leased to a separate tenant. Otherwise, any ADU and the host primary dwelling unit shall be occupied by the same tenant and shall not be sublet to another person, as a separate tenant.

2. JADU. The property owner, a human being, of any JADU shall be required to reside on the property as their primary legal residence. They may reside in the JADU or in another permitted ADU or primary dwelling unit on the lot with the JADU. Otherwise, if the property owner does not reside on the property as their "primary legal residence," the JADU, and the remainder of the dwelling unit in which the JADU is located, shall be rented/leased, and occupied by the same tenant, a human being, and their family and shall not be sublet to any other person.

C. Accessory Buildings and Height. All accessory buildings, including an ADU or JADU, shall be constructed or maintained in conformance with the development standards of the zone district in which they are located, including the allowed maximum height, except as otherwise provided in this Chapter.

SECTION 5. Section 9302.21a of the Lakewood Municipal Code, regarding an Accessory Dwelling Unit (ADU) is amended to read as follows:

9302.21a. DWELLING UNIT, ACCESSORY (ADU). An Accessory Dwelling Unit (ADU) shall mean one or two attached or detached additional dwelling units that are allowed to be located on the same lot or parcel, that has either: 1) a single-family primary dwelling unit as the main building and primary use in zone districts that allow single-family dwellings or is a non-conforming use in zone districts that do not, or 2) a primary multifamily dwelling unit complex of two or more attached units, as the main buildings and primary use in zone districts

that allow such multifamily dwelling units or mixed use developments. The primary dwelling unit that is host to an ADU shall be either an existing or concurrently proposed primary dwelling unit.

Prior to final inspection of an ADU, the hosting primary dwelling unit shall be completed with a successful final inspection allowing occupancy that is completed prior to, or concurrently with, a successful final inspection of the ADU, allowing ADU occupancy. Any required demolition plan check for a detached garage conversion or allowed ADU replacement structure shall be processed with permits and inspections concurrently with those required for the ADU. The proposed construction of an ADU may be: 1) a modification of an existing or proposed permitted primary dwelling unit, or an existing or proposed permitted accessory building or 2) the construction of a new attached or detached accessory building. ADUs are allowed in all zone districts allowing single-family and multiple-family dwelling units, as well as those allowing mixed uses.

An ADU shall provide a completely independent dwelling unit, including facilities for living, sleeping, eating, cooking, and sanitation for one or more persons. An allowed ADU includes a minimum 150 square-foot “efficiency unit” as defined in Section 17958.1 of the California Health and Safety Code and a minimum 320 square-foot “manufactured home” as defined in Section 18007 of the Health and Safety Code. ADUs shall comply with the following standards:

A. ALLOWED ADUs. ADUs shall only be allowed as follows:

1. Single Family Residential. The City shall ministerially approve through an application for a Building and Safety plan check to permit no more than two (2) ADUs per lot within zoning districts that allow single-family dwelling units or where there is an existing non-conforming single-family residence, as follows:

(a) One ADU is allowed only as a conversion of existing or proposed floor area of an existing or proposed dwelling unit or an existing or proposed accessory building that is either attached to or is detached from the primary dwelling unit that is host to the ADU; and/or

(b) One ADU is allowed only as new construction of an attached or detached ADU. These ADUs shall be in combination with either an existing or proposed host single-family dwelling unit within zoning districts that allow single-family dwelling units or as an existing non-conforming single-family dwelling unit within zoning districts that do not allow single-family dwelling units. The zone districts that allow single-family dwellings are: R-1 (Single-Family Residential), R-A (Single-Family Residential Limited Agriculture), A (Agriculture), and PD- SF (Planned Unit Development – Single Family). In addition to the two allowed ADUs on such lots, a JADU and a second primary dwelling unit are also allowed as elsewhere specified by this Code and state law. In no instance shall the combination of allowed dwelling units exceed more than four (4) dwelling units on any lot existing on January 1, 2022 zoned and/or used for single-family dwelling unit purposes.

2. Multiple-Family Residential. The City shall ministerially approve through an application for a Building and Safety plan check to allow no more than two external fully detached ADUs within an existing or proposed multifamily complex with two or more attached units on a lot zoned for either multiple-family residential uses or mixed uses.

In addition, at least one more internal attached ADU is allowed to be created from existing or proposed non-habitable space within the existing or proposed multifamily dwelling unit or mixed-use residential building, including their attached garages. In addition to these three allowed ADUs within any multifamily dwelling unit or mixed-use complex, more internal ADUs are allowed to be created from existing or proposed non-habitable residential space, provided the total number of such internal ADUs does not exceed twenty-five percent (25%) of the number of the existing or proposed primary multifamily attached dwelling units permitted on the property. Any remaining percentage resulting in a partial unit shall be rounded down to the next full unit.

Zoning districts that allow multifamily dwelling unit complexes are the M-F-R (Multiple-Family Residential), PD-MF (Planned Unit Development – Multiple Family) Zones and any mixed-use zone districts that allow multifamily dwellings. In the MFR, PD-MF, and any mixed-use zone district, there shall be an existing or proposed primary multifamily residential dwelling unit complex with two or more attached units to host ADUs in compliance with multifamily ADU standards. A non-conforming single dwelling or multiple detached dwelling units on such lots may host ADUs, in conformance with procedures for zone districts allowing single-family residential uses.

B. ADU Construction. An ADU shall be constructed as one of the following: a) a new fully detached accessory building; b) an addition to an existing or proposed primary or accessory structure; or c) a remodel and conversion of existing or proposed space contained within either an existing or concurrently proposed primary dwelling unit or an existing or concurrently proposed accessory structure, including, but not limited to, a garage, carport, studio, pool house, or other similar structure.

C. ADU REVIEW. The City shall ministerially review building permit applications for any proposed ADUs, in conformance with this Code and with Section 65852.2 of the California State Government Code, as currently adopted and as subsequently amended from time to time, in the future. ADUs shall be approved in accordance with the following:

1. Building and Safety Review. Prior to the City accepting an application for Building and Safety plan check review to permit a proposed ADU, all plans, materials, and associated fees necessary for such a review shall be submitted, reviewed, and accepted as complete. These materials shall include all required plans, structural calculations, Title 24 energy calculations, and all other documents required for the plan check and code compliance review to commence. These plans and related materials shall all be properly prepared in an accurate complete manner and compliant with all related City adopted versions of the uniform construction codes, Lakewood Municipal Code regulations along with any locally approved objective development standards and application procedures. Failure to provide all required materials in a proper and accurate manner shall result in the application not being accepted for processing and returned as incomplete. In the instance when plans are not accepted or are denied, they shall then be returned to the property owner or designated representative accompanied with a full set of written comments listing the items that are defective or deficient and a description of how the application can be remedied.

- (a) Screening. Among the required materials to be submitted to Building and Safety shall be a site plan, roof plan, floor plan and elevations that have been screened and confirmed by planning to comply with the objective design standards contained in or

referenced by the Lakewood Municipal Code and state law. This pre-building permit application screening review shall be completed by city planning through the Ministerial Staff Review (MSR) procedure.

(b) Host Home. No ADU shall receive a final inspection until there is an existing primary residential dwelling unit on the property to host the ADU.

(c) Demolition. Building and Safety shall review, process, and permit any required demolition plan concurrently with the proposed ADU for any detached garage conversion or an ADU replacement structure within the same footprint as the detached garage that is proposed to be demolished.

2. **Sixty-Day Review.** The overall review time between the acceptance of the Building and Safety plan check application as complete with all required materials, full payment of applicable fees and the date the permits are issued shall not exceed 60 business days. If the City has not approved or denied the completed application for Building and Safety plan check and issued building permits within 60 business days, the application shall be deemed approved. However, failure by the property owner to provide in a timely and correct manner any requested materials, documents, calculations, corrected plans and/or payment of fees shall be grounds for denial of the project and termination of the 60-day review timeline, as determined appropriate by the Director of Community Development.

(a) Defect Notification. In the instances when plans that have been accepted for review are subsequently denied, the 60-day limit will be terminated, and the plans shall be returned by the City to the property owner or designated representative accompanied with a full set of written comments from the City listing the items that are defective or deficient and a description of how the application can be remedied. Once the plans are resubmitted and are successfully accepted as complete, then a new 60-day processing timeline shall be initiated.

(b) Good Faith Processing. The property owner shall act in good faith and respond in a timely manner when corrections are requested. If it is determined that it will take more than 5 business days to respond, then the property owner should file an extension of time to continue the processing timeline beyond the 60-day limit. Failure by the property owner to respond in a reasonable and timely manner by submitting corrected plans or by requesting a time extension shall be grounds for denial of the project, as determined appropriate by the Community Development Director before the lapse of the 60-day review period.

3. **ADU Delayed Enforcement.** Upon a written request by a property owner proposing an ADU, the City shall delay enforcement of any violations of building standards (e.g., unpermitted construction) for five years, where such enforcement would delay the ADU construction and where the Community Development Director has determined that the enforcement of the standard is not necessary to protect public health or safety. Notwithstanding the above, there shall be no required delay of enforcement actions seeking correction of unpermitted or unsafe conditions that are not otherwise related to the construction of the proposed ADU.

D. ADU DEVELOPMENT STANDARDS. The following standards are required for the construction of an ADU:

1. **Existing Habitable Accessory Structures.** In addition to a primary dwelling unit and one allowed JADU, there shall be no more than two ADUs or any other -permitted

habitable structures (e.g., SB9 2nd DU). A maximum of four dwelling units, including one JADU, are allowed on a lot in any zone allowing single-family residential uses. In the instance of a lot in a zone district allowing single family residential dwelling units, created after January 1, 2022, there shall be no more than two dwelling units of any type on such lots, including the primary dwelling unit, and then either an ADU, a JADU and/or a second dwelling unit, as allowed by state law.

2. ADU Setbacks. An ADU shall have minimum setbacks, as follows:

(a) Side Yard. Minimum of four (4) feet.

(b) Rear Yard. Minimum of four (4) feet.

(c) Front Yard. Minimum of twenty (20) feet, unless otherwise authorized by this Code. Notwithstanding this, a proposed ADU or a portion of an ADU that is no more than eight hundred (800) square feet in area may project into the front yard setback area, as allowed by state law and Subsection 9383.3 H of this Code.

(d) Eave to Eave. Minimum 4-foot setback between eaves of any new construction on a lot, unless attached.

(e) Existing Structures. No additional setback shall be required for construction of an ADU, that is a conversion of an existing living area or an accessory structure or that is construction of an ADU that replaces an existing building in the same location with the same dimensions as it was prior to demolition. Also, an addition of no more than 150 square feet for ingress and egress is allowed.

(f) Fire Access. All setbacks shall be sufficient for fire and safety access, as determined by the Los Angeles County Fire Department.

3. ADU Floor Area. An ADU shall have a minimum floor area of 150 square feet and shall not exceed 1,200 square feet in area, unless it is a proposed conversion of an existing structure or portion thereof, then it may exceed 1200 square feet. If the ADU is attached to or a conversion of the existing primary single-family dwelling unit, the maximum floor area of the ADU shall not exceed fifty percent (50%) of the floor area of the existing single-family dwelling unit, provided that a minimum of eight hundred (800) square feet in area is allowed to be converted or expanded to become an ADU. In such an instance, then it may occupy more than fifty percent (50%) of the existing building.

4. ADU Height. A proposed ADU shall not exceed the following heights:

(a) New Construction. The maximum height limit of an ADU shall not exceed two and one-half stories or thirty-five (35) feet from finished grade to the highest roof ridge. When the proposed ADU is a horizontal expansion of an existing building, it shall match and maintain the height and style of the roof to which it is attached. However, a vertical expansion above an existing building is allowed to be no more than thirty-five (35) feet in height. (e.g., ADU above an existing garage)

(b) Height. The height limit of an ADU that is a conversion of an existing or proposed properly permitted structure shall be the height of that structure.

(c) Loft. An ADU may contain a loft as allowed by the adopted building codes.

(d) Front Yard. If an ADU is in the front yard, the maximum roof height shall be twenty-five (25) feet if attached and eighteen (18) feet if fully detached.

5. ADU Exterior Access. Each ADU shall have an independent exterior door, covered with a projecting matching roof and porch or a trellis to cover the ADU entry door. The

sole access path to the ADU shall not travel through any portion of the habitable living area of the existing single-family dwelling unit.

6. ADU Parking. One additional parking space shall be required for an ADU, unless any of the following applies, then existing parking spaces do not have to be replaced:

(a) The ADU is located in a conversion of an existing or proposed garage, carport or other covered parking structure or a replacement structure thereof.

(b) The ADU is part of the existing or proposed primary residence or an existing or proposed accessory structure.

(c) The ADU is located within a traversable distance of one-half mile of public transit.

(d) The ADU is within an architecturally and historically significant historic district.

(e) On-street parking permits are required but are not offered to an ADU occupant.

(f) A car share vehicle is located within one block of the ADU.

7. ADU – Minimum 800 Square Feet Allowed. Construction of an ADU shall not be subject to any zoning regulations regarding standards for size based upon a percentage of the existing or proposed primary dwelling, or limits on lot coverage, floor area ratio, open space, front yard setback area, and/or a minimum lot size, that would prevent construction of an ADU that is at least eight hundred (800) square feet in area with four-foot side and rear yard setback areas. Such ADUs shall be constructed in compliance with all other local development standards.

8. ADU Utility and Infrastructure Adequacy. The City may determine that there are areas in the City that have inadequate utility capacities for either source, storage distribution/collection and/or treatment of one or more of the following utilities: potable water, fire flow, sewer, and electricity. The City may deny any application for a new residential unit in such areas based on that determination, including a new detached ADU. The utilities serving an ADU attached to an existing residential dwelling unit are considered to be a part of, or an expansion of, the existing primary dwelling unit and shall not be subject to this determination.

(a) Electrical. Each proposed fully detached ADU is required to install photovoltaic solar energy panels to offset electrical demand per state law and to be prewired to accommodate storage batteries and dedicated circuits as stipulated by State law. All other ADUs are encouraged to install such panels.

(b) Fire. An ADU shall be within 450 feet of a fire hydrant with a clear path to run a fire hose from the fire hydrant to all parts of the proposed ADU. Fire sprinklers shall not be required for an ADU, if they are not required for the primary dwelling unit or a related multifamily attached dwelling unit complex.

9. ADU Accessibility. ADUs attached or detached shall incorporate into their design accommodations for potential occupants with mobility challenges, as specifically listed as objective design standards in or referenced by this code.

10. Garage and Other Building Conversions. Conversions of existing structures should not leave any shadowing of previous doors and windows. Such doors and windows should be fully removed including framing. Remaining walls should be reconstructed with siding or stucco that leaves no sign of the previous installations. Any sloped floors shall be appropriately retrofitted to be flat with approved moisture barriers and comply with adopted building codes.

11. ADU - Group R Occupancy Finding. A finding is made per California Government Code Section 65852.2 (a)(1)(D)(viii) that it is required for the continuing overall public health and safety of the City of Lakewood residents, that the construction of an ADU or JADU, including any conversion of an existing properly permitted non-habitable space or space designated as nonresidential that is proposed to be habitable residential space, shall be classified and constructed as a Group R occupancy per the local building code and as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations). Failure to do so would create an ongoing adverse impact to the overall general public health and safety of the residents of the City of Lakewood, as well as the specific neighborhood in which the ADU or JADU is located. Notwithstanding the above, this finding shall not require the installation of fire sprinklers, unless otherwise required by the Fire Department, based on other regulations in conformance with state law.

12. ADU Rental.

(a) Residency. The property owner, a human being, of an ADU is required to reside on the property as their primary legal residence and permanent domicile in accordance with the residency requirements specified in Section 9302.1 B. and in accordance with current state law at the time a permit is issued, or a rent/lease agreement is signed by a tenant.

(b) Rental Terms. The rent/lease of an ADU shall adhere to the following:

(1) An ADU shall only be rented/leased for thirty-one (31) days or more.

(2) An ADU shall not be rented as a short-term home-share rental.

(c) ADU Notice of Condition (NOC). A NOC shall be recorded for every ADU permitted on or after January 1, 2025, and as otherwise determined necessary and as modified by the Director of Community Development. The NOC shall state, but shall not be limited to, the following requirements:

(1) Residency. The ADU or another permitted dwelling unit on the same lot shall be occupied by the property owner, a human being, as their "primary legal residence" or in the instance where the property owner does not reside on the same lot or the property owner is a legal entity other than a human being, then the ADU shall not be rented, leased or sublet separate from the tenant occupying the primary single family dwelling unit that is host to the ADU.

(2) The ADU shall only be rented/leased for thirty-one (31) days or more.

(3) The ADU shall not be rented as a short-term home-share or whole home rental for less than thirty one (31) days.

(4) The ADU shall not be sold independently of the primary dwelling unit that is host to an ADU, except as otherwise authorized by state law.

(5) The ADU shall continually be operated and maintained in compliance with current regulations of the Lakewood Municipal Code and any objective development standards therein authorized, State Law, and the City adopted versions of the California Uniform Building Codes.

(6) These restrictions shall run with the land and shall be binding on any heir, assign or other successor in ownership of the property.

SECTION 6. Section 9302.21b of the Lakewood Municipal Code, regarding the definition of a Junior Accessory Dwelling Unit (JADU) is amended to read as follows:

9302.21b. DWELLING UNIT, JUNIOR ACCESSORY (JADU). A Junior Accessory Dwelling Unit (JADU) is an additional dwelling unit that is allowed to be converted from existing or proposed floor area within an existing or proposed single-family dwelling unit or an adjacent and existing or proposed attached accessory building. A JADU shall provide living and sleeping facilities for one or more persons. A JADU shall have an independent efficiency kitchen with cooking appliances, food preparation counter, and storage cabinets. The JADU may have separate sanitation facilities or may share a bathroom and laundry facilities with the primary dwelling unit, provided the JADU has an internal door to access the primary dwelling unit. In the instance where the JADU has a bathroom, the existing single-family residence shall then have another separate bathroom for use of that dwelling unit.

A. JADU ALLOWED ZONES. JADUs shall only be allowed within the following zone districts: R-1 (Single-Family Residential), R-A (Single-Family Residential Limited Agriculture), A (Agriculture), and PD-SF (Planned Unit Development – Single Family). JADUs are not allowed in any other zone district, unless there is an existing non-conforming previously permitted single-family dwelling unit in another zone district. The City shall ministerially approve an application for a building permit to create one JADU in an existing or proposed single-family dwelling unit.

B. JADU REVIEW. The City shall ministerially review building permit applications for proposed JADUs, in conformance with Section 65852.22 of the California State Government Code, as currently adopted and as subsequently amended from time to time in the future. JADU building permit applications shall be accepted, reviewed, and approved in accordance with the same Building and Safety review procedures listed for ADUs in Section 9302.21a. C of this code, including provisions regarding pre-application screening, application acceptance, defect notification, an existing host home, good faith processing, the 60-day review limitation and delayed enforcement of unpermitted construction, if applicable.

C. JADU DEVELOPMENT STANDARDS. All JADUs shall conform to all property development regulations of the zone in which the property is located. In addition, the following are the standards required for the construction of a JADU:

1. JADU Floor Area. A JADU shall have a minimum floor area of 150 square feet and shall not exceed 500 square feet in area.
2. JADU Exterior Access. Each JADU shall have an independent exterior door to access the JADU. The exterior JADU doorway should be covered. Each JADU may have a doorway that connects it to the habitable living area of the existing or proposed single-family dwelling unit in which it is located. The JADU shall have such an internal doorway if it does not have an additional and separate bathroom within the JADU. The host single family residence shall have at least one bathroom outside of any that is in the JADU.
3. JADU Accessibility. JADUs shall incorporate into their design, where possible, accommodations for potential occupants with mobility challenges.
4. JADU Rental. The occupancy of a JADU shall adhere to the following:
 - (a) Property Owner Residency. The JADU or another permitted dwelling unit on the same lot shall be occupied by the property owner, a human being, as their primary

legal residence or in the instance where the property owner does not reside on the same lot or the property owner is a legal entity other than a human being, then the JADU shall not be rented, leased or sublet separate from the tenant occupying the primary single family dwelling unit in which the JADU is located and from which it was converted. The residency shall conform to Section 9302.1 B. of this code and in accordance with current state law at the time a permit is issued, and at the time a tenant signs a rent/lease agreement.

(b) Rental Terms. The rent/lease of a JADU shall adhere to the following:

(1) A JADU shall only be rented/leased for thirty-one (31) days or more.

(2) A JADU shall not be rented as a short-term home-share or whole-home rental for less than thirty one (31) days.

(c) JADU Notice of Condition (NOC). A NOC shall be recorded regarding each JADU referencing the related lot or parcel. The NOC shall state but shall not be limited to the following requirements:

(1) Residency. The JADU or another permitted dwelling unit on the same lot shall be occupied by the property owner, a human being, as their primary legal residence or in the instance where the property owner does not reside on the same lot or the property owner is a legal entity other than a human being, then the JADU shall not be rented, leased or sublet separate from the tenant occupying the primary single family dwelling unit in which the JADU is located and from which it was converted.

(2) The JADU shall only be rented or leased for thirty-one (31) days or more.

(3) The JADU shall not be rented as a short-term home-share rental.

(4) The JADU shall not be sold independently of the primary dwelling unit that is host to a JADU.

(5) The JADU shall continually be operated and maintained in compliance with current regulations of the, Lakewood Municipal Code and any objective development standards therein authorized or referenced, State Law, and the adopted uniform building codes.

(6) These restrictions shall run with the land and shall be binding on any heir, assign or other successor in ownership of the property.

SECTION 7. Subsections A, B, C, and D of Section 9322.7 of the Lakewood Municipal Code, pertaining to accessory buildings in the R-1 (Single-Family Residential) zone are amended to read as follows:

9322.7 ACCESSORY BUILDINGS. Private garages or accessory buildings, may be constructed as follows:

A. No private garage or other non-habitable accessory building shall be located less than three (3) feet from the rear or side lot line, except that any structure used as a private garage or other non-habitable accessory building and located within the rear fifty percent (50%) of the lot may be located no less than one (1) foot from the side lot line, which does not abut a street. No accessory structure, including ADUs shall be constructed in such a manner to allow any stormwater or other drainage from its roof to fall offsite from the lot on which the structure is located and such drainage shall then not subsequently drain on to adjacent private

property without the benefit of an easement allowing such drainage. Drainage shall be directed from the lot on to public right-of-way and stormwater facilities in a manner determined acceptable by the Public Works Director.

B. Any accessory building used or designed for human habitation, including an ADU shall be located no less than four (4) feet from any rear and/or side lot lines.

C. No detached accessory building, ADU or garage shall be located less than four (4) feet from any other building as measured between the eaves of each building.

D. No accessory structure such as, but not limited to, garages, workshops, sheds, or greenhouses shall be used as living quarters except for an ADU as defined in Section 9302.21a or if attached to the primary dwelling unit a JADU as defined in Section 9302.21b.

...

SECTION 8. Section 9386 of the Lakewood Municipal Code, pertaining to Accessory Buildings is amended to read as follows:

9386. ACCESSORY BUILDINGS. Accessory buildings may be constructed and maintained subject to the limitations and provisions of this Chapter. Lofts are allowed in accessory buildings that comply with adopted building codes. No accessory structure, such as, but not limited to, garages, workshops, sheds, or greenhouses, shall be used as living quarters, except as allowed for an ADU as defined in Section 9302.21a. and/or a Junior Accessory Dwelling Unit (JADU) as provided in LMC Section 9302.21b and/or converted to a primary second dwelling unit as otherwise allowed by this Code and California state law.

SECTION 9. Section 9477 of the Lakewood Municipal Code, pertaining to the PD (Planned Development) Zone Regulations is amended to read as follows:

9477. Applicable Provisions. Except where inconsistent with the provisions of this Part, all other provisions of this Chapter shall apply to the PD Zone, including the authority to add ADUs and a JADU to any single-family dwelling unit and to add multiple ADUs to a multifamily dwelling unit complex of attached units in accordance with the provisions of this Chapter and state law for such multifamily attached units.

SECTION 10. CEQA. This Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b) (3), which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. 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 11. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this Ordinance or its application to any person or circumstance, is for any reason held to be invalid, unenforceable, or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the

remaining portions of this Ordinance or its application to any other person or circumstance. The City Council 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, paragraph, sentences, clauses, phrases, or portions thereof be declared invalid, unenforceable, or unconstitutional.

SECTION 12. 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 13. CERTIFICATION. The City Clerk shall certify to the adoption of this Ordinance and shall post a certified copy of this Ordinance, including the vote for and against same, in the Office of the City Clerk, in accordance with Government Code Section 36933. The City Council 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 14. EFFECTIVE DATE. This Ordinance shall be posted or published as required by law and shall take effect thirty (30) days after its adoption.

ADOPTED AND APPROVED this ____ day of _____, 2023, by the following roll call vote:

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

Mayor

ATTEST:

City Clerk

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

ORDINANCE NO. 2023-2

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD PROHIBITING SHORT TERM RENTALS

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

SECTION 1. The following new Subsection F.3. is added to Section 9320 of the Lakewood Municipal Code:

“3. All Short Term Rentals, and any advertising for such, shall be prohibited after June 30, 2023, except as set forth in this subsection. Any property at which there is a valid Short Term Rental Permit which was issued pursuant to the applicable provisions of Title VI of this Code prior to March 1, 2023, may continue to host Short Term Rentals through June 30, 2024, after which date the prohibition shall apply and such Rentals must cease. Any such pre-existing Permit shall be null and void as of June 30, 2023, unless its use is fully compliant with all provisions in this Code pertaining to Short Term Rentals, including but not limited to the full payment of all fees and taxes owed to the City through that date. Thereafter, any Permit remaining in effect shall be automatically and immediately canceled in the event of any violation of any provision of this Code pertaining to Short Term Rentals, including but not limited to delinquency in the payment of any fees or taxes owed to the City. Any violation of any provision of this Code pertaining to Short Term Rentals shall be subject to the issuance of an Administrative Citation pursuant to the procedures set forth in Section 4900, et seq., of this Code, in addition to any other applicable remedies, and any such Citation shall bear a fine in the maximum amount authorized by State law.”

SECTION 2. CEQA. This Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. 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 3. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this Ordinance or its application to any person or circumstance, is for any reason held to be invalid, unenforceable or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to any other person or circumstance. The City Council 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, paragraph, sentences, clauses, phrases, or portions thereof be declared invalid, unenforceable, or unconstitutional.

SECTION 4. CERTIFICATION. The City Clerk shall certify to the adoption of this Ordinance and shall post a certified copy of this Ordinance, including the vote for and against same, in the Office of the City Clerk, in accordance with Government Code Section 36933. The City Council 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 5. EFFECTIVE DATE. This Ordinance shall be posted or published as required by law and shall take effect thirty (30) days after its adoption.

ADOPTED AND APPROVED this ____ day of _____, 2023, by the following roll call vote:

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

Mayor

ATTEST:

City Clerk

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

RESOLUTION NO. 2023-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD APPOINTING _____
TO THE COMMUNITY SAFETY COMMISSION REPLACING
LOURDES BAEZ

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

SECTION 1. Resolution No. 2022-73 of the City Council pertaining to the appointment of members to the various commissions is amended as provided in this Resolution.

SECTION 2. Section 2 of said resolution pertaining to residents of the City of Lakewood appointed members of the Community Safety Commission for a term of two years, terminating with the second Council meeting following the next general municipal election is hereby amended by replacing Lourdes Baez with _____, a resident of the City of Lakewood, and by setting the termination date to the first Regular City Council meeting held after the meeting at which the City Council certifies the results of a General Municipal Election per Resolution No. 2022-76.

SECTION 3. The appointment of _____ herein contained shall be effective upon said member taking the Constitutional Oath of Office and filing the Statement of Economic Interest within the time and manner specified in the Conflict of Interest Code of the City of Lakewood.

ADOPTED AND APPROVED THIS 25TH DAY OF APRIL, 2023.

Mayor

ATTEST:

City Clerk

DIVIDER SHEET

Reports

COUNCIL AGENDA

April 25, 2023

TO: The Honorable Mayor and City Council

SUBJECT: Award of Bid for Public Works Project No. 2023-05
Ceiling Lighting & Ceiling Tile Replacement to the Existing Centre

INTRODUCTION

On April 13th, 2023 the City Clerk received three bids for the Ceiling Lighting and Ceiling Tile Replacement to the Existing Centre project. The work generally consists of removal and replacement of existing ceiling lighting, removal and replacement of existing ceiling acoustical tiles, and miscellaneous related improvements required by the contract documents.

STATEMENT OF FACT

Four contractors attended the pre-bid conference; three contractors purchased plans and specifications, and three submitted a bid proposal. A bid summary is below:

RANK	BIDDER	LUMP SUM BID AMOUNT
1	EBSA Construction	\$297,000
2	TJ Construction & Remodeling Inc. (dba C & Construction)	\$434,057
3	J. Kim Electric Inc.	\$473,100

Staff has reviewed the bid packages of the three bids received and has determined that two of the three bids are non-responsive for the reasons listed below.

EBSA Construction

City staff has reviewed the bid received from the low bidder, EBSA Construction, in the lump sum bid amount of \$297,000, and recommends Council take action to reject the bid for the following reasons:

- Contractor's signature is missing on the Contractor's Industrial Safety Record (Page BID-13).
- Missing signed addendum in Bid Package. Item 5 of the Instructions to Bidders on Page I-2 of the Project Specifications states that "failure to attach the addenda acknowledgement form may be grounds for rejection of the bid." The Instruction to Bidders on page I-2 of the Project Specifications specifically state that "failure to attach the addenda acknowledgement form may be grounds for rejection of the bid."
- Bid did not provide a proper bid security per Public Contract Code Section 20170 and the Instruction to Bidders, and failed to list the amount to pay for failure or neglect to enter into a contract in paragraph three, rather than 10% of the bid amount as listed in paragraph one.

In addition, the City received an email from the second low bidder, TJ Construction & Remodeling Inc., protesting the low bidder EBSA Construction. The reasons for the bid protest were listed as:

- A missing signature on page BID-13,
- The value of the lump sum bid item for electrical being too low based on the second bidder's research, and
- The status of the low bidders contractor's license and listed sub-contractor's license both being sole proprietorship, questioning whether this is legal.

Due to the numerous errors with the submitted bid, staff deems EBSA Construction's bid to be non-responsive.

TJ Construction & Remodeling Inc.

Staff also has concerns with the bid received by the second low bidder, TJ Construction & Remodeling Inc. in the lump sum bid amount of \$434,057, and recommends Council take action to reject the bid for the following reasons:

- Bid did not provide a proper bid security per Public Contract Code Section 20170 and the Instruction to Bidders. Whereas the bid bond amount is listed correctly at one point of the bid bond (10% of the bid amount), later in the bid bond document, the bid bond amount is listed as only \$1,000. The amount should be listed as \$43,405.70, or 10% of the total bid.
- Bid does not comply with Self Performance Section 2-3.2 of the 2015 Greenbook referenced in the project specifications, which requires the contractor to perform, with its own organization, contract work amounting to at least 50 percent of the contract price, but rather identified the amount of work to be self-performed as 36 percent, with 64% identified to be performed by their subcontractor, DNK Electric Inc.
- Did not accurately complete the Bidder's Questionnaire including:
 - Contractor's Industrial Safety Record form on page BID-13 was found to be incomplete as it did not specify any work taking place in the past five years.
 - Information listed under references could not be verified with the listed agencies.

For these aforementioned reasons, Staff deems TJ Construction & Remodeling, Inc.'s bid to be non-responsive as well.

J. Kim Electric Inc.

Staff also reviewed the bid received from J. Kim Electric Inc. and found no anomalies in the submitted bid. Staff verified with the State Contractors License Board that J. Kim Electric holds a C-10 Electrical License and is properly licensed to install lighting, controls and other appurtenances associated with the work. Staff contacted references from various public agencies who provided favorable comments on J. Kim Electric's quality of work completed on projects of similar scope and scale.

Additional City Funding

The bids received were well in excess of the Engineer's Estimate of \$260,000. Staff checked with other cities and have found recent bids for electrical components to consistently exceed estimates as provided in the bidding documents. Staff believes rebidding the project will not result in significant cost savings. There is \$350,000 of Measure L funds allocated to this project, of which \$733.59 was spent on purchasing some ceiling tiles to be installed in coordination with the fire alarm upgrade. Approximately another \$1,500 was spent on plan and specification reproduction fees. An additional appropriation of \$220,000 is needed at this time to fully fund the construction contract, including a 20% contingency. There are \$2,061,100 remaining in this fiscal year's unallocated Measure L funds, in addition to last year's cumulative uncommitted balance of \$3,886,801, for a total unallocated balance of Measure L funds in the amount of \$5,947,901. These unallocated Measure L funds would be the source for the additional funding. At the end of the project, any unspent project funds can be returned to the unallocated fund balance or placed in the contingency account.

Schedule

The Weingart ballroom is blocked out for the work to take place in August of this summer. Due to the long lead items required for the project, if we reject all bids and rebid the project, we will miss this allotted time window for the construction.

Staff therefore recommends rejecting the bid from the low bidder EBSA Construction Inc. as well as rejecting the bid from the second low bidder TJ Construction and Remodeling Inc. and awarding the project to J. Kim Electric Inc. with the lump sum bid amount of \$473,100.

SUMMARY

Bids have been received for Public Works Contract 23-05. Because staff has determined that the lowest monetary bidder, EBSA Construction, as well as the second lowest monetary bidder, TJ Construction & Remodeling, Inc. have submitted non-responsive bid packages, staff recommends that their bids be rejected. Both EBSA Construction and TJ Construction & Remodeling Inc. have been notified of Staff's recommendation and the date and time of the public hearing. References for J. Kim Electric have been checked and staff recommends the contract be awarded to them. In addition, staff recommends increasing the project budget from the reserve for Capital Improvements by \$220,000, and that \$95,000 in project funds be authorized for contingency purposes.

RECOMMENDATION

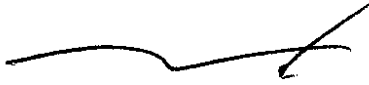
Staff recommends that the City Council:

- (1) Reject the bid proposal from EBSA Construction, and deny EBSA Construction the contract on the basis of a non-responsive bid, as listed in this staff report.

RECOMMENDATION - Continued

- (2) Reject the bid proposal from TJ Construction and Remodeling Inc. and deny TJ Construction and Remodeling Inc. the contract on bases of a non-responsive bid, as listed in this staff report.
- (3) Adopt the plans, specifications, and working details for the subject project.
- (4) Award a contract for the "Ceiling Lighting and Ceiling Tile Replacement to the Existing Centre", Public Works Contract 2023-05, in the amount of \$473,100 to the third low bidder J. Kim Electric, and authorize the Mayor to sign the contract in a form approved by the City Attorney.
- (5) Authorize staff to approve a cumulative total of change orders, as necessary not to exceed \$95,000
- (6) Appropriate \$220,000 from the reserve for Capital Improvements for the project from Measure L.


Kelli Pickler
Director of Public Works


Thaddeus McCormack
City Manager



April 19, 2023

Sent by Email on April 19, 2023

Mr. Ebrahim Ashtiani
EBSA Construction
31 Mandrake Way
Irvine CA 92612

Subject: Award of Bid – Ceiling Lighting & Ceiling Replacement to the Existing Centre

Mr. Ashtiani,

In the matter regarding the bid you have submitted for the subject project, you are hereby notified that City Staff intends to recommend to the City Council that your bid be rejected as non-responsive for the reasons set forth below. You will be given the opportunity to address the City Council regarding this recommendation at a public hearing at the City Council meeting on April 25, 2023 at 7:30 pm, in the City Council Chambers at 5000 Clark Avenue, Lakewood CA 90712.

City staff has reviewed the bid submitted in detail. The recommendation to reject your bid has been formulated for the following reasons:

- Contractor's signature is missing on the Contractor's Industrial Safety Record (Page BID-13).
- Missing signed addendum in Bid Package. Item 5 of the Instructions to Bidders on Page I-2 of the Project Specifications states that "failure to attach the addenda acknowledgement form may be grounds for rejection of the bid."
- Bid did not provide a proper bid security per Public Contract Code Section 20170 and the Instruction to Bidders, and failed to list the amount to pay for failure or neglect to enter into a contract in paragraph three, rather than 10% of the bid amount as listed in paragraph one.

This information will be contained in a report to the City Council that will be included in the publicly available Agenda packet after 5:00 pm on Thursday, April 20, 2023. The contents of the report will be presented at the City Council meeting on April 25, 2023, prior to the public hearing. If you have any additional questions, you may contact me at 562-866-9771, Ext. 2500.

Kelli Pickler
Director of Public Works

Copies: City Manager
City Attorney
City Architect



April 19, 2023

Sent by Email on April 19, 2023

Ms. Joanne Rhee
TJ Construction & Remodeling Inc.
2637 Camino Del Sol,
Fullerton CA 92833

Subject: Award of Bid – Ceiling Lighting & Ceiling Replacement to the Existing Centre

Ms. Rhee,

In the matter regarding the bid you have submitted for the subject project, you are hereby notified that City Staff intends to recommend to the City Council that your bid be rejected as non-responsive for the reasons set forth below. You will be given the opportunity to address the City Council regarding this recommendation at a public hearing at the City Council meeting on April 25, 2023 at 7:30 pm, in the City Council Chambers at 5000 Clark Avenue, Lakewood CA 90712.

City staff has reviewed the bid submitted in detail. The recommendation to reject your bid has been formulated for the following reasons:

- Bid did not provide a proper bid security per Public Contract Code Section 20170 and the Instruction to Bidders, and listed \$1,000 as the amount to pay for failure or neglect to enter into a contract in paragraph three, rather than 10% of the bid amount as listed in paragraph one.
- Bid does not comply with Self Performance Section 2-3.2 of the 2015 Greenbook referenced in the project specifications, which requires the contractor to perform, with its own organization, contract work amounting to at least 50 percent of the contract price, but rather identified the amount of work to be self-performed as 36 percent.
- Did not accurately complete the Bidder's Questionnaire including:
 - Contractor's Industrial Safety Record form on page BID-13 was found to be incomplete as it did not specify any work taking place in the past five years.
 - Information listed under references could not be verified with the listed agencies.

This information will be contained in a report to the City Council that will be included in the publicly available Agenda packet after 5:00 pm on Thursday, April 20, 2023. The contents of the report will be presented at the City Council meeting on April 25, 2023, prior to the public hearing. If you have any additional questions, you may contact me at 562-866-9771, Ext. 2500.

Kelli Pickler
Director of Public Works

Copies: City Manager
City Attorney
City Architect
Thomas Rhee, TJ Construction & Remodeling Inc.

3500 23 APR 18 11:23
TJ CONSTRUCTION & REMODELING INC
dba C & CONSTRUCTION

2637 CAMINO DEL SOL

FULLERTON, CA 92833

Phone: 213-820-1233

Email: tjrhee@gmail.com

CSLB License 1048015 / DIR 1000834813

The Honorable City Council of the City of Lakewood
5050 Clark Avenue
Lakewood, Ca 90712

04/18/2023

Attention: Samantha Chambers, City Clerk, Kevin Yasakawa, Keli Picker

Re: Public Works Project NO. 23-05
Ceiling Lighting & Ceiling Tile Replacement to the Existing CENTRE

Dear Honorable city of Lakewood City Council,

I'm the second lowest bidder, TJ Construction & Remodeling, Inc. (dba, C & Construction), in the last project (bid open on 04.13.2023, Thursday @ 2pm) of "Ceiling Lighting & Ceiling Tile Replacement to the Existing CENTRE" and I am writing this letter to protest the tentative lowest bidder (dba, EBSA Construction).

I understand I found three (3) questions that need to be cleared for bidding, but I believe there is a better decision to replace the current tentative lowest bidder by the city council.

My first question is that there is a missing signature on the bid document. If the signature was missing on BID-13, per my understanding, it's a non-responsive bidder.

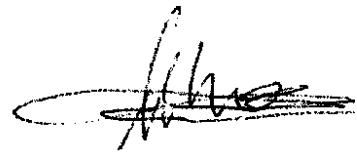
The second question is item #4 (electrical) shall be more than \$150,000.00 according to the schedule of value (SOV) on BID-1. Based on my material's research, it is much more than this. \$150,000 in EBSA Construction could not be completed, I believe.

The third question is the status of the contractor license of the prime bidder (EBSA Construction, #1080423) & sub-contractor (Yek System, #942660) is the sole owner of both. It means it is a Sole Proprietorship. Can it be able to do legally?

Please kindly reconsider your tentative decision to decide on the lowest bidder. I would appreciate a response from the City Council regarding this issue. I can be reached at my cell phone, 213.820.1233, or my email address, tjrhee@gmail.com.

Thank you for taking the time to read this letter.

Sincerely,



Mr. Thomas Rhee,
Director of Operation
TJ Construction & Remodeling, Inc.

DIVIDER SHEET

COUNCIL AGENDA

April 25, 2023

TO: The Honorable Mayor and City Council

SUBJECT: Willdan Authorization – Electrical, HVAC, & Roof Improvements Project

INTRODUCTION

The Electrical, HVAC and Roof Improvements project is a major infrastructure project that Public Works expects to bid out and commence with construction after summer, to minimize impacts to the parks' summer activities. Staff has asked on-call engineer Willdan for a proposal to compile the complete bid package, develop a construction logistics plan, and provide construction management and oversight throughout the project.

STATEMENT OF FACT

The extensive scope of work for the Electrical, HVAC, and Roof Improvements project includes electrical, HVAC, and roof improvements to the Arbor Yard, electrical and HVAC improvements to Biscailuz Park, electrical, HVAC, and roof improvements to Bloomfield Park, electrical improvements to Burns Community Center, electrical and HVAC improvements to the Centre, electrical and HVAC improvements to Monte Verde Park, electrical improvements to George Nye Library, and electrical, HVAC and roof improvements to San Martin Park. The project is estimated to be approximately \$1.7 million for the total scope of work.

The proposal includes project management, construction management, inspection, city coordination, a budget for plans, specifications and estimates (PS&E), bid analysis, and utilities coordination (as it is expected that there will be extensive coordination required with SCE for the electrical work at many sites). On April 17th, 2023 the CIP Committee concurred with staff's recommendation to approve the proposal and bring the item to the Council for approval. The total proposed not-to-exceed amount is \$204,964, billed on a time & materials basis. There are adequate funds in the project budget for this work.

RECOMMENDATIONS

Staff recommends that the City Council:

- (1) Authorize work for the Electrical, HVAC & Roof Improvements project per Willdan's proposal dated April 13, 2023 in an amount not-to-exceed \$204,964, and authorize the Mayor to sign the proposal.

Kelli Pickler
Director of Public Works


Thaddeus McCormack
City Manager

April 13, 2023

Kelli Pickler
City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

Subject: Proposal for Construction Management and Inspection Services for Electrical, HVAC, and Roof Improvements at Multiple City Facilities – Phase II (Prepare PS&E and Bid Assistance)

Dear Ms. Pickler:

Willdan Engineering is pleased to present the City of Lakewood with this proposal to provide Construction Management for the Electrical, HVAC, and Roof Improvements Project. Willdan Engineering has been providing construction management and inspection services to California cities and counties for 58 years. We are well suited to partner with the City of Lakewood to achieve a fast-track approach for planned infrastructure projects.

Willdan will provide staffing professionals who are committed to providing the City with top-quality service. Willdan maintains a large pool of qualified public works construction managers and inspectors that have a wide range of experience with local-, state-, and federally-funded projects. Serving public agencies is the cornerstone of Willdan's business. Willdan's proposed staff members are experienced in working together as an integral part of municipal agency improvement projects and can provide exemplary staff for the City's role requests. The following strengths are what set us apart from the competition and make us the best-qualified team for this assignment:



Highly Skilled Construction Manager. Our proposed Construction Manager, Mr. Jasminski has over 40 years of experience in the building trades as Construction Manager. He worked through college as a construction laborer, truck driver, operator, foreman and superintendent. His experience includes 10 years of hospital and 10 plus years bridge experience.

Mr. Jasminski is very familiar with building construction and provides construction management services are large scale building projects.



Close Proximity to the City. Our office located in Industry is within **18 miles** of Lakewood's City Hall. This proximity allows us to respond to requests for services, meetings, and/or documents with prompt, dependable service.

Our office, located in Industry, is within 18 miles of Lakewood City Hall.



Construction Management Expertise. Willdan provides comprehensive in-house construction management services to our clients. We have successfully provided these services to California agencies for over 58 years. Willdan provides expertise in all areas of project and construction management, construction administration, construction inspection and observation, grant funding administration and compliance, labor compliance, and community relations.

Our CM team has staff members who specialize in roof, electrical and HVAC inspection.

Willdan looks forward to the opportunity to assist the City of Lakewood on this very important project. Should you have any questions regarding our proposal, please do not hesitate to contact me at (562) 364-8198.

Respectfully submitted,
WILLDAN ENGINEERING



Chris Baca, RCI, CESSWI
Director of Construction Management
and Inspection Services

Approval and Authorization to Proceed By:
CITY OF LAKEWOOD

Signature

Date

910005\WW.00.40\P23-010_24055

PROJECT UNDERSTANDING

Willdan's reputation for providing construction management and inspection services is well known within the construction industry. Willdan understands the City of Lakewood requires the services of a qualified construction manager and inspector to provide constructability review for a total of ten project locations (listed in the table below). Our proposed Public Works Construction Manager, Mr. Mike Jasminski and our Public Works Inspector, Mr. Saul Martinez, will assist the City with completing the front end of the project specification, providing a cover sheet for the plans, creating a bid schedule, and getting the plans / specification ready for bidding.

Facility	Electrical Scope	HVAC Scope	Roof Improvements
Arbor Yard Water Office	Minor Electrical Modifications to allow for HVAC improvements	Replacement of 3 – 1998 roof top heat pumps, 8.5 T total and exhaust fans	Replacement of roof complete
Arbor Yard Print/Meter Shop	Minor electric modifications to allow HVAC improvements	Replacement of 3 – 1992 roof top heat pumps	Replacement of roof complete
Arbor Yard Plumbing Shop	Minor electric modifications to allow HVAC improvements	Replacement of 1990 1Y PTAC heat pump, exhaust fans	/
Biscailuz Park	Replacement of main panel, replacement of distribution system including subpanel, and AF labeling as part of replacement	Replacement of 2006 gas furnace with full building HVAC system	/
Bloomfield Park	Replacement of main panel, AF eval and labeling as part of replacement	Replacement of all offices 3T 2002 rooftop packages gas/electric AC units. Replacement of the 2.5T split heat pump and 1T condenser, and 2 furnace units for the activity room.	Replacement of roof complete
Burns Community Center	Replacement of main switch gear, subpanel and feeder, and AF labeling as part of replacement	/	/
The Centre	Minor electric modifications to allow HVAC improvements	Replacement of 4 split system heat pumps serving cable TV	/
Monte Verde	Minor electric modifications to allow HVAC improvements	Replacement of 2001 5T split system heat pumps, 2 – 2001 exhaust fans, and insulate duct work as necessary.	/
Nye Library	Replacement of main panel, AF eval and labeling as part of replacement	/	/
San Martin	Replacement of main switch gear, subpanel and feeder, and AF labeling as part of replacement	Replacement of gas furnace and exhaust fan for activity room with HVAC system. New AC, condensing unit, and refrigerant piping to be installed.	Replacement of roof complete.

The City will roll out the project for the various locations in three phases: Phase I – constructability review – now complete; Phase II – preparing the project for bid; and Phase III – actual construction.



PROJECT FEE

Willdan proposes to perform the required inspection services on a time and materials (T&M) basis. Our proposed not-to-exceed fee for the Phase II and Phase III Scope of Work identified above is **\$204,964.00**

PHASE II - CONSTRUCTION MANAGEMENT SERVICES FOR ELECTRICAL, HVAC, AND ROOF IMPROVEMENTS AT MULTIPLE CITY FACILITIES			
CITY OF LAKEWOOD			
TITLE/CLASSIFICATION	ESTIMATED	RATE	AMOUNT
Project Management (Mike Jasminski)	130	\$196	\$25,480
Construction Management (Saul Martinez)	260	\$163	\$42,380
Construction Inspection (TBD)	780	\$131	\$102,180
City Coordination (Lisa Rapp)	52	\$216	\$11,232
PS&E	60	\$196	\$11,760
Bid, Bid Analysis and Award	24	\$196	\$4,704
Utilities Coordinator	52	\$139	\$7,228
TOTAL ESTIMATED FEE:			\$204,964.00



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

COUNCIL AGENDA

April 25, 2023

TO: The Honorable Mayor and City Council

SUBJECT: Pan Am Fiesta Preview

INTRODUCTION

The city will host the annual Pan Am Fiesta at Mayfair Park beginning Thursday, May 11 and concluding on Sunday, May 14, 2023.

STATEMENT OF FACT

Lakewood's oldest community special event dates back to 1945 when Dr. Walter Montano, former Bolivian consul, and Jesse Solter, a local schoolteacher, shook hands over a backyard fence and pledged to begin a program that fostered good relations with Lakewood's Latin American neighbors. This year's Pan Am Fiesta will continue with special event elements, including amusement rides, food booths, a cultural mix of live entertainment, the Children's Cultural Booth, a shoppers circle, and a display of Lakewood's Pan American history.

Amusement Rides

This year, amusement rides and carnival attractions will once again open on Thursday, May 11 with a "Family Fun Night" of carnival games and rides from 5 to 9 p.m. This popular element returns to the Pan Am Fiesta calendar and features \$2 amusement rides and concession items for sale. The family-friendly celebration continues Friday, May 12 from 5 to 10 p.m., Saturday, May 13 from 11 a.m. to 10 p.m., and Sunday, May 14 from 11 a.m. to 9 p.m.

Advanced purchase of promotional wristbands and ride tickets will go on sale beginning Monday, May 1 at Lakewood City Hall. For \$35, the wristband will provide unlimited ride access on either Friday, Saturday or Sunday from opening until 30 minutes before closing each night. Single ride tickets are also available in advance of the carnival and at a discounted rate. Ten rides can be purchased for \$35 and are good any one day on Friday, Saturday or Sunday. Presale tickets and wristbands provide the greatest value and savings to families who want to enjoy carnival activities over Mother's Day weekend.

Ride tickets will be sold throughout the weekend. Event day costs for unlimited ride wristbands is \$40 and credits are good for rides, food and games. Tiers of credits available for purchase are:

- 36 credits for \$18
- 56 credits plus one free ride is \$28
- 96 credits plus 3 free rides is \$48
- 156 credits plus 5 free rides is \$78

The number of credits required varies for each ride, food item and/or game booth.

Food Booths

Food booths and food trucks are sponsored by Lakewood community groups and offer an array of food options including kettle corn, hamburgers, hot dogs, tacos, loaded fries, shaved ice and ice cream. Food booths and food trucks will be open Friday, May 12 from 5 to 9 p.m. and Saturday, May 13 from 11 a.m. to 9 p.m.

Concessions operated by Lakewood community groups provide Fiesta participants with an affordable and diverse menu to choose from and supports programs, activities and scholarships for Lakewood's youth. Participating community groups include Pan American Association, Lakewood Lions Club, Rotary Club of Lakewood, Soroptimist Lakewood/Long Beach, Friends of the Lakewood Library, Mayfair High School Volleyball, and Mayfair and Del Valle Tot Lots.

Live Entertainment

Large audiences have always enjoyed Pan Am Fiesta entertainment, as there are many opportunities for Lakewood residents to listen or dance to many genres of music. On Friday, May 12, evening entertainment begins at 5:30 p.m. and will feature Latinas Art Foundation providing a youth dance performance. Later in the evening, The Susie Hansen Latin Band will take the stage.

Saturday, May 13 will offer free live music that will keep the audience entertained. The Mayfair High School youth band and choral group will open on Saturday at 11 a.m. and immediately following, Boy Scouts of America, Troop 65, will participate in the Pan Am Fiesta Welcome and Flag Ceremony. A parade of flags from 35 countries in the Organization of American States is part of the Pan Am Fiesta's traditional opening. The ceremony represents friendship and cooperation, two terms that are symbolic of the Lakewood community. Saturday's concert lineup also includes a performance by Polynesian dancers. The concert schedule continues with the Savor the Band (Santana Tribute) at 4:30 p.m. and Knyght Ryder will close out the night from 7 to 9 p.m.

Children's Cultural Booth

Children, ages 12 and under can participate in free craft and cooking activities in the Children's Cultural Booth. The activities in the Cultural Booth feature activities unique to many Pan American countries and provide a hands-on experience for all the young people who participate. The Children's Cultural Booth operates from 6 to 8 p.m. on Friday and from 11 a.m. to 5 p.m. on Saturday. This is the first year there will be activities offered on a Friday evening. The booth will be under blue canopies located on the west side of the basketball courts near the food court. On Saturday, the booth will be in its original location just south of the basketball courts under the large canopy.

Craft and Community Display Booths

On Saturday May 13 from 11 a.m. to 6 p.m., over 50 arts and crafts vendors will bring their wares to the Pan Am Fiesta. Jewelry, clothing, floral décor and wall art are among the many items for sale by vendors. Fiesta participants can also learn more about the history and the traditions of the Pan Am Fiesta by visiting the Pan American Festival Historical Display located in the Activity Room at Mayfair Park. The display is coordinated by the Lakewood Pan American Association and features iconic photos, newspaper references and historical letters, which collectively communicate Lakewood's long history in celebrating Pan American friendship.

Shuttle

To reduce the stress of finding a parking space around the vicinity of Mayfair Park, a free shuttle will run from City Hall to Mayfair Park every 15 minutes beginning at 10 a.m. and ending at 9:30 p.m. on Saturday. Fiesta participants can park in the east parking lot of City Hall and get shuttle service to the main Pan Am Fiesta entrance on Clark Avenue.

Security

The Los Angeles County Sheriff's Department provides uniformed security on foot within the amusement ride area and the community booth area. Their highly visible presence, combined with Community Safety Officers, will provide a greater sense of safety and security for all event attendees throughout the four-day event. In addition, deputies provide assistance in locating lost children and directing Pan Am Fiesta participants to first aid and information areas.

SUMMARY

The Pan Am Fiesta continues to be a wonderful opportunity for Lakewood residents to gather with family and friends, enjoy live entertainment, savor great food, take in the thrill of amusement rides, and shop for handmade and unique gifts. Each year, attendance reaches 15,000 participants over the extended weekend.

RECOMMENDATION

Staff recommends the City Council receive and file this report.

Valarie Frost, Director **VF**
Recreation and Community Services


Thaddeus McCormack
City Manager