

AGENDA CITY OF GARDENA Regular CITY COUNCIL MEETING

Council Chamber at City Hall, 1700 W. 162nd Street, Gardena, California
Website: www.cityofgardena.org

TASHA CERDA, Mayor
RODNEY G. TANAKA, Mayor Pro Tem
MARK E. HENDERSON, Council Member
ART KASKANIAN, Council Member
DAN MEDINA, Council Member



MINA SEMENZA, City Clerk
J. INGRID TSUKIYAMA, City Treasurer
EDWARD MEDRANO, City Manager
PETER L. WALLIN, City Attorney

September 11, 2018

Closed Session 7:00 p.m.
Open Session 7:30 p.m.

The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email msemenza@cityofgardena.org, at least two business days prior to the scheduled meeting to ensure assistance is provided. Assistive listening devices are available.

***PUBLIC COMMENT:** The City Council will hear from the public on any item on the agenda or any item of interest that is not on the agenda. The City Council cannot legally take action on any item not scheduled on the agenda. Such items may be referred for administrative action or scheduled on a future agenda. The public has the opportunity to address the City Council at the following times:*

- *Agenda Items – at the time the City Council considers the item or during Oral Communications*
- *Non-agenda Items – during Oral Communications*
- *Public Hearings – at the time for Public Hearings listed on the Agenda*

If you wish to address the Council, please complete a "Speaker Request" form and present it to the City Clerk. You will be called to the podium by name when it is your turn to address the Council.

Pursuant to California Government Code Section 54953(b)(3), any member of the public wishing to address the legislative body directly pursuant to California Government Code Section 54954.3 may do so at each teleconference location at the time the item is considered.

***CELLPHONES AND OTHER DISTRACTIONS:** Use of cell phones, pagers and other communication devices is prohibited while the Council Meeting is in session. Please turn all devices off or place on a silent alert and leave the Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers and the conduct of City business.*

Thank you for your attendance and cooperation.

1. ROLL CALL

2. CLOSED SESSION

A. CONFERENCE WITH LEGAL COUNSEL
EXISTING LITIGATION

Government Code Section 54956.9(d)(1)

- (1) Tedros Amare v. City of Gardena, et al
Los Angeles Superior Court Case No. BC663339

B. CONFERENCE WITH LEGAL COUNSEL
ANTICIPATED LITIGATION

- (1) Pursuant to Government Code Section 54956.9(d)(2) – one case
(2) Pursuant to Government Code Section 54956.9(d)(4) – one case

3. PLEDGE OF ALLEGIANCE & INVOCATION

A. PLEDGE OF ALLEGIANCE

Ethan Rhode and Isaac Ramirez
Members of Freeman Park ‘Reds’ Baseball Team,
Sponsored by the City of Gardena Recreation Division

B. INVOCATION

The Reverend Rick Fasullo, Pastor
New Hope Fellowship

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS

A. PRESENTATIONS

- (1) Gardena Military Veteran Recognition to Honor Veteran Stephen Fesuk, who served in the United States Navy, was chosen at the recommendation of Mayor Pro Tem Tanaka *(to be accepted by Mr. Stephen Fesuk)*
- (2) Introduction/Presentation of new Los Angeles Unified School District (LAUSD) Superintendent Austin Beutner and Local District South Superintendent Michael Romero (to be presented by LAUSD Board of Education Member Dr. Richard Vladovic)

B. PROCLAMATIONS

- (1) “City of Gardena 88th Anniversary Day,” September 11, 2018 *(to be proclaimed only)*
- (2) “Keep Gardena Beautiful Day,” September 15, 2018 *(to be proclaimed only)*
- (3) “Constitution Week,” September 17-23, 2018 *(to be proclaimed only)*
- (4) “City Employee Recognition Day,” September 27, 2018 *(to be proclaimed only)*
- (5) “Gardena Heritage Day,” October 6, 2018 *(to be proclaimed only)*

4. **PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS** (Continued)

C. **APPOINTMENTS**

- (1) Council Appointments to Commissions, Committee, Board, and Council (Commission Appointees to be Ratified and Sworn in; Committee, Board, and Council Appointees to be Ratified Only)
 - (a) Human Services Commission
 - (b) Planning and Environmental Quality Commission
 - (c) Recreation and Parks Commission
 - (d) Senior Citizens Commission
 - (e) Gardena Youth Commission
 - (f) Gardena Beautification Committee
 - (g) Gardena Economic Business Advisory Council
 - (h) **Gardena Rent Mediation Board, Landlord Representative**
 - (1) **Mr. Timothy McClone (Council Member Art Kaskanian)**
 - (i) Gardena Rent Mediation Board, Tenant Representative
 - (j) **Gardena Rent Mediation Board, At-Large Representative**
 - (1) **Mr. Woods R. Woolwine Jr. (Council Member Art Kaskanian)**

5. **CONSENT CALENDAR**

NOTICE TO THE PUBLIC

Roll Call Vote Required on Consent Calendar All matters listed under the Consent Calendar will be enacted by one motion unless a Council member requests Council discussion, in which case that item will be removed from the Consent Calendar and considered separately following this portion of the agenda.

A. Waiver of Reading in Full of All Ordinances Listed on This Agenda and That They Be Read by Title Only

B. **CITY CLERK**

- (1) Approval of Minutes
 - (a) City Council Adjourned Regular Meeting – Study Session, August 28, 2018
 - (b) City Council Regular Meeting, August 28, 2018
- (2) Affidavit of Posting Agenda on September 7, 2018

C. **CITY TREASURER**

- (1) Approval of Warrants / Payroll Register
 - (a) September 11, 2018

D. **CITY MANAGER**

- (1) Personnel Report No. P-2018-16
- (2) Acceptance of Project and Notice of Completion
Pavement Management Program 2018, JN 931
- (3) Authorize Payment to County of Los Angeles for Services Provided in the amount of \$173,000 for Industrial Waste Inspections, Plan Reviews and Traffic Signal Maintenance Services Performed at Shared Intersections

5. CONSENT CALENDAR (Continued)

D. CITY MANAGER (Continued)

- (4) Approve Purchase and Installation of 30 Sewer Covers from Smartcover Systems for Monitoring at Various Locations in the amount of \$150,727.25 (JN895)

6. EXCLUDED CONSENT CALENDAR

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

A. SEPTEMBER 4, 2018, MEETING – *Meeting Cancelled*

ORAL COMMUNICATIONS

Oral Communications by the public will be heard for one-half hour at or before 8:30 p.m. or at the conclusion of the last agenda item commenced prior to 8:30 p.m. Oral Communications not concluded at that time shall be resumed at the end of the meeting after Council Reports. Speakers are to limit their remarks to three minutes, unless extended by the Mayor. An amber light will appear to alert the speaker when two minutes are complete and a red light will appear when three minutes are over. Your cooperation is appreciated.

8. DEPARTMENTAL ITEMS

A. ADMINISTRATIVE SERVICES – *No Items*

B. COMMUNITY DEVELOPMENT

- (1) RESOLUTION NO. 6341, Approving the Summary Vacation of an Easement for Storm Drain and Appurtenant Structures and Incidental Purposes Pursuant to the Summary Vacation Procedures of Streets and Highways Section 8330 et seq.

Staff Recommendation: Adopt Resolution No. 6341

- (2) PUBLIC HEARING: Call for Review by Council Member Kaskanian of Commission Action on the Approval of Conditional Use Permit #12-16, Site Plan Review #6-18, and Management Plan for the Construction of a New 29,965 Square Foot, 63-Unit Single-Room Occupancy Housing Development in the Industrial (M-1) Zone. (APN: 6106-027-028)

- (a) RESOLUTION NO. 6342, Approving Conditional Use Permit and Site Plan Review for the Construction of a New 29,965 Square Foot, 63-Unit Single-Room Occupancy Housing Development in the Industrial (M-1) Zone per Gardena Municipal Code Section 18.36.030(O) and Directing Staff to File a Notice of Exemption as an In-Fill Project Following a Call for Review (16819 South Normandie Avenue) (APN: 6106-027-028)

Staff Recommendation: Conduct a Public Hearing (Note: Each speaker's comments to be limited to three (3) minutes); Adopt Resolution No. 6342

C. ELECTED & ADMINISTRATIVE OFFICES – *No Items*

8. DEPARTMENTAL ITEMS (Continued)

D. GENERAL SERVICES

- (1) Award Contract to National Plant Services, Inc. for
Sewer Rehabilitation 2016, Various Locations, JN 895, in the amount of \$456,482.80
Staff Recommendation: Award Contract to National Plant Services, Inc.
- (2) Award Contract to CWE Corporation in the amount of \$188,215 for MS4 Permit Monitoring and
Compliance Services
Staff Recommendation: Award Contract to CWE Corporation
- (3) Award Three-Year Contract to Mariposa Landscapes, Inc. for Median Landscape
Maintenance for the AMOUNT NOT TO EXCEED \$300,000
Staff Recommendation: Award Contract to Mariposa Landscapes, Inc.

E. POLICE – *No Items*

F. RECREATION & HUMAN SERVICES – *No Items*

G. TRANSPORTATION – *No Items*

9. COUNCIL ITEMS, DIRECTIVES, & REMARKS

A. COUNCIL ITEMS – *No Items*

B. COUNCIL DIRECTIVES

C. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

D. COUNCIL REMARKS

- (1) COUNCIL MEMBER KASKANIAN
- (2) MAYOR PRO TEM TANAKA
- (3) COUNCIL MEMBER HENDERSON
- (4) MAYOR CERDA
- (5) COUNCIL MEMBER MEDINA

10. ANNOUNCEMENTS

11. REMEMBRANCES

All those who lost their lives as a result of the terrorist attacks within the United States on September 11, 2001.

12. ADJOURNMENT

The Gardena City Council will adjourn to a Regular City Council Meeting, at 7:00 p.m., on Tuesday, September 25, 2018.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is on file in the Office of the City Clerk.

Dated this 7th day of September, 2018

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk

GARDENA MILITARY VETERAN RECOGNITION

HONORING

STEPHEN FESUK

(selected by Mayor Pro Tem Rodney G. Tanaka)

MILITARY SERVICE:

Stephen Fesuk completed his military service in the United States Navy, from late in 1942 to the Springtime of 1944, and was honorably discharged with the rank of Aviation Cadet.

It was while he was training to be a pilot, stationed in Connecticut, that the plane he was in crashed. That happened on June 22, 1943. Fesuk was severely injured and spent nine months in Naval hospitals recovering before his honorable discharge.

Mr. Fesuk's service was during World War II and, although he was injured, he is very proud of the time he did serve our great Country.

OTHER:

Mr. Fesuk is 96 years old.

He and his wife, Angela Patricia Gill Fesuk, are long-time residents of Gardena.

The Fesuks have been married for 75 years.

TO BE PROCLAIMED ONLY

“ CITY OF GARDENA 88th ANNIVERSARY DAY ”

~ SEPTEMBER 11, 2018 ~

The City of Gardena, California, was incorporated on Thursday, September 11, 1930, combining the rural communities of Gardena, Moneta, and Strawberry Park into a Municipal Corporation. At that time, Gardena was a small farming community of about 20,000 people.

Eighty-eight years later, with a population of over 61,000 residents, Gardena has developed into a busy, desirable destination for new residents and a welcoming setting for corporate citizens.

In fitting recognition of Gardena’s 75th Anniversary landmark theme, “Celebrating History, Heritage, and Opportunity,” we have continued over the past thirteen years to celebrate, with great pride, our cultural wealth and remarkable ethnic diversity through annual City and community events and activities.

Now, Therefore, I, TASHA CERDA, Mayor of the City of Gardena, California, am very proud to proclaim **Tuesday, SEPTEMBER 11, 2018**, to be

**CITY OF GARDENA
88th ANNIVERSARY DAY**

to bring appropriate recognition and awareness of our beautiful community’s multi-faceted history and rich heritage, and to look forward to opportunities to celebrate its progress and success far into our City’s future.

TO BE PROCLAIMED ONLY

“ KEEP GARDENA BEAUTIFUL DAY ”

— Saturday, September 15, 2018 —

On Saturday, September 15, 2018, volunteers, representing community groups, individual citizens, and City of Gardena Elected Officials and City Staff, will gather to “*Make a Difference*” in our City.

These dedicated Volunteers will work to “Keep Gardena Beautiful,” by sprucing up our City Parks, by cleaning the rights of way along our streets, as well as by working within our neighborhoods. Also, flowers will be planted; painting will be done; and minor “fix-ups” will be accomplished. The City’s General Services Department, in conjunction with the Gardena Beautification Committee, is coordinating all projects for the day. Following these worthwhile activities, Community Clean Up participants are invited to enjoy lunch at Mas Fukai Park, 15800 Brighton Avenue.

In recognition and support of Gardena’s nineteenth annual, community-wide, beautification effort, **Saturday, September 15, 2018**, is proclaimed to be



to encourage our many, caring citizens, and City officials and staff to unite on this special day to carry out the projects planned to beautify and benefit our community. Let’s take pride in making Gardena a better place in which to live, work, visit, shop, and play.

[If you haven’t signed up to participate, there’s still time to do so. Please call 310/217-9568.]

TO BE PROCLAIMED ONLY

" CONSTITUTION WEEK "

— September 17 through September 23, 2018 —

September 17, 2018, marks the two hundred thirty-first anniversary of the drafting of THE CONSTITUTION OF THE UNITED STATES OF AMERICA by the Constitutional Convention.

Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America, designating September 17 through 23 as Constitution Week; and therefore, it is fitting and proper to accord official recognition to this magnificent document and to its memorable anniversary.

The National Society of the Daughters of the American Revolution is just one of the numerous devoted and patriotic organizations that will be celebrating the 231st Anniversary of the drafting of this momentous and unique document.

NOW, THEREFORE, I, TASHA CERDA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, do hereby proclaim **SEPTEMBER 17-23, 2018**, to be

CONSTITUTION WEEK

in the City of Gardena and urge all citizens to study the Constitution and to reflect on the privileges, as well as on the rights and responsibilities, of being an American.

TO BE PROCLAIMED ONLY

“ CITY EMPLOYEE RECOGNITION DAY ”
— SEPTEMBER 27, 2018 —

The elected officials of the City of Gardena are most appreciative of the exemplary support that the City’s dedicated employees have shown toward the City and its citizens.

City of Gardena employees have traditionally been honored for their service, and recognitions have been given for their years of service at special functions.

In an effort to continue the City Council’s long tradition of employee appreciation and recognition, a special time of City Employee Recognition is planned on Thursday, September 27, 2018, which will include a luncheon to show appreciation to *ALL* City employees, as well as special emphasis to those receiving recognition for years of service.

NOW, THEREFORE, I, TASHA CERDA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, am pleased to proclaim **Thursday, September 27, 2018**, to be

**CITY EMPLOYEE
RECOGNITION DAY**

to bring public awareness of the employees of the City of Gardena who complete their daily tasks in a commendable manner, and to show appropriate gratitude for their on-going dedication.

TO BE PROCLAIMED ONLY

“ GARDENA HERITAGE DAY ”

— OCTOBER 6, 2018 —

Since 1994, the City of Gardena has hosted an annual multi-cultural gathering to celebrate and recognize Gardena's community-wide conviction that understanding, and acceptance of the many diverse ethnic heritages, enriches all peoples of our City.

The City's **Twenty-Fifth Annual GARDENA HERITAGE FESTIVAL and STREET FAIRE** is scheduled on **Saturday, October 6, 2018**, and will be held on the grounds of the Gardena Civic Center and in Nakaoka Memorial Community Center – a “Fun for the Whole Family” event filled with non-stop live music/entertainment; a pancake breakfast hosted by the Police Department; a children's arts and crafts activities area; numerous retail and craft booths, carnival games, and a food court from local restaurants. **Admission is free-of-charge to the public and the cost to purchase food and beverages will be nominal** – all made possible by the commendable generosity of local merchants, community organizations, service clubs, and dedicated volunteers.

Therefore, I, TASHA CERDA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, am happy to proclaim **Saturday, October 6, 2018**, to be

GARDENA HERITAGE DAY

and urge all citizens to join in the day's celebration and recognition of the many cultures and ethnicities of our great community.

**MINUTES
STUDY SESSION
ADJOURNED REGULAR MEETING
City of Gardena City Council
Tuesday, August 28, 2018**

The Study Session / Adjourned Regular Meeting of the City Council of the City of Gardena, California, was called to order at 6:34 p.m. on Tuesday, August 28, 2018, in the Management Information Center at City Hall, at 1700 West 162nd Street, Gardena, California; Mayor Tasha Cerda presiding.

1. ROLL CALL

Present: Mayor Tasha Cerda; Mayor Pro Tem Rodney G. Tanaka; Council Member Mark E. Henderson; and Council Member Dan Medina. Council Member Art Kaskanian was away on excused absence. Other City officials and employees present: City Manager Edward Medrano; Assistant City Attorney Lisa Kranitz; and General Services Director Joseph Cruz. Guest present: Gerald Greene of CWE Corporation.

2. PRESENTATION: MS 4

SPEAKERS: City Manager Edward Medrano and Gerald Greene, CWE Corporation

3. ADJOURNMENT

There being no further business, Mayor Cerda adjourned the Study Session of the City Council at 7:17 p.m. to the Regular City Council Meeting in the City Council Chamber immediately following the Study Session on Tuesday, August 28, 2018, at 7:30 p.m.

MINA SEMENZA
City Clerk of the City of Gardena and
Ex-officio Clerk of the Council

By _____
Becky Romero, Deputy City Clerk

APPROVED:

Tasha Cerda, Mayor

MINUTES
Regular Meeting of the
City of Gardena City Council
Tuesday, August 28, 2018

The regular meeting of the City Council of the City of Gardena, California, was called to order at 7:30 p.m. on Tuesday, August 28, 2018, in the Council Chamber of City Hall, 1700 West 162nd Street, Gardena, California; Mayor Tasha Cerda presiding.

1. ROLL CALL

Present: Mayor Tasha Cerda; Mayor Pro Tem Rodney G. Tanaka; Council Member Mark E. Henderson; and Council Member Dan Medina. Other City officials and employees present: City Manager Edward Medrano; Assistant City Attorney Lisa Kranitz; City Clerk Mina Semenza; and Deputy City Clerk Becky Romero. Council Member Art Kaskanian was away on excused absence. City Treasurer Ingrid Tsukiyama was not in attendance.

2. CLOSED SESSION – *No Items*

3. PLEDGE OF ALLEGIANCE & INVOCATION

A. PLEDGE OF ALLEGIANCE

Kayla Bibb led the Pledge of Allegiance. Kayla is a Part-Time Recreation Leader with the City of Gardena Recreation Division who works at Rowley Park. She thanked several employees from the City of Gardena, and she introduced her mother who accompanied her to the meeting.

B. INVOCATION

Reverend Nathaniel J. Session, Senior Pastor of Enlightened Motorcycle Ministries, gave the Invocation.

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS

A. PRESENTATIONS

- (1) Gardena Military Veteran Recognition to Honor Veteran Mr. Michael Patters, who served in the United States Navy. *Mr. Patterson was not able to attend the meeting.*

B. PROCLAMATIONS – *None*

C. APPOINTMENTS – *None*

- (1) Council Appointments to Commissions, Committees, Board, and Council (Commission Appointees to be Ratified and Sworn in; Committees, Board and Task Force Appointees to be Ratified Only)
- (a) Human Services Commission
 - (b) Planning and Environmental Quality Commission
 - (c) Recreation and Parks Commission
 - (d) Senior Citizens Commission
 - (e) Gardena Youth Commission
 - (f) Gardena Beautification Committee
 - (g) Gardena Economic Business Advisory Council
 - (h) Gardena Rent Mediation Board, Landlord Representative
 - (i) Gardena Rent Mediation Board, Tenant Representative
 - (j) Gardena Rent Mediation Board, At-Large Representative

5. CONSENT CALENDAR

A. WAIVER OF READING IN FULL OF ALL ORDINANCES LISTED ON THIS AGENDA AND THAT THEY BE READ BY TITLE ONLY

B. CITY CLERK

(1) **Approved:** Minutes of

(a) City Council Regular Meeting, August 14, 2018

(2) **Approved:** Affidavit of Posting Agenda on August 24, 2018

C. CITY TREASURER

(1) **Approved:** Warrants / Payroll Registers

(a) August 28, 2018: Wire Transfer: 11709-11710, 11712; Prepay Nos. 150542-150565 and Check Nos. 150566-150698; for a total Warrants issued amount of \$1,805,686.25; Total Payroll Issued for August 17, 2018, \$2,181,583.88.

D. CITY MANAGER

(1) **Approved:** Personnel Report No. P-2018-15

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Medina, and carried by the following roll call vote to Approve the Consent Calendar:

Ayes: Mayor Pro Tem Tanaka, Council Members Medina and Henderson, and Mayor Cerda

Noes: None

Absent: Council Member Kaskanian

6. EXCLUDED CONSENT CALENDAR

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

A. AUGUST 7, 2018, MEETING – *Meeting Cancelled*

ORAL COMMUNICATIONS

(1) Mr. Philip Johnson, resident: announced and invited the City Council and the community to the Gardena Youth Football and Cheer, Inc.'s First Annual Golf Tournament Fundraiser on September 21, 2018, at Chester Washington Golf Course. The Theme will be "GARDENA MOHICANS."

8. DEPARTMENTAL ITEMS

A. ELECTED & ADMINISTRATIVE OFFICES

- (1) Award Contract to HINDERLITER DE LLAMAS & ASSOCIATES (HdL) for Economic Development Services not to exceed \$50,000.

City Manager Medrano presented the Staff Report.

There was a discussion among the Council Members and the City Manager regarding what services HdL will provide to our City. Some of the things that were discussed were: 1) Whether we had a competitive bid process to find this Consultant, and, if possible, could we expand their statement of work to help us with the cannabis rules and regulations that are going to be proposed by the state; 2) It was also asked if this was going to be an enhancement of what we already have in place; 3) Mayor Cerda asked how long is it anticipated for the City to see any results?

City Manager Medrano replied that the City did go through a competitive bid process and right now our main focus is Economic Development; that this will enhance our analytical capacity by marketing the consultant's contacts to showcase our city. We will be provided a three-year Economic Development Action Plan that will focus on the City's Economic Development efforts. He continued, stating that we will have a lot of action in the first year; we will move as many things as we can; and we will go through many stages with incremental achievement along the way.

It was moved by Mayor Cerda, seconded by Council Member Henderson, and carried by the following roll call vote to Approve the Award of Contract:

Ayes: Mayor Cerda, Council Members Henderson and Medina, and Mayor Pro Tem Tanaka
Noes: None
Absent: Council Member Kaskanian

- (2) RESOLUTION NO. 6340, Amending the list of Authorized Games and Authorizing the Play of Certain Games in Licensed Card Clubs

RESOLUTION NO. 6340

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GARDENA, CALIFORNIA, AMENDING THE LIST OF AUTHORIZED
GAMES AND AUTHORIZING THE PLAY OF CERTAIN GAMES IN
CARD CLUBS

City Manager Medrano presented the Staff Report.

It was moved by Council Member Medina, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to Adopt Resolution No. 6340:

Ayes: Council Member Medina, Mayor Pro Tem Tanaka, Council Member Henderson, and Mayor Cerda
Noes: None
Absent: Council Member Kaskanian

8. DEPARTMENTAL ITEMS (Continued)

A. ELECTED & ADMINISTRATIVE OFFICES (Continued)

(3) AMENDMENT TO CONTRACT BETWEEN CALPERS BOARD OF ADMINISTRATION AND CITY OF GARDENA

- (a) RESOLUTION NO. 6339, Adopting the Resolution of Intention to Approve an Amendment to the Contract between the Board of Administration of the California Public Employees' Retirement System and the City of Gardena

RESOLUTION NO. 6339

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ADOPTING THE RESOLUTION OF INTENTION TO APPROVE AN AMENDMENT TO THE CONTRACT BETWEEN THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE CITY OF GARDENA

City Manager Medrano presented the Staff Report.

There was discussion between Mayor Pro Tem Tanaka and City Manager Medrano regarding our City being the only City in the South Bay to do this. City Manager Medrano stated that Manhattan Beach was also doing the same. Mayor Pro Tem Tanaka then told Chief Kang and City Manager Medrano to express our thanks to our Police Department for their willingness to do this to make the City solvent.

It was moved by Council Member Henderson, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to Adopt Resolution No. 6339:

Ayes: Council Member Henderson, Mayor Pro Tem Tanaka, Council Member Medina, and Mayor Cerda

Noes: None

Absent: Council Member Kaskanian

- (b) ORDINANCE NO. 1800, Authorizing an Amendment to the Contract Between the Board of Administration of the California Public Employees' Retirement System ("CalPERS") and the City of Gardena

ORDINANCE NO. 1800

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM ("CALPERS") AND THE CITY OF GARDENA

City Manager Medrano presented the Staff Report.

Ordinance No. 1800 was introduced by Mayor Pro Tem Tanaka

8. DEPARTMENTAL ITEMS (Continued)

A. ELECTED & ADMINISTRATIVE OFFICES (Continued)

- (4) ORDINANCE NO. 1799, Amending Ordinance Sections 14.04.030, 14.04.050, and 14.04.280 of the Gardena Municipal Code Relating to Qualifications of Rent Mediation Board Members and Notice of Mediation Procedures (Introduced by Council Member Henderson, August 14, 2018)

ORDINANCE NO. 1799

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING SECTIONS 14.04.030, 14.04.050, AND 14.04.280 OF THE GARDENA MUNICIPAL CODE RELATING TO QUALIFICATIONS OF RENT MEDIATION BOARD MEMBERS AND NOTICE OF MEDIATION PROCEDURES

City Manager Medrano presented the Staff Report.

There was discussion between Mayor Cerda and City Manager Medrano regarding the appointment of a real estate professional as a Landlord Representative; if they would have to be replaced if they were not an Owner. City Manager Medrano replied that an audit would be conducted once the new changes are in place, but we don't foresee any changes.

It was moved by Council Member Henderson, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to Adopt Ordinance No. 1799:

Ayes: Council Member Henderson, Mayor Pro Tem Tanaka, Council Member Medina, and Mayor Cerda

Noes: None

Absent: Council Member Kaskanian

- (5) Authorize Blanket Purchase Order for Clifton Larson Allen, LLP for Audit Services not to exceed \$75,000

City Manager Medrano presented the Staff Report.

There was some discussion between Council Member Henderson and City Manager Medrano regarding charge accounts, and if there were an approval process within our departments; if we tighten up our statement of work, will we get everything we need for \$75,000? City Manager Medrano replied that all invoices go through a que that requires multi-levels of approval before the payments come to him for review and approval. He also stated that the City will be certain to stay within the \$75,000.

It was moved by Mayor Pro Tem Tanaka, and seconded by Council Member Medina, and carried by the following roll call vote to the Authorize Blanket Purchase Order for Audit Services:

Ayes: Mayor Pro Tem Tanaka, Council Members Medina and Henderson, and Mayor Cerda

Noes: None

Absent: Council Member Kaskanian

B. GENERAL SERVICES – *No Items*

8. DEPARTMENTAL ITEMS (Continued)

C. POLICE

- (1) Notification of Eligibility for Funding in the Amount of \$22,802.00 Under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program, Fiscal Year 2018 Local Solicitation

City Manager Medrano presented the Staff Report.

This Item was Received & Filed

- (2) Authorization to Expend, and not to exceed, \$77,000.00 in Fiscal Year 2018-19 for Service and Maintenance Related to the Video Policing System

City Manager Medrano presented the Staff Report.

There was discussion among the Council Members and City Manager Medrano regarding the depreciation of all 164 cameras and the looking into get some coverage to replace them. It was also asked by Mayor Cerda how successful our video policing program has been. City Manager Medrano replied that the cameras we are authorizing are in our jails, our parks and in our intersections. These assets are not being depreciated. This expenditure would be for maintenance only to keep the system functioning. Once the cameras reach end of life, we will have to decide which technology we are going to use. It has been a "mixed bag" of things. Although the cameras have been a deterrent; there are certain areas that can't scale back, and that is a decision Chief Kang will have to make.

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Medina, and carried by the following roll call vote to Authorize Expenditure:

Ayes: Mayor Pro Tem Tanaka, Council Members Medina and Henderson, and Mayor Cerda
Noes: None
Absent: Council Member Kaskanian

D. RECREATION, HUMAN SERVICES, PARKS & FACILITIES

- (1) Acceptance of Project and Notice of Completion for the Purchase and Installation of Exercise Equipment at Rowley Park, 13220 S. Van Ness Avenue, JN 870, Dave Bang Associates, Inc. and Play Foundations, Inc.

City Manager Medrano presented the Staff Report.

It was moved by Council Member Medina, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to Accept the Project and Order the Recordation of the Notice of Completion:

Ayes: Council Member Medina, Mayor Pro Tem Tanaka, Council Members Henderson, and Mayor Cerda
Noes: None
Absent: Council Member Kaskanian

8. DEPARTMENTAL ITEMS (Continued)

E. TRANSPORTATION

- (1) Agreements between the Los Angeles County Metropolitan Transportation Authority and the City of Gardena for the Transit Access Pass (TAP) Program.

City Manager Medrano presented the Staff Report.

It was moved by Council Member Henderson, seconded by Council Member Medina, and carried by the following roll call vote to Approve the Agreements:

Ayes: Council Members Henderson and Medina, Mayor Pro Tem Tanaka, and Mayor Cerda
Noes: None
Absent: Council Member Kaskanian

9. COUNCIL ITEMS, DIRECTIVES, & REMARKS

A. COUNCIL ITEMS – No Items

B. COUNCIL DIRECTIVES

- (1) Council Member Medina made a request to the City Manager to have the City Council agendaize their position on the California Water Tax. The request was seconded by Mayor Cerda, and became a Directive for Staff to follow-up and report.

C. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

City Manager Medrano gave a verbal report of information to follow-up matters that had been directed or requested by the Mayor and Members of Council. Written reports had already been provided to the Council via copies in their regular mail packets. Those items are as follows:

- (1) Moody's Investment Report;
- (2) Reorganization Memorandum of all City Departments;
- (3) The "Spot On" Recognition Program;
- (4) Memorandum regarding the MS4 status;
- (5) Information regarding the 2018 Job Fair; and
- (6) 2018 Gardena Jazz Festival "After Action" Report.

D. COUNCIL REMARKS

- (1) MAYOR PRO TEM TANAKA – since the last Council Meeting, he attended Gardena Valley Baptist Church's Golf Tournament. He attended the South Bay Regional Public Communications Authority (known as "RCC") for a quick meeting. He attended the League of California Cities, Los Angeles County Division meeting where they installed a new President and honored the outgoing President.
- (2) COUNCIL MEMBER HENDERSON – he attended the Jazz Festival. He also attended the Grand Re-Opening of the Gardena One-Stop and called it the "jewel" of our community. He encouraged our community to utilize Gardena One-Stop. He reported he attended a meeting at Assembly Member Al Muratsuchi's office with regards to California Air Resources Board AB398, to discuss the possibility of the City of Gardena hosting an event.

9. COUNCIL ITEMS, DIRECTIVES, & REMARKS (Continued)

D. COUNCIL REMARKS (Continued)

(3) MAYOR CERDA – since the last Council Meeting, she attended the National Congress of Black Women, at which she was honored and received an award for becoming the first female and the first African American to become Mayor in City of Gardena. She attended the 132nd Street Block Party and shared that they have held annual block parties for 17 or 18 years. On Thursday, August 23, she attended the Grand Re-Opening of Gardena One-Stop and shared that Gardena One-Stop also offers English as a Second Language (ESL) classes, has a Charter School, and training, at no cost. On Friday, August 24, she attended the Grand Opening of Japan House L.A. located in Hollywood. She continued by sharing that it is like a museum and it encourages people to visit Japan. She was pleased that she had an opportunity to meet the Japanese Console General Mr. Akira Chiba and saw Yoshi perform.

(4) COUNCIL MEMBER MEDINA – since the last Council Meeting, he deejayed for New Challenge Ministries fundraiser and helped give out \$1,500 worth of school supplies. He shared that the Gardena Beautification Committee sponsored the last summer concert on the lawn held at the City Hall featuring the Esquires Big Band. He reported that he had a chance to work with the Rotary Club at the Seaside Lagoon, where they had the Annual Boat Races, made from cardboard boxes. He announced that the “Old Timers Club of Gardena” will be having their annual dance, which has been held each year for the past 37 years. It will be enjoyed at the Gardena Elks Lodge this coming Saturday, September 1, 2018.

(5) COUNCIL MEMBER KASKANIAN – no report was given as he was away on excused absence.

10. ANNOUNCEMENTS

Council Member Medina announced:

(1) “Old Timers Club of Gardena” Annual Dance will be held on Saturday, September 1, 2018, at the Gardena Elks Lodge.

11. REMEMBRANCES

Mrs. Mary Atsuko Nishikawa, 88 years old, longtime resident of Gardena. She is survived by her husband, James, two daughters, four grandchildren, a sister in Japan, and many nieces, nephews and other relatives; Mrs. Michiko Hayase, she and her husband have been long-time residents of Gardena and have raised their family in our City. She was a faithful member of the Gardena Valley Baptist Church and will be missed by so many of those who knew and loved her; and Mr. Eugene D. Doss, 82 years old, a 20-year resident of Gardena and active in the community.

12. ADJOURNMENT

At 8:37 p.m., Mayor Cerda adjourned the Gardena City Council Meeting to the Regular City Council Meeting at 7:00 p.m., on Tuesday, September 11, 2018.

MINA SEMENZA
City Clerk of the City of Gardena and
Ex-officio Clerk of the Council

By: _____
Becky Romero, Deputy City Clerk

APPROVED:

Tasha Cerda, Mayor

CONSENT CALENDAR
AGENDA NO. 5.C.(1)(a)
September 11, 2018

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Treasurer's Department
DATE: September 7, 2018
SUBJECT: WARRANT REGISTER
PAYROLL REGISTER

(a) September 11, 2018 TOTAL WARRANTS ISSUED: \$2,932,725.09

Wire Transfer: 11708-11711
Prepay: 150699-150713
Check Numbers: 150714-150872
Checks Voided:

Total Pages of Register: 19

August 31, 2018 TOTAL PAYROLL ISSUED: \$1,644,422.55

for: Maui h
J. Ingrid Tsukiyama, City Treasurer

cc: City Clerk

vchlist
09/06/2018 4:23:05PM

Voucher List
CITY OF GARDENA

Page: 1

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
11708	8/13/2018	110223 CSAC EXCESS INSURANCE, AUTHORITY	19300120/19100221		ANNUAL INSURANCE RENEWALS - FY	787,314.00
					Total :	787,314.00
11711	8/16/2018	104058 ADMINISURE, INC.	081618		WORKERS' COMP CLAIMS ADMINISTR	25,712.90
					Total :	25,712.90
150699	8/24/2018	109086 MAZE, INC.	082618	034-00378	ENTERTAINMENT SERVICES - JAZZ FE	40,000.00
					Total :	40,000.00
150700	8/30/2018	104901 Q-20 ENTERTAINMENT	18-2608		HOST MC/DJ SERVICES - JAZZ FESTIV	700.00
					Total :	700.00
150701	8/30/2018	106951 OCC BUILDERS	080318	024-00464	PEDESTRIAN SAFETY IMPROVEMENT	44,954.01
					Total :	44,954.01
150702	8/30/2018	105193 RC SIGNS & BANNERS	1004		JUSTIN PLAZA SIGNS REPLACEMENT	2,942.10
					Total :	2,942.10
150703	8/30/2018	619004 GOLDEN STATE WATER CO.	081718		WATER	14,114.61
					Total :	14,114.61
150704	8/30/2018	619003 SOUTHERN CALIFORNIA EDISON	082118		LIGHT & POWER	70,541.85
					Total :	70,541.85
150705	8/30/2018	101195 WASTE RESOURCES GARDENA	082318		WASTE COLLECTION	218,277.16
					Total :	218,277.16
150706	8/30/2018	109889 MONY LIFE INSURANCE COMPANY	AUGUST 2018		LIFE INSURANCE GRP PLANS G242198	6,897.80
					Total :	6,897.80
150707	8/30/2018	109889 MONY LIFE INSURANCE COMPANY	JULY 2018		LIFE INSURANCE GRP PLANS G242198	6,905.60
					Total :	6,905.60
150708	8/30/2018	111016 KAISER FOUNDATION HEALTH PLAN	SEPTEMBER 2018		HEALTH INSURANCE	189,734.15
					Total :	189,734.15
150709	8/30/2018	106110 ADVANCED BENEFIT SOLUTIONS, LLC	SEPTEMBER 2018		HEALTH, DENTAL & LIFE INSURANCE	138,819.65

Page: 1

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150709	8/30/2018	106110	106110 ADVANCED BENEFIT SOLUTIONS, LLC (Continued)		Total :	138,819.65
150710	8/30/2018	107928	TELECOM LAW FIRM, P.C.	4429	024-00493 PROFESSIONAL SERVICES - WIRELES	5,000.00
					Total :	5,000.00
150711	9/6/2018	110273	MIXONE SOUND	1439	034-00380 JAZZ FESTIVAL - VIDEO DISPLAY BOAF	8,000.00
					Total :	8,000.00
150712	9/6/2018	110276	FOOTHILL TRANSIT	090418	PURCHASE (3) GENFARE MOBILE VAUI	900.00
					Total :	900.00
150713	9/6/2018	307108	PETTY CASH FUND	01/11-06/28/18	REPLENISH PETTY CASH	428.70
					Total :	428.70
150714	9/11/2018	110225	ACCESS SPECIALTY ANIMAL, HOSPITALS	735334	VETERINARY SERVICES - RENO	404.50
					Total :	404.50
150715	9/11/2018	110286	ALCOA ELECTRICAL	PERMIT #15705	PERMIT DEPOSIT REFUND - REDONDC	1,000.00
					Total :	1,000.00
150716	9/11/2018	101713	ALL AMERICAN ASPHALT	181293	024-00489 LOCAL STREET IMPROVEMENT 2017 J	393,755.57
					Total :	393,755.57
150717	9/11/2018	100925	AMERICAN MOVING PARTS	01A84969	GTRANS AUTO PARTS	859.15
					Total :	859.15
150718	9/11/2018	101628	AQUA-FLO SUPPLY	1230875 1237089 1242639 1244908	PARK MAINT SUPPLIES PARK MAINT SUPPLIES PARK MAINT SUPPLIES PARK MAINT SUPPLIES	165.78 263.56 48.31 431.63
					Total :	909.28
150719	9/11/2018	100964	AT&T MOBILITY	287275680401X8012018 287275681023X8012018	PD CELL PHONE ACCT# 287275680401 PD CELL PHONE ACCOUNT #28727568	561.51 2,036.94
					Total :	2,598.45
150720	9/11/2018	102880	AUTOPLEX, INC.	10069 9986	2001 HONDA CVC #1120101 SERVICE & 2008 CHEVY MALIBU #1292711 OIL & FI	227.98 35.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150720	9/11/2018	102880 102880 AUTOPLEX, INC.	(Continued)		Total :	262.98
150721	9/11/2018	110258 BARBA, ALEXANDER	08/16-08/31/18		SPECIAL EVENT STAFF	498.00
					Total :	498.00
150722	9/11/2018	104302 BEE N' WASP NEST REMOVAL, SERVICE, LLC	438038		HONEY BEE NEST REMOVAL - 13220 V	95.00
			954031		HONEY BEE NEST REMOVAL - 15823 D.	95.00
					Total :	190.00
150723	9/11/2018	108742 BIG O'S SILKSCREEN	2803	034-00379	JAZZ FESTIVAL SUPPLIES	2,291.84
					Total :	2,291.84
150724	9/11/2018	102331 BLUE DIAMOND MATERIALS	1257256		STREET MAINT SUPPLIES	314.31
			1276196		STREET MAINT SUPPLIES	237.83
					Total :	552.14
150725	9/11/2018	109906 BOND, KIMBERLY	082918		EDUCATIONAL REIMBURSEMENT	1,708.00
					Total :	1,708.00
150726	9/11/2018	106462 C.M. VOGEL ELECTRICAL	GAR-018 8/22/18	024-00494	IT ROOM EMERGENCY POWER REPAIR	3,165.00
					Total :	3,165.00
150727	9/11/2018	303331 CALIFORNIA DEPARTMENT OF TAX, AND FEE APR-JUN 2018			UNDERGROUND STORAGE TANK MAIN	2,834.82
					Total :	2,834.82
150728	9/11/2018	103383 CALPORTLAND	93814401		STREET MAINT SUPPLIES	841.18
					Total :	841.18
150729	9/11/2018	109845 CARMENITA TRUCK CENTER	65647		GTRANS AUTO PARTS	817.79
			65682		GTANS AUTO PARTS	358.94
			65764		GTRANS AUTO PARTS	296.78
			65885		GTRANS AUTO PARTS	50.21
			65893		GTRANS AUTO PARTS	49.42
			65996		GTRANS AUTO PARTS	2,035.65
					Total :	3,608.79
150730	9/11/2018	803420 CARPENTER, ROTHANS & DUMONT, LAW OFF	31504		PROFESSIONAL SERVICES - S. UDI V.	93.06
			31505		PROFESSIONAL SERVICES - H. THURN	1,168.82

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150730	9/11/2018	803420 CARPENTER, ROTHANS & DUMONT, LAW OFF	(Continued)			
			31506		PROFESSIONAL SERVICES - R. GREEN	1,685.08
			31507		PROFESSIONAL SERVICES - B. RUIZ V.	8,190.69
			31508		PROFESSIONAL SERVICES - A. MEDIN/	3,913.69
			31509		PROFESSIONAL SERVICES - J. LAMAS	1,142.28
					Total :	16,193.62
150731	9/11/2018	100235 CHARLES, JOSEPH	08/16-08/31/18		SPECIAL EVENT STAFF	180.00
					Total :	180.00
150732	9/11/2018	110146 CHUCK THOMAS INVESTIGATIONS	06/06-06/30/18	035-00861	PROFESSIONAL INVESTIGATIVE SERV	8,354.97
			07/04-08/04/18	035-00862	PROFESSIONAL SERVICES	2,407.94
					Total :	10,762.91
150733	9/11/2018	312105 CITY OF LOS ANGELES	94 MA 190000008		TRAFFIC SIGNAL MAINTENANCE & OPI	834.17
					Total :	834.17
150734	9/11/2018	303113 CITY OF TORRANCE	2019-00150332	024-00490	TRAFFIC SIGNAL MAINT FEE - WESTEF	7,691.66
					Total :	7,691.66
150735	9/11/2018	109977 CIVILSOURCE, INC.	95693	024-00459	PAVEMENT MGMT PROGRAM JN 931	10,620.00
					Total :	10,620.00
150736	9/11/2018	103033 COCA-COLA BOTTLING COMPANY	10661201745		JAZZ FESTIVAL SUPPLIES	1,504.26
					Total :	1,504.26
150737	9/11/2018	109670 COLE PRO MEDIA, LLC	1419		MEDIA CONSULTING SERVICES - AUGL	2,500.00
					Total :	2,500.00
150738	9/11/2018	102895 CONSOLIDATED DESIGN WEST	0351994		JAZZ FESTIVAL BANNERS	1,193.22
					Total :	1,193.22
150739	9/11/2018	110264 CONTRELL, DARRIN	08/16-08/31/18		SPECIAL EVENT STAFF	357.00
					Total :	357.00
150740	9/11/2018	108709 CONVERGINT TECHNOLOGIES LLC	W560058		SERVICE CALL - VIDEO CAMERA MAIN	1,860.00
			W609509		SERVICE CALL - VIDEO CAMERA MAIN	659.36
			W612556		SERVICE CALL - VIDEO CAMERA	1,197.50

Voucher List
CITY OF GARDENA

Bank code :		usb				
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150740	9/11/2018	108709 CONVERGINT TECHNOLOGIES LLC	(Continued) W613109		SERVICE CALL - VIDEO CAMERA MAIN	1,472.50
					Total :	5,189.36
150741	9/11/2018	105448 COOPER, KRISTOPHER	08/16-08/31/18		SPECIAL EVENT STAFF	225.00
					Total :	225.00
150742	9/11/2018	102388 COPYLAND, INC.	64894		BUS DAILY VEHICLE INSPECTION REP	1,228.69
					Total :	1,228.69
150743	9/11/2018	104543 COUNTY OF LOS ANGELES	IN0612526 IN0612527		PUBLIC HEALTH FEE - BELL MEMORIAL	36.00
					PUBLIC HEALTH FEE - ROWLEY PARK	36.00
					Total :	72.00
150744	9/11/2018	103512 CRENSHAW LUMBER CO.	10994		STREET MAINT SUPPLIES	173.16
					Total :	173.16
150745	9/11/2018	106540 DELTA MOTOR CO INC.	21642, 21643 21644, 21645 21646, 21647 21648, 21106	037-09759 037-09759 037-09759 037-09759	REBUILD DRIVE MOTOR REBUILD DRIVE MOTOR REBUILD DRIVE MOTOR REBUILD DRIVE MOTOR	6,236.70 6,236.70 6,236.70 6,236.70
					Total :	24,946.80
150746	9/11/2018	312117 DEPARTMENT OF WATER & POWER	082118		LIGHT & POWER	92.09
					Total :	92.09
150747	9/11/2018	105182 DIRECTV	34899714537		DIRECTV SERVICE - BUSINESS CHOIC	10.24
					Total :	10.24
150748	9/11/2018	108810 DOUBLETREE BY HILTON, SAN BERNARDINO	10/24-10/16/18		LODGING - ANNUAL SWAT TRAINING	990.19
					Total :	990.19
150749	9/11/2018	103241 DP STAR AUTOMOTIVE, INC.	42039 42082		SMOG INSPECTIONS - 99 GMC 2500 #1	40.00
					SMOG INSPECTION - 09 FORD F550 #1	40.00
					Total :	80.00
150750	9/11/2018	105418 EMPIRE CLEANING SUPPLY	1056218 1059520	024-00495	CUSTODIAL SUPPLIES CUSTODIAL SUPPLIES	1,988.04 3,748.05

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150750	9/11/2018	105418 105418 EMPIRE CLEANING SUPPLY	(Continued)		Total :	5,736.09
150751	9/11/2018	101676 ENVIRONMENTAL SYSTEMS RESEARCH	93456464		ARCGIS SINGLE USE SOFTWARE LICEN	1,642.50
					Total :	1,642.50
150752	9/11/2018	110261 ESTRADA OAJACA, ERIC GUILLERMO	08/16-08/31/18		SPECIAL EVENT STAFF	486.00
					Total :	486.00
150753	9/11/2018	110269 EUTIMIO, ESAU	073018		REIMBURSEMENT - CLASS B LICENSE	76.00
					Total :	76.00
150754	9/11/2018	108574 EVANBROOKSASSOCIATES, INC.	18008-4	037-09760	NTD PASSENGER MILES DATA COLLEC	5,656.67
					Total :	5,656.67
150755	9/11/2018	105650 EWING IRRIGATION PRODUCTS	5941439		PARK MAINT SUPPLIES	73.39
					Total :	73.39
150756	9/11/2018	104380 E-Z FLOW CONCRETE PUMPING	8743		STREET MAINT SUPPLIES	335.00
					Total :	335.00
150757	9/11/2018	106129 FEDEX	6-272-01637		SHIPPING SERVICES	84.24
					Total :	84.24
150758	9/11/2018	103083 FIRST ADVANTAGE LNS OCC HEALTH, SOLUT 2506701807			DRUG TEST/ADMIN FEE	288.47
					Total :	288.47
150759	9/11/2018	106545 FLEETPRIDE	8810982		SEWER PROGRAM SUPPLIES	148.83
					Total :	148.83
150760	9/11/2018	106334 FLORENCE FILTER CORPORATION	0108618		SIGNS/SIGNALS SUPPLIES	645.70
					Total :	645.70
150761	9/11/2018	110274 FLORIDA CENTERLINE GROUP INC	101337		SIGNCOVERS - VARIOUS SIZES	924.73
					Total :	924.73
150762	9/11/2018	106465 FOX FIRST AID & SAFETY	57484		STREET MAINT SUPPLIES	72.27
			57542		STREET MAINT SUPPLIES	131.40
					Total :	203.67

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150763	9/11/2018	106615 FULLER ENGINEERING, INC.	136251		PARK MAINT SUPPLIES	1,250.93
					Total :	1,250.93
150764	9/11/2018	106067 GAILEY ASSOCIATES, INC.	23896		PROFESSIONAL SERVICES - L. GUTIEF	773.50
					Total :	773.50
150765	9/11/2018	107030 GARDENA AUTO PARTS	078608		PW AUTO PARTS	199.15
			079219		PW AUTO PARTS	139.94
			079485		PW AUTO PARTS	69.05
			079486		PW AUTO PARTS	7.42
			079796		SEWER PROGRAM SUPPLIES	263.60
			079956		SEWER PROGRAM SUPPLIES	52.24
			080053		SEWER PROGRAM SUPPLIES	408.13
			080210		PW AUTO PARTS	20.67
					Total :	1,160.20
150766	9/11/2018	107229 GARDENA POLICE DEPARTMENT	082718		JAZZ FESTIVAL ENTERTAINMENT SERV	800.00
					Total :	800.00
150767	9/11/2018	110278 GARDENA VALLEY AFFILIATED, COMMITTEE (MEDINA 18/19			COMMUNITY PROMOTIONS	250.00
					Total :	250.00
150768	9/11/2018	107011 GARDENA VALLEY NEWS, INC.	00068117		SUMMARY OF ORDINANCE NO. 1798	106.88
			00068338		NOTICE OF RFP - INVESTMENT ADVIS(124.69
			00069063		SUMMARY OF ORDINANCE NO. 1798	124.69
			00069064		SUMMARY OF ORDINANCE NO. 1799	106.88
			00069071		NOTICE OF INVITATION TO BID - JN 92	213.13
					Total :	676.27
150769	9/11/2018	107034 GARDENA WELDING SUPPLY CO INC.	95 107594		BLDG MAINT SUPPLIES	81.02
					Total :	81.02
150770	9/11/2018	619005 GAS COMPANY, THE	080118		GAS	272.34
					Total :	272.34
150771	9/11/2018	106763 GENERAL INDUSTRIAL TOOL &, SUPPLY	1159654-02		PW MAINT SUPPLIES	101.78
					Total :	101.78

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150772	9/11/2018	106678 GOLDEN BELL PRODUCTS, INC.	16407	024-00491	SEWER ROACH CONTROL SERVICES	19,614.00
Total :						19,614.00
150773	9/11/2018	110263 GONZALEZ, JASMIN	08/16-08/31/18		SPECIAL EVENT STAFF	411.00
Total :						411.00
150774	9/11/2018	107513 GRAINGER	9836299207		BUS FACILITY SUPPLIES	702.97
			9861953744		BUS FACILITY SUPPLIES	273.69
Total :						976.66
150775	9/11/2018	104017 HALO BRANDED SOLUTIONS INC.	3519356	037-09772	GTRANS EMPLOYEE APPRECIATION IT	6,082.85
Total :						6,082.85
150776	9/11/2018	108434 HOME DEPOT CREDIT SERVICES	0321617		PARK MAINT SUPPLIES	69.16
			0321621		JAZZ FESTIVAL PROGRAM SUPPLIES	497.21
			0321622 8/16/18		BLDG MAINT SUPPLIES	12.02
			0420460		JAZZ FESTIVAL PROGRAM SUPPLIES	629.09
			1314717		BLDG MAINT SUPPLIES	20.32
			2055316		BLDG MAINT SUPPLIES	210.43
			2321904		PARK MAINT SUPPLIES	95.59
			2334269		PARK MAINT SUPPLIES	116.45
			2340109		JAZZ FESTIVAL PROGRAM SUPPLIES	1,006.74
			3021540		JAZZ FESTIVAL PROGRAM SUPPLIES	61.25
			5021279		PD MAINT SUPPLIES	263.35
			6010579		BLDG MAINT SUPPLIES	49.15
			6314864		JAZZ FESTIVAL PROGRAM SUPPLIES	475.22
			7054488		SIGNS/SIGNALS SUPPLIES	129.51
			7584276		BLDG MAINT SUPPLIES	17.21
			8310084		SIGNS/SIGNALS SUPPLIES	226.19
			8573518		PD PROGRAM SUPPLIES	13.01
			8901978		BLDG MAINT SUPPLIES	100.00
			9020826		PD PROGRAM SUPPLIES	63.32
			9035706		CHARGING STATION PROJECT	200.65
			9314821		BLDG MAINT SUPPLIES	18.58
Total :						4,274.45
150777	9/11/2018	108430 HOME PIPE & SUPPLY	F05538		BLDG MAINT SUPPLIES	90.14

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150777	9/11/2018	108430 108430 HOME PIPE & SUPPLY	(Continued)		Total :	90.14
150778	9/11/2018	106714 INTERSTATE BATTERIES OF, CALIFORNIA CO.	101119659		GTRANS AUTO PARTS	919.30
			101119819		GTRANS AUTO PARTS	627.77
					Total :	1,547.07
150779	9/11/2018	110014 JENKINS, JOAN STEIN	08/01-08/30/18		MONTHLY CITY PROSECUTOR CHARG	4,400.00
					Total :	4,400.00
150780	9/11/2018	110283 JW PARTY PICTURES, INC	3752		YOUTH SPORTS PROGRAM SUPPLIES	776.00
					Total :	776.00
150781	9/11/2018	109346 KEYSTONE UNIFORM OC	700017736		PD UNIFORM SUPPLIES	557.07
					Total :	557.07
150782	9/11/2018	312039 L.A. COUNTY FIRE DEPARTMENT	C0008584	023-01155	FIRE PROTECTION SERVICES - OCTOE	645,526.50
					Total :	645,526.50
150783	9/11/2018	312113 L.A. COUNTY SHERIFF'S DEPT	190073BL		INMATE MEAL DELIVERY PROGRAM - L	1,254.00
					Total :	1,254.00
150784	9/11/2018	109939 LA UNIFORMS & TAILORING	276		PD UNIFORM SUPPLIES	32.80
			300		PD UNIFORM SUPPLIES	463.79
					Total :	496.59
150785	9/11/2018	106306 LABEL SERVICE, INC.	69003		FOOD WINE & CIGAR FESTIVAL SUPPL	142.35
					Total :	142.35
150786	9/11/2018	105874 LAWSON PRODUCTS, INC.	9305995208		BUS SHOP SUPPLIES	958.44
					Total :	958.44
150787	9/11/2018	112260 LIEBERT CASSIDY WHITMORE	1462178		PROFESSIONAL SERVICES - PERSONN	4,382.00
			1462179		PROFESSIONAL SERVICES - PERSONN	692.50
			1462180		PROFESSIONAL SERVICES - PERSONN	35.00
			1463657		PROFESSIONAL SERVICES - PERSONN	3,643.00
			1463660		PROFESSIONAL SERVICES - PERSONN	259.00
			1464624		PROFESSIONAL SERVICES - J. GUILLE	1,001.95

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150787	9/11/2018	112260 112260 LIEBERT CASSIDY WHITMORE	(Continued)		Total :	10,013.45
150788	9/11/2018	112262 LIGHTHOUSE, THE	0700033		PW AUTO SUPPLIES	929.27
			0701185		PW AUTO SUPPLIES	444.57
					Total :	1,373.84
150789	9/11/2018	109517 LOAD N' GO BUILDING MATERIALS	6917		STREET MAINT SUPPLIES	111.12
			6988		STREET MAINT SUPPLIES	111.12
			7012		STREET MAINT SUPPLIES	56.90
					Total :	279.14
150790	9/11/2018	108807 LOCKE LORD LLP	1433743		PROFESSIONAL SERVICES - GARDEN/	9,384.21
					Total :	9,384.21
150791	9/11/2018	105754 LOU'S GOLF CARTS, INC.	36711		GOLF CART PARTS	88.96
					Total :	88.96
150792	9/11/2018	112615 LU'S LIGHTHOUSE, INC.	01120633		GTRANS AUTO SUPPLIES	16.20
			01121176		GTRANS AUTO SUPPLIES	25.95
					Total :	42.15
150793	9/11/2018	110284 M AND A MANAGEMENT	083018		REFUND - RUBBISH SERVICE OVERPA	971.52
					Total :	971.52
150794	9/11/2018	110288 MA, SHIRLIN	38154		REFUND - WORK PERMIT FEES	172.00
					Total :	172.00
150795	9/11/2018	110262 MACOY, NICHOLE	08/16-08/31/18		SPECIAL EVENT STAFF	498.00
					Total :	498.00
150796	9/11/2018	105082 MAJESTIC LIGHTING, INC.	ML69738		CHARGING STATION PROJECT	810.86
			ML69746		CHARGING STATION PROJECT	18.42
			ML69760		CHARGING STATION PROJECT	22.13
			ML69866		CHARGING STATION PROJECT	83.17
			ML69920		BLDG MAINT SUPPLIES	124.81
			ML69999		BLDG MAINT SUPPLIES	107.31
			ML70001		BLDG MAINT SUPPLIES	7.01
			ML70040		BLDG MAINT SUPPLIES	163.70

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150796	9/11/2018	105082 MAJESTIC LIGHTING, INC.	(Continued) ML70121 ML70158		BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES	459.68 40.65
					Total :	1,837.74
150797	9/11/2018	109203 MAKAI SOLUTIONS	1853		SAFETY ANNUAL INSPECTIONS FOR R	250.00
					Total :	250.00
150798	9/11/2018	110291 MALIKOV, MANSUR	CIT #111126544		CITATION DISMISSED	62.00
					Total :	62.00
150799	9/11/2018	113036 MANERI SIGN CO., INC.	40004125		SIGN - 36"X12" STD CORNER ONE WAY	469.75
					Total :	469.75
150800	9/11/2018	813030 MANNING & KASS	607684		LEGAL SERVICES - J. JONES, K. ROSS	120.00
					Total :	120.00
150801	9/11/2018	104841 MAR-CO EQUIPMENT COMPANY	155015		SEWER MAINT SUPPLIES	81.95
					Total :	81.95
150802	9/11/2018	113064 MCMASTER-CARR SUPPLY COMPANY	69699440 69816477 69929398 69933120 70330787 71275196 71748020		GTRANS SHOP SUPPLIES GTRANS SHOP SUPPLIES GTRANS SHOP SUPPLIES GTRANS SHOP SUPPLIES GTRANS SHOP SUPPLIES GTRANS SHOP SUPPLIES GTRANS SHOP SUPPLIES	74.34 422.49 82.57 59.73 131.87 147.43 180.26
					Total :	1,098.69
150803	9/11/2018	110260 MENDEZ, DANIEL	08/16-08/31/18		SPECIAL EVENT STAFF	303.00
					Total :	303.00
150804	9/11/2018	110285 MICELI, KATHY	083018		REFUND - RUBBISH SERVICE OVERPA	971.52
					Total :	971.52
150805	9/11/2018	109889 MONY LIFE INSURANCE COMPANY	SEPTEMBER 2018		LIFE INSURANCE GRP PLANS G242198	6,897.80
					Total :	6,897.80

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150806	9/11/2018	107505 MOUSER ELECTRONICS, INC.	49249331		GTRANS AUTO SUPPLIES	13.47
					Total :	13.47
150807	9/11/2018	113355 MR. HOSE INC.	143072		SEWER PROGRAM SUPPLIES	333.20
			143478		SEWER PROGRAM SUPPLIES	201.48
					Total :	534.68
150808	9/11/2018	113605 MUTUAL LIQUID GAS & EQUIPMENT, CO., INC	21032		SERVICE AGREEMENT PLAN	135.00
			345330		PROPANE GAS	270.18
			347628		PROPANE GAS	345.00
			348581		PROPANE GAS	345.00
			35155		SEWER MAINT SUPPLIES	173.02
					Total :	1,268.20
150809	9/11/2018	105622 N/S CORPORATION	0089212		SERVICE CALL - BUS WASH REPAIR	163.58
					Total :	163.58
150810	9/11/2018	106297 NEW WAVE SOUND	9082		WINDOW TINT	150.00
					Total :	150.00
150811	9/11/2018	106357 NOLAN, JOSEPH	082918		EDUCATIONAL REIMBURSEMENT	966.00
					Total :	966.00
150812	9/11/2018	115168 OFFICE DEPOT	166821641		HR OFFICE SUPPLIES	107.99
			166828271		HR OFFICE SUPPLIES	108.81
			167672745		REC OFFICE SUPPLIES	85.17
			168312304		HR OFFICE SUPPLIES	64.70
			169556085		BUS OFFICE SUPPLIES	60.85
			169660859		BUS OFFICE SUPPLIES	103.80
			169922180		BUS OFFICE SUPPLIES	135.43
			170498401		BUS OFFICE SUPPLIES	65.77
			172082803		PD OFFICE SUPPLIES	39.99
			179080071		PD OFFICE SUPPLIES	59.80
			184308070		PD OFFICE SUPPLIES	13.11
			184407820		BUS OFFICE SUPPLIES	146.76
			184453719		PD OFFICE SUPPLIES	204.39
			185429188		BUS OFFICE SUPPLIES	178.59

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150812	9/11/2018	115168 OFFICE DEPOT	(Continued)			
			186700033		BUS OFFICE SUPPLIES	90.98
			186700263		HR OFFICE SUPPLIES	60.46
			191122702		FINANCE OFFICE SUPPLIES	402.91
			195783294		CM OFFICE SUPPLIES	70.94
			2214901631		PD OFFICE SUPPLIES	157.33
			2218907081		JAZZ FESTIVAL PROGRAM SUPPLIES	145.59
			2221240400		REC OFFICE SUPPLIES	67.92
					Total :	2,371.29
150813	9/11/2018	110259 OLIVA, ADRIAN	08/16-08/31/18		SPECIAL EVENT STAFF	450.00
					Total :	450.00
150814	9/11/2018	111358 O'REILLY AUTO PARTS	212024		PW AUTO PARTS	138.73
			217950		PW AUTO PARTS	28.19
			217985		PW AUTO PARTS	6.16
			218162		PW AUTO PARTS	24.33
			218871		PW AUTO PARTS	188.09
			220388		GTRANS AUTO PARTS	233.70
			220390		GTRANS AUTO PARTS	32.49
			222246		GTRANS AUTO PARTS	124.32
			222266		GTRANS AUTO PARTS	203.71
			223002		PW AUTO PARTS	9.35
			223234		GTRANS AUTO PARTS	27.92
			223235		GTRANS AUTO PARTS	26.39
			223300		GTRANS AUTO PARTS	187.86
			223571		PW AUTO PARTS	22.61
			224565		GTRANS AUTO PARTS	60.85
			224768		GTRANS AUTO PARTS	348.18
			225232		SEWER PROGRAM SUPPLIES	54.42
			225388		GTRANS AUTO PARTS	39.26
			227004		GTRANS AUTO PARTS	31.47
					Total :	1,788.03
150815	9/11/2018	115810 ORKIN PEST CONTROL	173067206		PEST CONTROL SERVICE - ACCT #273:	230.90
					Total :	230.90

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150816	9/11/2018	100663. OVERLAND PACIFIC & CUTLER, INC	1805002		PROFESSIONAL SERVICES - RELOCAT	1,265.00
					Total :	1,265.00
150817	9/11/2018	106033 PASCO DOORS	84480		ROWLEY PARK - REINSTALL ALL GLAS	325.53
			84480-cr		ROWLEY PARK - REINSTALL GLASS ST	-276.25
					Total :	49.28
150818	9/11/2018	116140 PETE'S ROAD SERVICE, INC.	252712		POLYFILL INSTALLED	1,720.26
					Total :	1,720.26
150819	9/11/2018	108600 PHOENIX GROUP INFORMATION, SYSTEMS	0720181211	035-00850	PARKING TICKET CONTRACT SERVICE	509.48
			072018211	035-00850	PARKING ADMINISTRATIVE SERVICES	9,603.53
					Total :	10,113.01
150820	9/11/2018	100123 PINTO, ALEXANDER	081418		MEDICAL REIMBURSEMENT	491.35
					Total :	491.35
150821	9/11/2018	116225 PLUMBERS DEPOT, INC.	PD-39167	024-00485	REPAIR UNIT #08 WATER TANK	5,979.38
			PD-39276		SEWER PROGRAM SUPPLIES	492.75
			PD-39277		SEWER PROGRAM SUPPLIES	506.51
					Total :	6,978.64
150822	9/11/2018	107553 PREMIER PALLETS	15		STREET MAINT SUPPLIES	1,600.00
					Total :	1,600.00
150823	9/11/2018	102677 PROVIDENCE HEALTH & SERVICES	1010125 7/17/18		SART EXAM	930.00
					Total :	930.00
150824	9/11/2018	106092 PRUDENTIAL OVERALL SUPPLY	42310659		UNIFORM & SUPPLY RENTAL	257.64
			42312817		UNIFORM & SUPPLY RENTAL	216.24
			42314985		UNIFORM & SUPPLY RENTAL	224.92
					Total :	698.80
150825	9/11/2018	102283 QUICK COLOR PRINTING	14965		BANNERS - 96"X96" GARDENA JAZZ FE	1,783.76
					Total :	1,783.76
150826	9/11/2018	101511 READYREFRESH	18H0010113405		DRINKING WATER SERVICE	137.94

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150826	9/11/2018	101511 101511 READYREFRESH	(Continued)		Total :	137.94
150827	9/11/2018	105768 REPAIR MACHINE & ENG., INC.	217343		REPAIR ALUMINIM TANK	260.00
					Total :	260.00
150828	9/11/2018	100836 RESOURCE BUILDING MATERIALS	2443376		STREET MAINT SUPPLIES	294.56
					Total :	294.56
150829	9/11/2018	118476 RICOH USA, INC.	9026526127		RICOH PRO8100S COPIER LEASE - PD	457.21
			9026526129		RICOH MPC3503 COPIER LEASE - CM	245.06
			9026526131		RICOH MPC3503 COPIER LEASE - CLEI	174.77
			9026559423		RICOH MPC3503 COPIER LEASE - PW	164.02
			9026559564		RICOH MPC3503 COPIER LEASE - REC	186.49
			9026559728		RICOH MPC3503 COPIER LEASE - SR. I	148.77
			9026559745		RICOH MPC3503 COPIER LEASE - PD C	139.50
			9026559746		RICOH MPC3503 COPIER LEASE - ADM	151.91
			9026559849		RICOH MPC6003 COPIER LEASE - PD E	207.68
			9026560093		RICOH MPC3503 COPIER LEASE - HS	126.62
					Total :	2,002.03
150830	9/11/2018	119301 ROBERT SKEELS & CO.	42981		BLDG MAINT SUPPLIES	93.56
			43544		BLDG MAINT SUPPLIES	27.13
					Total :	120.69
150831	9/11/2018	109741 RODRIGUEZ, FRANCISCO	50017-1051		CONST&DEMO DEPOSIT REFUND - 154	5,000.00
					Total :	5,000.00
150832	9/11/2018	118423 ROTEX	S131136		SEWER PROGRAM SUPPLIES	95.00
					Total :	95.00
150833	9/11/2018	219010 SALDANA, OCTAVIO	SUMMER 2018		EDUCATIONAL REIMBURSEMENT	1,215.00
					Total :	1,215.00
150834	9/11/2018	119019 SALES MAX INC.	40074	034-00381	EMERGENCY SERVICES FOOD PANTR	2,272.60
					Total :	2,272.60
150835	9/11/2018	119016 SAM'S CLUB	4348		CONCERT ON THE LAWN SUPPLIES	79.39
			6516 8/24/18		JAZZ FESTIVAL PROGRAM SUPPLIES	817.18

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150835	9/11/2018	119016 SAM'S CLUB	(Continued) 6743		JAZZ FESTIVAL PROGRAM SUPPLIES	32.21
					Total :	928.78
150836	9/11/2018	109228 SANCHEZ, ANDRES	08/16-08/31/18		SPECIAL EVENT STAFF	30.00
					Total :	30.00
150837	9/11/2018	119137 SASSOON, DR. MAUREEN	180801 180802		EMPLOYEE HEALTH & SAFETY TRAINII EMPLOYEE HEALTH & SAFETY TRAINII	350.00 200.00
					Total :	550.00
150838	9/11/2018	119045 SAXE-CLIFFORD, PH.D., SUSAN	18-0801-3 18-0807-2 18-0816-3		PSYCHOLOGICAL EVALUATIONS PSYCHOLOGICAL EVALUATIONS PSYCHOLOGICAL EVALUATION	450.00 450.00 450.00
					Total :	1,350.00
150839	9/11/2018	119442 SC FUELS	1211570		COOLANT, TRINITY ELITE HD 50/50 ANI	1,561.88
					Total :	1,561.88
150840	9/11/2018	107303 SCOTT ROBINSON CHRYSLER DODGE, JEEP	128334 128587		GTRANS AUTO PARTS GTRANS AUTO PARTS	491.48 26.20
					Total :	517.68
150841	9/11/2018	108654 SECTAN SECURITY INC.	18071720		CURRENCY VERIFICATION - JULY 2018	828.80
					Total :	828.80
150842	9/11/2018	119387 SHELL	65266983808		FUEL PURCHASES	154.84
					Total :	154.84
150843	9/11/2018	119233 SHERWIN-WILLIAMS CO.	7538-1		GRAFFITI ABATEMENT SUPPLIES	244.91
					Total :	244.91
150844	9/11/2018	109918 SHIGE'S FOREIGN CAR SERVICE	0016983 0017002 0017008		2015 FORD EXPLR #1462934 BRAKE SE 2016 FORD EXPLR #1488054 SERVICE 2011 FORD CROWN VIC #1367838 SER'	384.45 127.43 374.31
					Total :	886.19
150845	9/11/2018	110292 SILVA, JOSHUA	CIT #111127514		CITATION DISMISSED	47.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150845	9/11/2018	110292 110292 SILVA, JOSHUA	(Continued)		Total :	47.00
150846	9/11/2018	119361 SMART & FINAL IRIS CO.	045614		JAZZ FESTIVAL SUPPLIES	19.21
			045615		CONCERT ON THE LAWN SUPPLIES	70.81
			051230		JAZZ FESTIVAL SUPPLIES	20.64
					Total :	110.66
150847	9/11/2018	110282 SOLES UP	2056		JAZZ FESTIVAL PROGRAM SUPPLIES	362.50
					Total :	362.50
150848	9/11/2018	106191 SOUTH BAY SECURITY GATES, INC.	61097		SERVICE CALL - REPAIR BUS GATE	281.86
					Total :	281.86
150849	9/11/2018	108238 SPARKLETTS	15638236 081718		DRINKING WATER FILTRATION SYSTEM	38.00
					Total :	38.00
150850	9/11/2018	109067 SPEAKWRITE	05f0ff71		TRANSCRIPTION SERVICES - AUGUST	1,153.04
					Total :	1,153.04
150851	9/11/2018	110294 SPEED IV, DONALD RAY	DR #17-4224		RETURN MONEY BOOKED AS EVIDENC	1,575.71
					Total :	1,575.71
150852	9/11/2018	110279 SPENCER, KYLER	08/16-08/31/18		SPECIAL EVENT STAFF	402.00
					Total :	402.00
150853	9/11/2018	110280 SPENCER, KYLIN	08/16-08/31/18		SPECIAL EVENT STAFF	402.00
					Total :	402.00
150854	9/11/2018	119594 STANLEY PEST CONTROL	COG 0718		PEST CONTROL SERVICE - 2320 W 146	117.00
			COG 0718-1		PEST CONTROL SERVICE - 1670 W 162	979.00
					Total :	1,096.00
150855	9/11/2018	119010 STAPLES ADVANTAGE	3384195597		REC OFFICE SUPPLIES	16.41
			3384195598		REC OFFICE SUPPLIES	59.32
			3384533380		PW OFFICE SUPPLIES	68.22
			3386161069		PW OFFICE SUPPLIES	162.02
			3386429193		PW OFFICE SUPPLIES	174.45
			3387178960		ENGINEERING OFFICE SUPPLIES	548.17

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150855	9/11/2018	119010 STAPLES ADVANTAGE	(Continued) 3387594695 3387745634 3387745635		PW OFFICE SUPPLIES PW OFFICE SUPPLIES REC OFFICE SUPPLIES Total :	4.70 140.73 58.65 1,232.67
150856	9/11/2018	120767 TEC & ASSOCIATES	2927		GTRANS APPRECIATE DAY SUPPLIES Total :	838.67 838.67
150857	9/11/2018	110238 TIREHUB, LLC	4260317		TIRES - GOODYEAR WRANGLER HT Total :	242.98 242.98
150858	9/11/2018	105465 TK SERVICES, INC.	P12770-10		GTRANS AUTO PARTS Total :	242.61 242.61
150859	9/11/2018	110113 TORO-AIRE, INC.	829365		GTRANS MAINT SUPPLIES Total :	142.99 142.99
150860	9/11/2018	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	KANG 8/22/18 NOLAN 7/23/18 PD TRAINING 8/22/18 ROMERO 7/23/18 SAFFELL 8/22/18 VERCELES 8/22/18 WARD 8/22/18		CAL CARD STATEMENT 07/24/18-08/22/18 CAL CARD STATEMENT 06/23-07/23/18 CAL CARD STATEMENT 07/24-08/22/18 CAL CARD STATEMENT 07/23-08/22/18 CAL CARD STATEMENT 07/24-08/22/18 CAL CARD STATEMENT 07/24-08/22/18 CAL CARD STATEMENT 07/24-08/22/18 Total :	53.04 4,051.75 274.41 87.90 46.21 1,230.64 295.19 6,039.14
150861	9/11/2018	104692 ULINE	100166553		PD PROGRAM SUPPLIES Total :	473.23 473.23
150862	9/11/2018	121275 UNDERGROUND SERVICE ALERT, OF SC	720180278		NEWS TICKETS Total :	224.50 224.50
150863	9/11/2018	122050 VERIZON WIRELESS	9811266584 9812544806 9812987240		REC CELL PHONE SERVICE PW CELL PHONE SERVICE BUS CELL PHONE SERVICE Total :	328.88 684.18 1,869.96 2,883.02

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
150864	9/11/2018	109926 VILLASENOR, EUGENIO	DR #17-3428		RETURN MONEY BOOKED AS EVIDENCE	268.40
					Total :	268.40
150865	9/11/2018	110290 VY, MALAY	36733		CASINO BADGE REPLACEMENT	50.00
					Total :	50.00
150866	9/11/2018	123178 WALLIN, KRESS, REISMAN &, KRANITZ, LLP	AUGUST 2018	020-00017	CITY ATTORNEY SERVICES	20,081.25
					Total :	20,081.25
150867	9/11/2018	104107 WAXIE SANITARY SUPPLY	77627087		BUS WASH SUPPLIES	193.16
					Total :	193.16
150868	9/11/2018	100107 WAYNE ELECTRIC CO.	186422		GTRANS AUTO PARTS	2,085.98
					Total :	2,085.98
150869	9/11/2018	123154 WEST COAST ARBORISTS, INC.	138645	034-00382	TREE TRIMMING SERVICES FY 18-19	12,772.00
			139042	034-00382	TREE TRIMMING SERVICES FY 18-19	17,601.00
					Total :	30,373.00
150870	9/11/2018	123050 WILLIAMS SCOTSMAN, INC.	6038855	035-00852	MODULAR BUILDING RENTAL CPX-804	2,197.82
					Total :	2,197.82
150871	9/11/2018	125001 YAMADA COMPANY, INC.	76400		PARK MAINT SUPPLIES	26.23
			76421		PARK MAINT SUPPLIES	27.34
			76432		PARK MAINT SUPPLIES	58.58
			76438		PARK MAINT SUPPLIES	482.73
			76442		PARK MAINT SUPPLIES	275.86
					Total :	870.74
150872	9/11/2018	103601 YINCOM	6191		PW COMPUTER PARTS	208.00
			6204		HR COMPUTER PARTS	1,334.24
					Total :	1,542.24
176 Vouchers for bank code : usb						Bank total : 2,932,725.09
176 Vouchers in this report						Total vouchers : 2,932,725.09

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
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CLAIMS VOUCHER APPROVAL

I hereby certify that the demands or claims covered by the checks listed on pages 1 to 19 inclusive of the check register are accurate and funds are available for payment thereof.

By: 

Director of Administrative Services

This is to certify that the claims or demands covered by checks listed on pages 1 to 19 inclusive of the check register have been audited by the City Council of the City of Gardena and that all of the said checks are approved for payment except check numbers:

Mayor

9/11/18
Date

Councilmember

Date

Councilmember

Date

Acknowledged:

Councilmember

Date

Councilmember

Date



CITY of GARDENA

5. D. (1)
CITY MANAGER
Report No. P-2018-16
Date: September 11, 2018

TO: THE HONORABLE MAYOR AND CITY COUNCIL
SUBJECT: PERSONNEL REPORT

1. Report the Promotion of the following individuals:
 - a. **ANDRE THOMAS** to the position of Full-Time Street Maintenance Worker, Schedule 35 (\$3,560-\$4,543/month), with the Public Works Division of the General Services Department effective August 26, 2018.
 - b. **JOSEPH ESPARZA** to the position of Full-Time Street Maintenance Worker, Schedule 35 (\$3,560-\$4,543/month), with the Public Works Division of the General Services Department effective August 26, 2018.
2. Report that Maintenance Painter, **JAMES GARCIA**, returned to work from FMLA/CFRA Leave effective August 21, 2018.
3. Report the active recruitment for the Open/Competitive position of Bus Operator (Transportation Department). This recruitment is expected to close on September 11, 2018.

Respectfully submitted,

EDWARD MEDRANO
City Manager/Human Resources Officer

cc: City Attorney
City Clerk
Human Resources
Payroll



City of Gardena
City Council Meeting

Agenda Item No. 5. D. (2)
Department: CONSENT CALENDAR
Meeting Date: September 11, 2018

AGENDA REPORT SUMMARY

TO: THE HONORABLE MAYOR AND CITY COUNCIL

**AGENDA TITLE: ACCEPTANCE OF PROJECT AND NOTICE OF COMPLETION
PAVEMENT MANAGEMENT PROGRAM 2018, JN 931**

<u>COUNCIL ACTION REQUIRED:</u>	<u>Action Taken</u>
Accept and Order the Recordation of Notice of Completion	
<u>RECOMMENDATION AND STAFF SUMMARY:</u>	
<p>Staff respectfully recommends that City Council accept the work and order the recordation of Notice of Completion.</p> <p>On February 20, 2018, the City awarded the subject contract to CivilSource, Inc. The project is 100% complete and has been accepted by the Public Works Department.</p> <p>This project provided pavement condition evaluation citywide and computer data entry to perform Capital Improvement Project's Budget Analysis and Scenarios. The Pavement Management Program is a tool used by the Public Works Department to predict and determine future Capital Improvement Projects and is a requirement by various funding agencies such as MTA (Metro Transportation Authority) in approval of funding applications.</p> <p>Sufficient funds were appropriated under the Proposition C Local Return.</p>	
<u>FINANCIAL IMPACT/COST:</u>	
<p>Budget Amount: \$28,700.00 Funding Source: Proposition C Local Return</p>	
<u>ATTACHMENTS:</u>	
Notice of Completion	
<p>Submitted by: <u>Joseph Cruz</u>, Joseph Cruz, General Services Director Date: <u>9/4/18</u></p> <p>Concurred by: <u>Edward Medrano</u>, Edward Medrano, City Manager Date: <u>9/5/18</u></p>	

Mina Semenza, City Clerk
City of Gardena
1700 W. 162nd Street
Gardena, CA 90247

NOTICE OF COMPLETION

1. The undersigned is the duly authorized representative of the City of Gardena, a Municipal Corporation of the State of California located within the County of Los Angeles in said State at 1700 West 162 Street, Gardena, California 90247.
2. That on the 20th day of February, 2018, the City Council of said City entered into contract with CivilSource, Inc. whose address is 9890 Irvine Center Dr., Irvine, CA 92618 for the improvement titled Pavement Management Program, 2018 JN 931 in accordance with City of Gardena Plans and Specifications.
3. That all of the work and improvement was located at Citywide in said City. The owner of the location is the City of Gardena.
4. That all of the work and improvement contemplated in and under said contract was substantially completed on August 22, 2018.
5. That the City Council formally accepted this work and improvement on September 11, 2018.

IN WITNESS THEREOF, I have hereunto subscribed my name as the duly authorized representative of said City
this ____ day of _____, 2018.

Jun De Castro



City of Gardena

City Council Meeting

Agenda Item No. 5. D. (3)
Department: CONSENT CALENDAR

Meeting Date: September 11, 2018

AGENDA REPORT SUMMARY

TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA TITLE: *AUTHORIZE PAYMENT TO COUNTY OF LOS ANGELES FOR SERVICES PROVIDED IN THE AMOUNT OF \$173,000 FOR INDUSTRIAL WASTE INSPECTIONS, PLAN REVIEWS AND TRAFFIC SIGNAL MAINTENANCE SERVICES PERFORMED AT SHARED INTERSECTIONS*

<u>COUNCIL ACTION REQUIRED:</u>	<u>Action Taken</u>
Authorize payment to County of Los Angeles	
<u>RECOMMENDATION AND STAFF SUMMARY:</u>	
<p>Staff respectfully recommends that the City Council authorize payment to the County of Los Angeles for ongoing services being provided for the maintenance of traffic signals in shared intersections with the City of Gardena as well as providing industrial waste inspections and plan reviews.</p> <p>Through a cooperative agreement that has been in place since 1982 the County of Los Angeles is responsible for providing basic traffic signal maintenance for the intersections within the jurisdictional boundary to include El Segundo Boulevard from Crenshaw Boulevard to Vermont Avenue and Crenshaw Boulevard from El Segundo Boulevard to Redondo Beach Boulevard.</p> <p>In addition, through an agreement dating back to 1958, the County of Los Angeles agrees to perform sewer and industrial waste inspections on behalf of the City of Gardena for the enforcement of any applicable state requirements as well as compliance with city ordinance provisions are being met.</p>	
<u>FINANCIAL IMPACT/COST:</u>	
<p>Budget Amount: \$173,000</p> <p>Budget Source: Industrial Waste \$145,000 (Funded by revenue received by the County), Traffic Signal Maintenance \$28,000 (General Fund)</p>	
<u>ATTACHMENTS:</u>	
<p>Traffic Signal Maintenance Agreement Industrial Waste Agreement</p>	
<p>Submitted by: <u>Joseph Cruz</u>, Joseph Cruz, General Services Director Date: <u>9/4/18</u></p> <p>Concurred by: <u>Edward Medrano</u>, Edward Medrano, City Manager Date: <u>9/5/18</u></p>	

A G R E E M E N T

17-8

The COUNTY OF LOS ANGELES, a political subdivision of the State of California, hereinafter referred to as "COUNTY", and the CITY OF GARDENA, a municipal corporation, hereinafter referred to as "CITY", do enter into the following Agreement:

WHEREAS, COUNTY AND CITY desire to provide for the maintenance of traffic signal, illuminated street name sign and highway safety lighting installations at locations which are partially or wholly under jurisdiction of one or both of the parties hereto, and to arrange herein for the particular maintenance functions to be performed and to specify the cost of such maintenance;

NOW THEREFORE, it is mutually agreed as follows:

1. COUNTY will perform, at a level of service equal to that which County performs for County-owned traffic signals, routine traffic signal, illuminated street name sign and highway safety lighting maintenance, hereinafter referred to as "routine maintenance", and extraordinary traffic signal, illuminated street name sign and highway safety lighting maintenance, hereinafter referred to as "extraordinary maintenance", at locations shown in Appendix "A" and "C", and CITY will perform, at a level of service equal to that which City performs for City-owned traffic signals, such services at locations shown in Appendix "B".

(a) For each highway intersection shown in Appendix "A" and "B", the parties hereto shall share the expense of such services in the same proportion that the number of

September 1981

approaches or percentages of approaches under their respective jurisdiction bears to the total number of approaches entering said intersection.

(b) For each highway intersection shown in Appendix "C", COUNTY will bear the full expense of those traffic signal maintenance services which are included in routine maintenance. The expense of all extraordinary maintenance shall be shared by the parties hereto in the same proportion that the number of approaches or percentages of approaches under their respective jurisdiction bears to the total number of approaches entering said intersection.

The jurisdictional share at an intersection shall be determined by the methods described in Appendix "D".

2. Routine maintenance includes patrolling for traffic signal malfunctions, illuminated street name sign and highway safety lighting outages; inspection, testing, and timing of traffic signal controllers, and field repairs made during routine inspection.

3. Each party that provides routine maintenance shall establish a flat monthly rate per intersection for routine maintenance. This monthly rate shall be the average monthly cost of routine maintenance for all traffic signals that each maintains and operates, regardless of location. These monthly rates shall be used for billing and shall be revised and adjusted for each fiscal year to ensure an equitable annual cost.

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MICROFILMED

4. Extraordinary maintenance includes addition or replacement of major traffic signal, illuminated street name sign and highway safety lighting equipment due to obsolescence, wear or inadequacy; repair due to damage from any cause, including vandalism, except those field repairs made to equipment internal to the controller cabinet during routine maintenance inspection calls; replacement of inductive loop detectors and detector pads; extensive repainting; and relamping and replacement of ballasts for illuminated street name signs and highway safety lighting. Excepted are those highway safety lighting installations owned and maintained by the Southern California Edison Company.

5. Extraordinary maintenance which exceeds \$500 in cost (except that necessary to maintain operation) shall be subject to the approval of CITY'S authorized designate, when performed by COUNTY, and subject to the written approval of the Road Commissioner or his authorized designate, when performed by CITY. All costs shall be assessed directly against the installation involved. Denial of such approval shall void the provisions of Paragraph 2 of the hereinafter noted "Assumption of Liability Agreement".

6. COUNTY will provide for the furnishing of electrical energy at locations shown in Appendix "A" and "C" which are partially under the jurisdiction of either of the parties hereto, and CITY shall provide for the furnishing of electrical energy at locations shown in Appendix "B" which are partially under the jurisdiction of either of the parties hereto. Each party hereto

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MICROFILM

will provide for the furnishing of electrical energy at locations, whether shown in Appendix "A", "B" or "C", which are wholly within their respective jurisdiction. The expense of all electrical energy shall be shared by the parties hereto in the same proportion that the number of approaches or percentages of approaches under their respective jurisdiction bears to the total number of approaches entering said intersection.

7. Bills for routine maintenance, extraordinary maintenance, and electrical energy shall be rendered monthly. The first bill for routine maintenance in the fiscal year shall show the itemization of salaries and wages, material, equipment, and appropriate overheads upon which the flat rates referred to in Paragraph 3 are based. Materials shall include miscellaneous items of service and expense. All bills for extraordinary maintenance shall show the itemization specified above.

8. On bills for routine and extraordinary maintenance, current percentages may be added to salaries and wages for overhead and to equipment costs for depreciation of equipment. These percentages, if added, shall be shown as separate items in the rates for routine and extraordinary maintenance.

9. Traffic signal, illuminated street name sign or highway safety lighting installations may be added to or deleted from Appendix "A", "B" or "C" under the terms of this Agreement by so

September 1981

MICROFILMED

stipulating in subsequent agreements or by written approval of both the Road Commissioner of the County of Los Angeles and CITY'S authorized designate. The same approval procedure shall be used to revise each agency's share of the cost of maintenance as required by changing jurisdictions.

10. The provisions of Paragraph 2 of the "Assumption of Liability Agreement" heretofore entered into between the parties hereto referring to the exception to City's agreement to assume liability and hold County harmless, are expressly made applicable to this Agreement only in the following situation:

(a) With reference only to those locations shown in Appendixes "A" and "C" for routine maintenance and for extraordinary maintenance at those locations where the estimated cost is under \$500, and for extraordinary maintenance at those locations where the estimated cost is over \$500 and the cost approved by the City as designated in Paragraph 5 of this Agreement.

Except as herein indicated, the provisions of said Paragraph 2 shall remain in full force and effect.

11. This Agreement shall supersede all prior CITY-COUNTY agreements regarding the maintenance of traffic signals, illuminated street name signs and highway safety lighting.

September 1981

12. This Agreement shall be effective upon execution by both parties and may be terminated upon thirty days written notice by either party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective officers, duly authorized, for the COUNTY OF LOS ANGELES on _____, 1981, and for the CITY OF GARDENA on _____, 1981.

ATTEST:

JAMES S. MIZE

Executive Officer and
Clerk of the Board of Supervisors

By _____

ATTEST:

Approved as to Form:

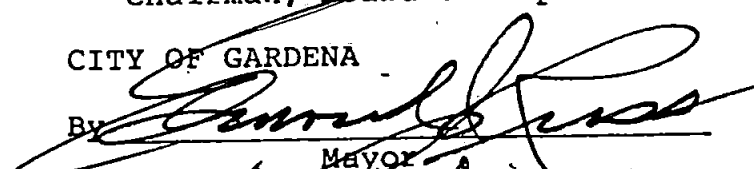
JOHN H. LARSON
County Counsel

By 
Deputy

COUNTY OF LOS ANGELES

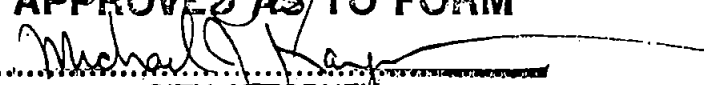
By _____
Chairman, Board of Supervisors

CITY OF GARDENA

By 
Mayor

Attest:  City Clerk

APPROVED AS TO FORM


CITY ATTORNEY

26A

September 1981

12. This Agreement shall be effective upon execution by both parties and may be terminated upon thirty days written notice by either party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective officers, duly authorized, for the COUNTY OF LOS ANGELES on _____, 1981, and for the CITY OF GARDENA on _____, 1981.

ATTEST:

JAMES S. MIZE

Executive Officer and
Clerk of the Board of Supervisors

By _____

ATTEST:

Approved as to Form:

JOHN H. LARSON
County Counsel

By 
Deputy

COUNTY OF LOS ANGELES

By _____
Chairman, Board of Supervisors

CITY OF GARDENA

By _____
Mayor

26A

APPROVED AS TO FORM


CITY ATTORNEY

September 1981

Agreement No. 7

10-A

APPENDIX "A"

County-City of Gardena

Agreement for Maintenance of Traffic Control Devices

County Maintained

P.S. No.	LOCATION	COUNTY SHARE	CITY SHARE	HIGHWAY SAFETY LIGHTS	ILLUMINA STREET N SIGNS
304	Crenshaw Bl - Rosecrans Av	40%	10%	4	3
332	El Segundo Bl - Western Av	50%	50%	4	4
383	Crenshaw Bl - El Segundo Bl	0%	25%	4	4
557	El Segundo Bl - Normandie Av	50%	50%	4	4
640	Rosecrans Av - Van Ness Av	77%	23%	4	4
689	El Segundo Bl - Van Ness Av	0%	50%	2	4
854	El Segundo Bl - Budlong Av	50%	50%	2	2
886	135th St - Crenshaw Bl	34.5%	46%	4	4
981	Crenshaw Bl - 147th St	95%	5%	1	2
1548	El Segundo Bl - Vermont Av	27%	34%	2	0

APPENDIX "B"

County-City of Gardena

Agreement for Maintenance of Traffic Control Devices

City Maintained

C.S. No.	LOCATION	COUNTY SHARE	CITY SHARE	HIGHWAY SAFETY LIGHTS	ILLUMINA STREET N SIGNS
615	Van Ness Av - Compton Bl	50%	50%	0	4
	Van Ness Av - 147th St	62.5%	37.5%	0	2
1162	Van Ness Av - Manhattan Bch Bl	25%	75%	4	4
1163	Van Ness Av - 154th St	75%	25%	2	2
1228	Van Ness Av - 156th St	75%	25%	2	2
1241	Western Av - 139th St	25%	75%	2	2

Agreement No.

APPENDIX "C"

County-City of Gardena

Agreement for Maintenance of Traffic Control Devices

County Maintained

T.S. No.	LOCATION	COUNTY SHARE	CITY SHARE	HIGHWAY SAFETY LIGHTS	ILLUMINATED STREET SIGNS
-------------	----------	-----------------	---------------	-----------------------------	--------------------------------

APPENDIX D

LOS ANGELES COUNTY ROAD DEPARTMENT

County-City Cost Sharing
for Traffic Signals
and for
Traffic Signal Interconnected Systems

1. Traffic Signals

The method used to determine equitable shares of costs for jointly owned signals is based on the number of approaches or percentages of approaches of the intersection lying in each jurisdiction. (See Examples 1 and 2.) The following rules apply:

- a. The length of the approach extends from the centerline of the travelled way of the cross street to 300 feet away from the centerline. The width of the approach extends from the centerline of travelled way to the face of the exterior curb or edge of pavement if no curb exists.
- b. If all of the territory of a given agency lies outside the defined approach areas, the agency does not share in the cost of installation, modification or maintenance of the traffic signal. However, if any above-ground signal hardware lies within the territory of such an agency, that agency should be a party to the signal maintenance agreement.
- c. Unusual fractional percentages may be rounded to the nearest one-half percent.
- d. These rules may be altered in special cases and the shares may be determined by any other reasonable means acceptable to all parties concerned.

2. Traffic Signal Interconnected Systems

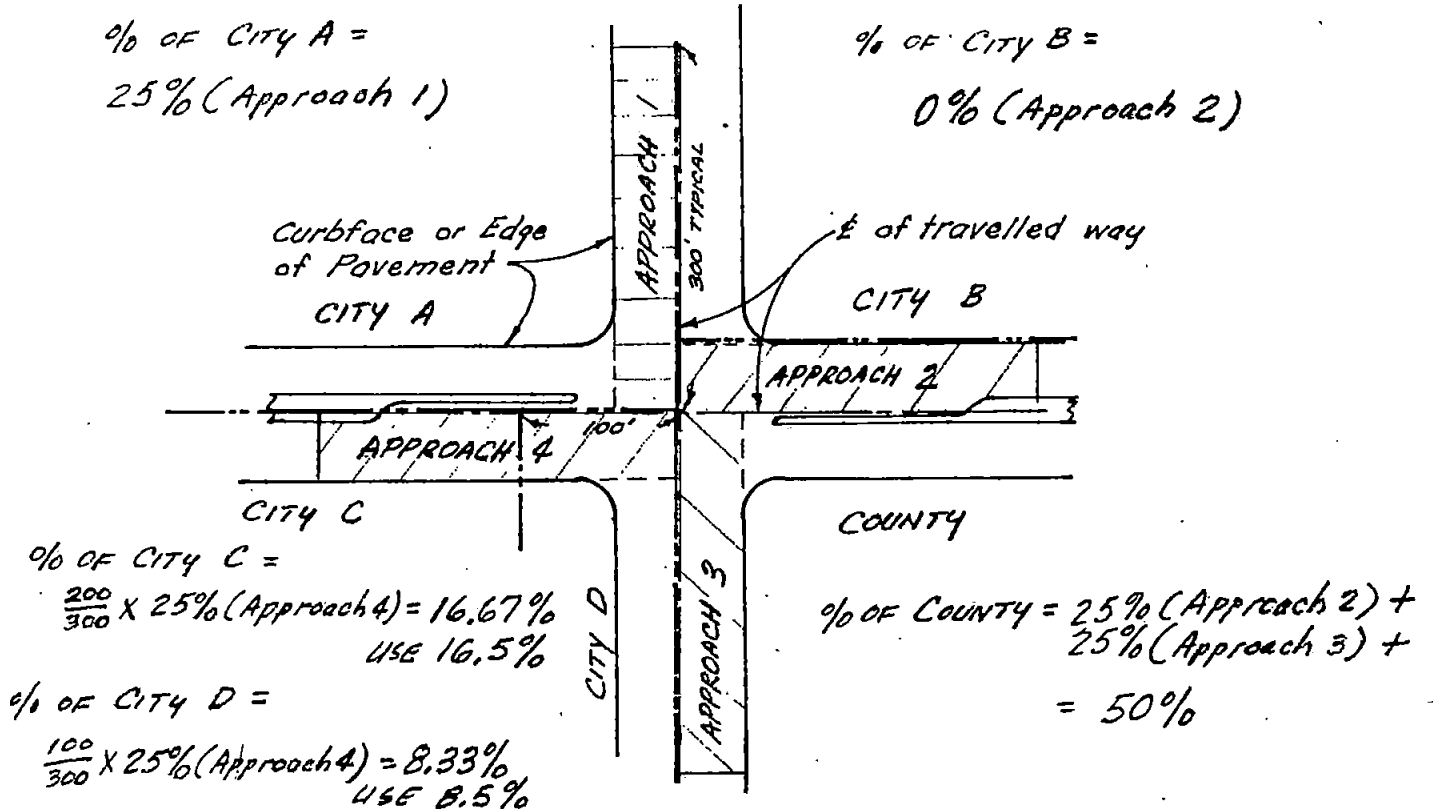
a. Leased telephone lines

Hardware installation and modification costs and all incidental costs are charged to the intersection and are shared among joint owners as described in section 1 above. Total project cost to each agency is the sum of its cost shares of all intersections.

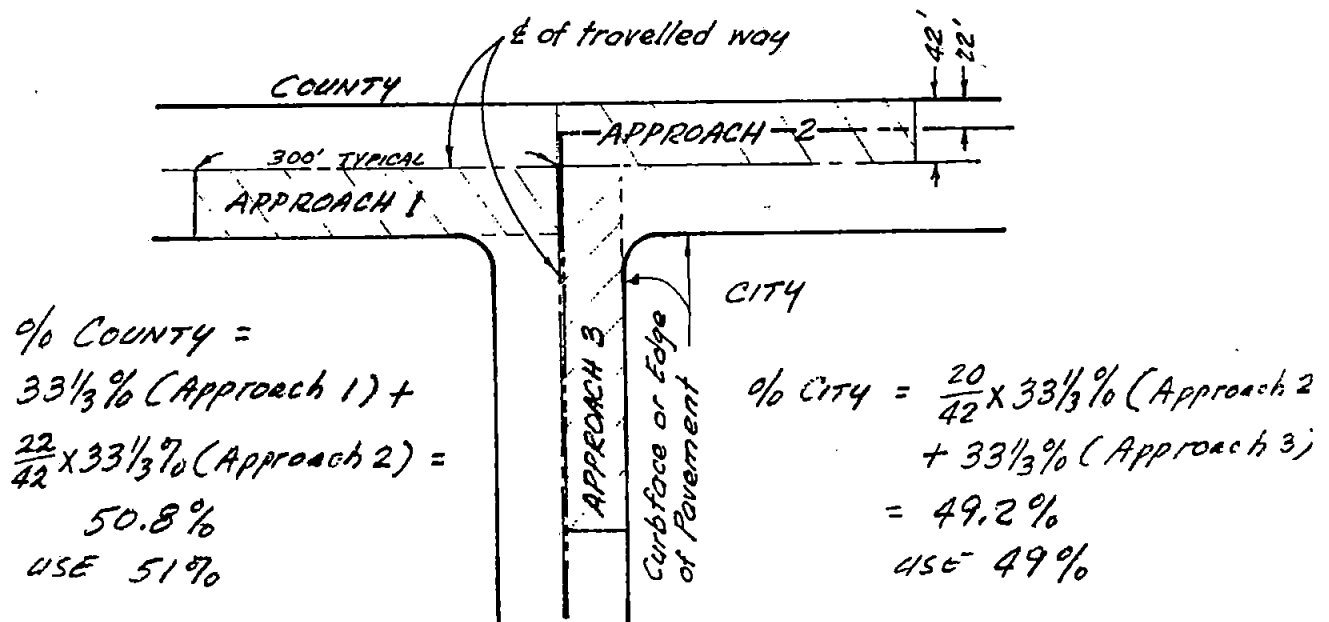
b. County or City owned direct interconnect

Half the cost of laying cable or stringing wire between each pair of adjacent signalized intersections is assigned to each of the intersections. It is then considered a part of the intersection cost. The resulting cost figures then are treated as in section 2a.

EXAMPLES FOR "JURISDICTION %" BASED ON APPROACH.



EXAMPLE NO. 1 ~ EACH APPROACH = 25 %



EXAMPLE NO. 2 ~ EACH APPROACH = 33 1/3 %

7-2-1

1 AGREEMENT - INDUSTRIAL WASTE

2
3 THIS AGREEMENT, made and entered into this 22nd day of
4 April, 1958, by and between the COUNTY OF LOS
5 ANGELES, hereinafter sometimes referred to as "County", and the
6 CITY OF GARDENA, hereinafter sometimes referred to as "City".

7
8 W I T N E S S E T H:

9 THAT WHEREAS, the City has heretofore, on February 25, 1958,
10 adopted Ordinance No. 449, "Sanitary Sewers and Industrial
11 Waste"; and

12 WHEREAS, the City is desirous of contracting with the County
13 for the enforcement of such ordinance provisions and the perfor-
14 mance of services with respect to industrial waste as in said
15 ordinance set forth; and

16 WHEREAS, the County of Los Angeles is agreeable to render-
17 ing such services on the terms and conditions hereinafter set
18 forth; and

19 WHEREAS, such contract is authorized and provided for by
20 the provisions of Section 564 of the Charter of the County of
21 Los Angeles, and Article 1, Chapter 1, Part 2, Division 1, Title
22 5 of the Government Code;

23 NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

24 1. The County agrees, through the Engineer of the County
25 of Los Angeles, to provide enforcement of the industrial waste
26 provisions of the above referred to city ordinance and the
27 necessary services incident thereto.

28 Such services shall only encompass duties and functions
29 of the type coming within the jurisdiction of, and customarily
30 rendered by the County Engineer of the County of Los Angeles under
31 the Charter of said County, the statutes of the State, and the

1 various County ordinances.

2 The level of service provided shall be that same basic
3 level of service that now is and shall be hereafter during the
4 term of this agreement provided for unincorporated areas of the
5 County of Los Angeles by said Engineer as requested by the Engi-
6 neer of the City of Gardena.

7 The rendition of such services, the standards of perfor-
8 mance, and other matters incidental to the performance of such
9 services, including the controlling of personnel so employed,
10 shall remain in the County. In the event of dispute between the
11 parties as to the extent of the duties and functions to be render-
12 ed hereunder, or the level or manner of performance of such ser-
13 vice, the determination thereof made by the Engineer of the County
14 shall be final and conclusive as between the parties.

15 The services shall include the enforcement of any appli-
16 cable State statutes and all provisions of the above referred to
17 city ordinance as the same now exists or may be hereafter amended.

18 The services shall include the inspection of open sani-
19 tary fills only in the event that the city, by action of its
20 Council, requests such services.

21 2. To facilitate the performance of said functions it is
22 agreed that the County shall have full cooperation and assistance
23 from the city, its officers, agents and employees.

24 3. For the purpose of performing said functions, County
25 shall furnish and supply all necessary labor, supervision, equip-
26 ment and supplies necessary to maintain the level of service to
27 be rendered hereunder.

28 Notwithstanding anything hereinbefore contained, it is
29 agreed that in all instances wherein special supplies, station-
30 ery, notices, forms and the like must be issued in the name of
31 said City, the same shall be supplied by said City at its own
32 cost and expense.

1 4. All persons employed in the performance of such services
2 and functions for said City shall be County employees and no City
3 employee as such shall be taken over by said County, and no per-
4 son employed hereunder shall have any City pension, civil service,
5 or any status or right.

6 For the purpose of performing such services and functions
7 and for the purpose of giving official status to the performance
8 thereof where necessary, every County officer and employee en-
9 gaged in the performance of any service hereunder shall be deemed
10 to be an officer or employee of said City while performing ser-
11 vices for said City, which services are within the scope of this
12 agreement and are purely municipal functions.

13 5. City shall not be called upon to assume any liability
14 for the direct payment of any salaries, wages, or other compensa-
15 tion to any County personnel performing services hereunder for
16 said County, or any liability other than that provided for in
17 this agreement.

18 Except as herein otherwise specified, the City shall not
19 be liable for compensation or indemnity to any County employee
20 for injury or sickness arising out of his employment.

21 6. County, its officers and employees, shall not be deemed
22 to assume any liability for intentional or negligent acts of said
23 City or of any officer or employee thereof, and said City shall
24 hold said County and its officers and employees harmless from, and
25 shall defend said County and its officers and employees against,
26 all claims for damages resulting therefrom.

27 Notwithstanding the provisions of this paragraph herein-
28 before set forth, either party may terminate this agreement as of
29 the first day of July of any year upon notice in writing to the
30 other party of not less than two calendar months prior to the
31 date of such termination.

32 7. This contract is entered into with the understanding

1 that the City will maintain in full force and effect, including
2 the amount of fees provided, an ordinance substantially identical
3 with the provisions of County Ordinance No. 6130. This contract
4 may be terminated by the County without necessity of notice if
5 City does not enact amendments to said ordinance in accordance
6 with amendments to County Ordinance No. 6130 within one hundred
7 twenty days after request to do so by County. The County Engineer,
8 acting on behalf of the County, may use discretion and need not
9 request City to adopt amendments which do not apply to the City
10 or its problems.

11 8. The City agrees to pay County, within sixty days, any
12 expenditures for services, upon rendition of an itemized state-
13 ment, for the purpose of this agreement, which shall be the entire
14 cost to the County of performing each such function, including
15 salaries of employees engaged in performing the service, as well
16 as vacation, sick leave, retirement, workmen's compensation in-
17 surance premiums, supervision over such employees while so employ-
18 ed, traveling expenses and supplies, plus a pro-rate of indirect
19 expenses. If the cost for providing the service is changed, the
20 City shall be notified of such change, in writing.

21 9. It is further agreed that the City shall not be charged
22 for periodic inspections of facilities for pre-treatment of in-
23 dustrial waste prior to discharge into sanitary sewers in the
24 event that the cost of such services has been defrayed by funds
25 of a Sewer Maintenance District.

26 10. The County agrees to keep such books and records and in
27 such form and manner as the County Auditor of the County of Los
28 Angeles shall specify. Said books shall be open for examination
29 by said City at all reasonable times.

30 11. This contract shall become effective on execution and
31 shall continue in full force and effect until June 30, 1952, ^{and}
32 unless terminated as provided in paragraph 6 hereof. This

1 agreement shall be automatically renewed from year to year for
2 successive one-year periods thereafter.
3
4 IN WITNESS WHEREOF, the City of Gardena by resolution duly
5 adopted by its City Council, caused this agreement to be signed
6 by its Mayor and attested by its Clerk, and the County of Los
7 Angeles, by order of its Board of Supervisors, has caused these
8 presents to be subscribed by the Chairman of the said Board and
9 the seal of said Board to be affixed thereto and attested by the
10 Clerk of said Board, all on the day and year first above written.

CITY OF GARDENA

By E. L. ...
Mayor

City Clerk

COUNTY OF LOS ANGELES

By

[Signature]
Chairman, Board of Supervisors

HAROLD J. OSTLY, County Clerk
and ex officio Clerk of the
Board of Supervisors

By

[Signature]
Deputy

Approved as to form
MAROLD W. KENNEDY
County Counsel
Deputy

CLERK'S CERTIFICATE

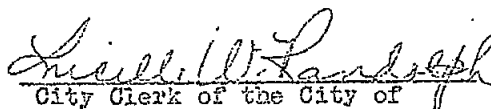
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS
CITY OF GARDENA }

I, LUCILLE W. RANDOLPH, City Clerk of the City of Gardena, California, do hereby certify that the City Council of said City, in adjourned regular meeting held April 9, 1958, adopted the following minute resolution:

"RESOLVED, that a copy of that certain Agreement between the COUNTY OF LOS ANGELES and the CITY OF GARDENA wherein the County of Los Angeles agrees to enforce the provisions of Ordinance No. 449 (Sanitary Sewers and Industrial Waste), be received and placed on file in the office of the City Clerk, and as so on file be and it is hereby referred to and by this reference incorporated herein and made a part hereof; and

BE IT FURTHER RESOLVED, that this City Council approves each and all of the terms and conditions therein set forth, and the Mayor be and he is hereby authorized and instructed to execute said Agreement on behalf of the City of Gardena and in its name; the City Clerk to attest the same, affix the official seal of said City thereto, and make delivery thereof in due course."

This certificate is dated this 11th day of April, 1958.


City Clerk of the City of
Gardena, California

(SEAL)



City of Gardena
City Council Meeting

Agenda Item No. 5. D. (A)
Department: CONSENT CALENDAR
Meeting Date: 9/11/2018

AGENDA REPORT SUMMARY

TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA TITLE: APPROVE PURCHASE AND INSTALLATION OF 30 SEWER COVERS FROM SMARTCOVER SYSTEMS FOR MONITORING AT VARIOUS LOCATIONS IN THE AMOUNT OF \$150,727.25 (JN895).

<u>COUNCIL ACTION REQUIRED:</u>	<u>Action Taken</u>
Approve purchase	
<p>Staff respectfully recommends that Council approve the purchase and installation of 30 Smart Covers from SmartCover Systems in the amount of \$150,727.25</p> <p>This system will provide real-time continuous remote monitoring of thirty different high-volume sewer lines, 24 hours a day. The system is web based and will be in constant communication with staff for any emergency issues and will help optimize the prevention of Sanitary Sewer Overflows (SSO).</p> <p>This purchase is a sole source purchase due to the unique patented and proprietary system technology.</p> <p>Several cities in the South Bay use the Smart Cover Systems Technology, including Hawthorne, Inglewood, Redondo Beach, and El Segundo.</p> <p>Sufficient funds to complete this project were appropriated by the City Council in the 2015-2016 Capital Improvement budget using Sewer Funds.</p>	
<p><u>FINANCIAL IMPACT/COST:</u></p> <p>Budget Amount: \$800,000 (Design, Construction, Inspections and Engineering) Funding Source: \$800,000 Sewer Funds</p>	
<p><u>ATTACHMENTS:</u></p> <p>SmartCover Sewer Monitoring System Purchase Agreement</p>	
<p>Submitted by: <u>Joseph Cruz</u>, Joseph Cruz, General Services Director Date: <u>9/5/18</u></p> <p>Concurred by: <u>Edward Medrano</u>, Edward Medrano, City Manager Date: <u>9/5/18</u></p>	

SmartCover[®] Sewer Monitoring System Purchase

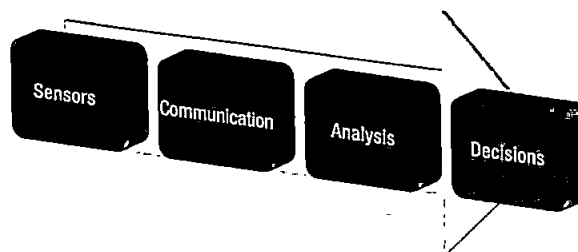
30 SmartLevel Systems

Prepared for:
City of Gardena, CA



Attention:
Mike Duran
Jun De Castro

Offered by:
SmartCover Systems



Quotation Date: 8/30/2018
Offered by: Eric Van Cleave – Sales Engineer
760.224.9526
CC: Brogan Quist – Western Regional Manager
Quote Valid: 30 days

SmartCover Systems (SCS) is pleased to provide the following Proposal for:
SmartLevel[™] level monitoring system.

Section 1: Overview SmartCover Systems

The award-winning SmartCover monitoring system is a completely self-contained, turn-key solution developed specifically for the water and wastewater industry in close collaboration with industry leaders.

The SmartCover system was built to solve industry problems at high value and low burden. Providing completely reliable two way wireless communications, the patented SmartCover system provides real-time continuous remote sensing, user-definable alarm settings, an easy-to-use web based interface, and long and short term data collection and analysis. Built to operate at sites that are environmentally difficult, have no power or communications, the SmartCover provides “instant infrastructure” - it can operate virtually anywhere in the world, installs in minutes and is on-line and ready for you immediately.

Unique features of SmartCover include:

- Satellite communications with extremely high reliability
- Data communication from anywhere on earth
- Easily attaches to any manhole or hatch
- No need for confined space entry to install or maintain
- Traffic rated antenna
- No nuisance alarms
- Integration of comprehensive data analysis software
- World Class customer service

In this document please find:

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Section 2: Pricing Summary – Purchases

Part Number	Description	30 Systems
SC-Q-S-15	SmartLevel System Components <ul style="list-style-type: none"> E-Box System Control with onboard computer, modem, digital radio; fully potted and IP-68 rated. Distance Sensing Module (DSM) with 4" to 79" sensor range, with 15' cable. PowerPack[®]- lithium thionyl chloride battery with high power density. E-Dot antenna, including antenna and installation kit. Mounting bracket kit- three-part amounting bracket set made of heavy gauge, hard-anodized aluminum; includes all mounting hardware. 	Unit Price (Each) \$3,985 \$119,550
PowerPack Warranty	TWO (2) Year, PowerPack Warranty <ul style="list-style-type: none"> Limited Parts-Only Warranty on the PowerPack 	Included
Parts Warranty	ONE (1) Year, Parts-Only Warranty Limited Parts-Only Warranty on all system SmartLevel [™] hardware. See <i>Warranty Statement</i> for complete details.	Included
ASM-SC1	Active Site Management (ASM), SmartLevel, One-Year. Comprehensive support services including: <ul style="list-style-type: none"> Software subscription with <i>unlimited number of users</i> accessed with secure user name and password Complete maintenance of all cloud based software Regular feature updates and upgrades including the <i>SmartTrend[™]</i>. Hosting of data storage – unlimited data storage Iridium Satellite connectivity service with bi-directional communication. Advisories, Maintenance Alerts and Alarms via email and/or text message Ongoing technical support via phone or online. 	Unit Price (Each) \$364 \$10,920
ASM-RD-1Y	SmartRain[™], One-Year, per site <ul style="list-style-type: none"> Radar rain data, 1 km² area, (0.62 miles²) 	\$96 (Each) 10 sites Included \$0 for first year
IST-1	Dedicated Customer Website: Initial Set-up & Training (IST) <ul style="list-style-type: none"> Dedicated Customer Website set-up and training Browser-based, secure user access Includes map view, site-specific data and information Alarm and Advisories set-up Comprehensive training for login, website features and website functions <i>Note: this is a <u>one-time charge</u> for new customers and does not apply to following orders.</i>	\$900
Installation Labor	Installation to be completed by a trained, SmartCover Systems Service Technician	Unit Price (Each) \$250 \$7,500
Tax	Tax for the City of Gardena (9.5%)	\$11,357.25
Freight	UPS Ground shipment for systems	\$500
TOTAL	All items above	\$150,727.25

Standard Terms & Conditions

Delivery

- Standard: Six (6) weeks upon receipt of a Purchase Order and with receipt of complete engineering and site information from the customer as requested.
- All customers will be notified of the shipment date upon Order Acknowledgement.
- Actual availability may vary depending on total demand.
- The "Standard Six (6) weeks" is not a guarantee but a good faith estimate. It is strongly recommended that an order be placed as early as possible. Reasonable efforts will be made to provide earlier delivery if requested.

Terms and Conditions

- Payment: Net 60 days-see "SPECIAL Terms and Conditions", below.
- Late charges: A service charge of 1.5% per month will be added to all unpaid balances 30 days after invoice date. Failure to pay in accordance with these terms may void all warranties.
- Cancellations: for all orders of less than \$10,000, cancellation is accepted prior to shipment. For orders equal to or greater than \$10,000, a 15% restocking charge is applied for cancellation.
- Returns: are accepted with a valid Return Material Authorization (RMA) number only. Contact Customer Service for an RMA number.

SPECIAL Terms and Conditions

- This is a contingent purchase. Customer has up to 60 days for evaluation. Payment is due at 60 days. Payment or may return the system at NO CHARGE.
- Customer agrees to review data online with a qualified SmartCover[®] Systems[™] technician within 30 days of installation.

Section 2: Ongoing Costs

Ongoing Costs After the first year of operation, the following fees will provide <i>continued comprehensive services</i> including software support, data storage, upgrades, added features, and satellite connectivity. PowerPack & System Parts Warranty are optional yet highly recommended. These are <i>annual charges</i> paid prior to the start of the year.			
Part number	Months covered	Payment schedule	Cost per year
Active Site Management (ASM) (Required) Website Access, software subscription, satellite connectivity, data analysis, data storage, trend advisories, maintenance alerts, alarms, online S/C monitoring.			
ASM-SC1R	12	Every year	\$364 Each
ASM-SC2R	24	Every other year	\$679 Each
PowerPack Warranty (Optional) PARTS-ONLY, PowerPack Warranty for each installation, offering unlimited replacements during the Warranty term.			
PW-5C1R	12	Every year	\$199 Each
PW-5C-2YR	24	Every other year	\$358 Each
Systems Parts Warranty Extension (Optional) PARTS-ONLY, Warranty for each installation, covers: E-Box System Control, Distance Sensing Module (DSM), antenna, and mounting brackets			
EW-SC1R	12	Every year	\$399 Each
EW-SC2R	24	Every other year	\$742 Each

Section 3: SmartCover® System Description

Basic Remote Field Unit Hardware

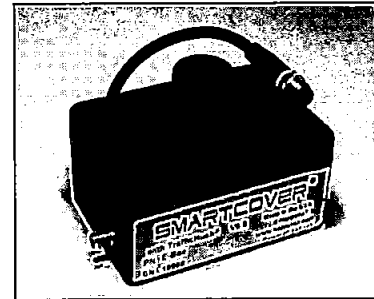
Each SmartCover System includes the following basic remote field unit (RFU) hardware components delivered with each system. Other hardware configurations are available.

- One (1) E-Box system control
- One (1) Ultrasonic Distance Sensing Module (DSM) with connecting cable.
- One (1) communications antenna for direct connection to the Iridium Satellite System.
- One (1) PowerPack™, a proprietary high power density lithium thionyl chloride battery
- One (1) bracket kit for either mounting flat to the underside of the manhole cover or for mounting to the manhole cover vein.
- One installation kit containing all hardware and accessories necessary to mount a single system

Component Descriptions:

E-Box System Control

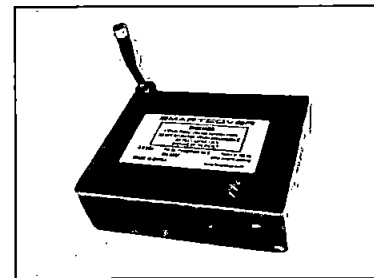
The E-Box is the system control containing the digital satellite radio, computer and signal processing components. It is fully potted and can be completely submerged in water (IP-68 rated) It is housed in an ABS enclosure and shock tested to 10 G's.



SmartCover® E Box Control

PowerPack™

The PowerPack™ is a high power-density battery system designed for reliable, consistent delivery of power in the harsh wastewater environment. It is housed in a urethane coated pack containing Lithium Thionyl Chloride primary batteries. Typically, the PowerPack™ provides at least two years of life and generally longer under normal operating conditions. PowerPacks have a 10-year shelf life prior to use.



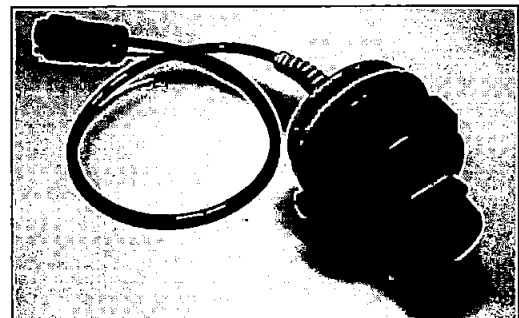
SmartCover® PowerPack™

Distance Sensing Module (DSM)

The distance sensing module is an ultrasonic distance sensor. It is enclosed and sealed in an ABS housing. It is fully potted and completely water-proof, meeting IP-68 standards. The crystal controlled oscillator sensor is self-calibrating for temperature fluctuations.

There are two distance ranges available.

- The standard range senses between 4" and 79"



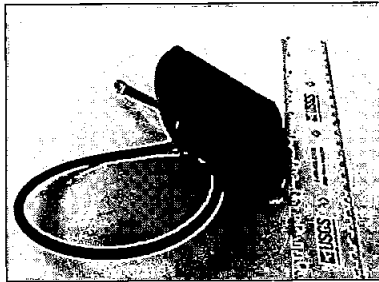
- The long-range sensor's range is 11" to 240".

SmartCover[®] DSM

The DSM has two standard cable lengths of 15' and 25'. Custom lengths are available, application dependent, up to 300'. SCS Application Engineers are available to assist users to determine the correct DSM range, uses and cable lengths.

E-Series[™] Antennae

The E-Series[™] antennae include the "E-Square" and the "E-Dot" types. Both are traffic rated and designed to mount directly to the manhole cover or vault lid. They communicate directly to the Iridium[®] Satellite System and do not require any intermediary devices for boosting signals. The antennae are secured to the top of the manhole cover using a high strength, two-part acrylic adhesive specifically designed for high stress, structural applications.



E-Square[™]

The E-Dot antenna is for cold-weather climates where snow plow operation occurs and are designed to be mounted below the manhole profile.

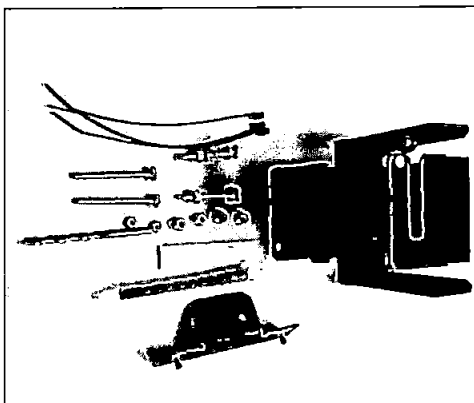


E-Dot[™] Antenna

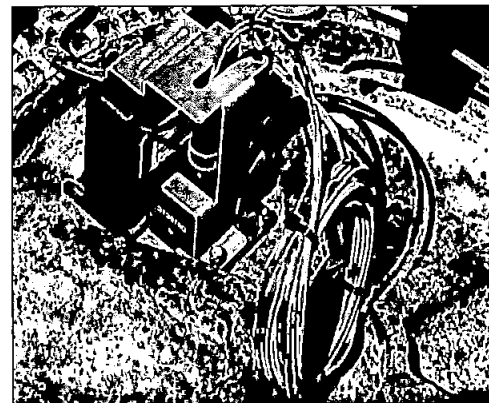
The E-Square antenna is a road-reflector type used in areas where there is no opportunity for dislocation from such hazards as snow plows.

Mounting Bracket Kit

The mounting bracket is a ruggedized, corrosion resistant assembly designed to protect and secure system components. The bracket is secured with two stainless steel bolts whereby the installer drills two 1/4" holes into the cover. The bracket is designed in such a manner such that **NO CONFINED SPACE ENTRY IS REQUIRED FOR INSTALLATION**. The hard-anodized aluminum housing protects the PowerPack and the E-Box control. The DSM (distance sensing module) is connected to the E-Box and suspended via a cable, typically over the invert.



Bracket with kit



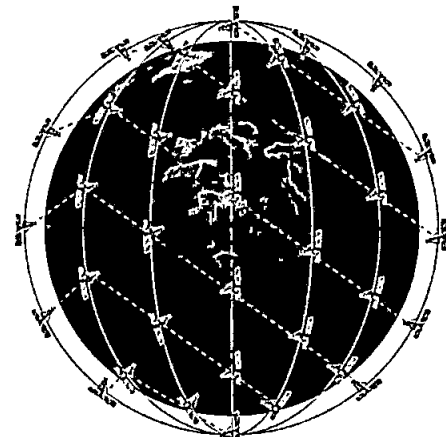
Mounted Bracket

Communications

The SmartCover[®] System[™] uses the high reliability, highly secure **Iridium Satellite System** as its communications backbone. Iridium is a state-of-the-art communications system consisting of 66 Low Earth Orbiting (LEO) satellites. It has global, redundant coverage and is known to provide highly superior connectivity to that of terrestrial systems such as GSM, GPRS and other cell phone based systems. Iridium has a very strong record of performance and reliability. It is used by the US military for its reliability. Iridium is currently launching Iridium NEXT, the next generation of LEO communication satellites.

Iridium Satellites are in orbit across the globe and assured connectivity is achieved requiring but a small fraction of the available horizon. SmartCover[®] are able to communicate in challenging locations with such impediments as tree canopies, overpasses or buildings.

SmartCover[®] data is highly secure with servers using 2048-bit encryption. These are redundant servers located in a climate controlled, secure facility with emergency power to prevent any interruptions. Servers store historical communication, all system generated and associated data, and data access information. Being a "cloud" based system; data is available at all times through a browser from a computer, tablet or phone. Users can access data through any web browser to the server via encrypted data and send notifications directly to the user.

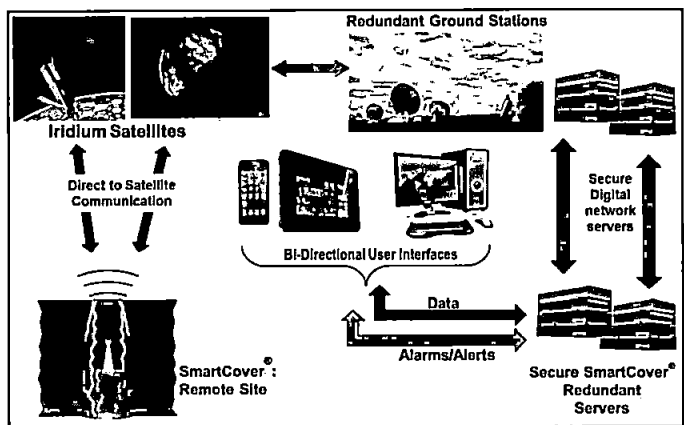


Iridium Satellite Constellation

Communications Architecture

The following diagram illustrates the structure of the SmartCover communications architecture. The SmartCover remote field units communicate directly to an orbiting satellite. The communication signals are then sent to Iridium earth link stations and then to SCS secure servers.

For alarm signals, they are subsequently sent to the Customer via cell phone, Smart Phone, digital pager and/or to computers via the internet. It is possible to have alarms sent to a central control room as well.



SmartCover[®] communications system architecture

SmartCover[®] communication is *bi-directional* and the user has control over the remote sites. A major benefit of the SCS system is that data acquisition, alarms and system setting changes are enabled *remote from the installation site*, saving time and resources. For example, the alarm level settings can be accessed via the dedicated user website to be changed or disabled. Changes to these settings are communicated from the SCS servers through the Iridium system and to the SmartCover[®] System[™] at the designated site.

Data Handling and Analysis

The SmartCover® System™ monitors continuously 24 hours per day, seven (7) days per week. SCS has cumulatively acquired more than 15,000 years of data and experience with this basic measurement protocol to assure users that this methodology is extremely sound, robust and reliable for ongoing data acquisition and alarming functions.

Measurement Frequency

The following are the default measurement frequencies for delivered systems. Measurement frequencies can be changed between once per minute to once per hour, based on the application need. Consult with a SCS Applications Engineer to determine the proper measurement frequency for your application.

SmartLevel™

- The SmartLevel™ system takes a measurement every five (5) minutes. If the measured level is below the pre-set alarm level, then the cycle begins again.
- The SmartLevel™ logs readings every five (5) or ten (10) minute measurement cycle.
- These readings are “batched” and sent once every sixty (60) minutes via satellite to the server and stored for user access such as trending and analysis.

SmartFLOE™

- The measurement frequency is the same as the SmartLevel™

SmartVault™

- The SmartVault™ System takes a measurement every sixty (60) minutes.
- The SmartVault logs readings every 60 minutes.
- These readings are “batched” and sent once every six (6) hours via satellite to the server and stored for user access such as trending and analysis.

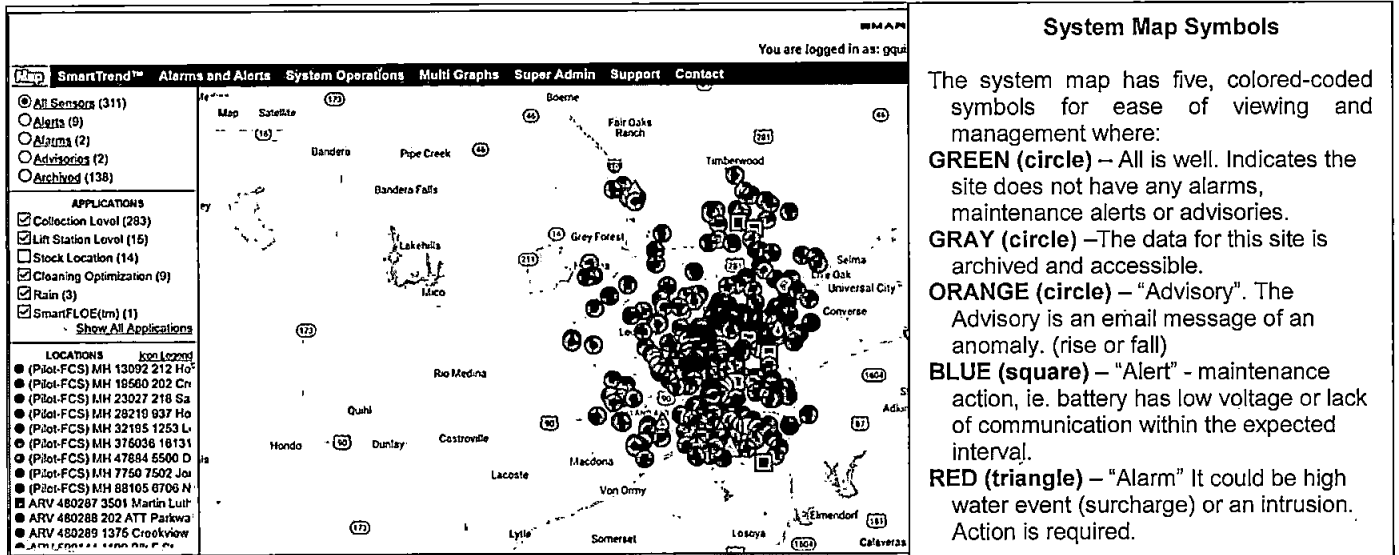
Note: If the measured level is below the pre-set alarm level, then the cycle begins again.

Alarming

If the SmartCover® remote field unit (RFU) measures that the water it is *above* the alarm level, an alarm notification is immediately sent to the designated users and by a pre-established communication protocol i.e., text message to a mobile device or an email message to a computer. Alarms through cell phones or pagers are via Short Message Service (SMS), or Smart Phones and emails via email messaging. Alarms will continue to be sent until acknowledged. The system will continue to monitor, even though the alarm has been acknowledged. Note: a dedicated direct-from-satellite handheld system is available option for highly critical communications. Contact SCS for more information.

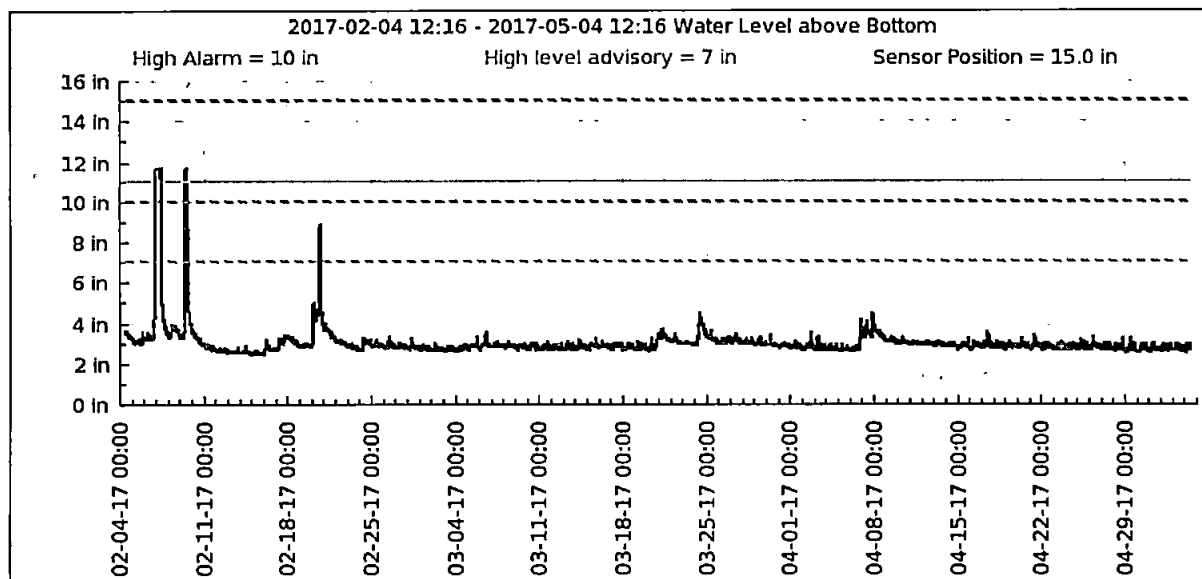
Graphical Data and User Interface

The user website, designed to be easily understood and intuitive to operate, is accessed by designated users through a secure portal and using a user name and password. This is a very brief description of the capabilities of the user interface. Contact a SCS Applications Engineer for additional details. Upon login, a map of the system like this one appears.



Site Graph and Data

User may access any remote site by clicking on the map or on the address location. As an example, the graph below illustrates level in inches (y-axis), date/time (x-axis), flow levels (blue line), the alarm setting (red line), and the advisory level (orange line). The green line shows the sensor position.



System Installation & Activation

Installation

It is most important to note that the SmartCover installation **does not require confined space entry, per OSHA 1910.146**. Because of the unique and patented design, a SmartCover[®] RFU installation is inexpensive and takes less than one hour for physical installation. THE existing manhole cover or alternative covers may be used for installation. The antenna is mounted to the top of the cover or lid and the mouthing bracket, and the PowerPack and E-Box bracket with the DSM connected to the E-Box, to the bottom of the manhole cover.

The antenna is mounted and secured with a high strength, MIL-Spec grade, two-part adhesive and a hole is drilled to feed the antenna wire to the underside where the E-Box control is located.

The bracket is mounted to the underside by drilling to two holes into the cover or lid. Two stainless steel screws secure the bracket. The DSM is connected to the E-Box control and it is suspended and aligned to the flow target area i.e., the invert, providing a means to **monitor water levels in the invert**.

On-site testing of the communication link is performed to ensure that the unit is operational. Installation can take place on-site, or offsite with a replaced manhole cover. Typically, the Customer will provide personnel and equipment as appropriate, and traffic control as required by local regulations and safety of field personnel.

Activation

After the physical installation of the SmartCover[®] remote field unit, the following actions bring full functionality to the SmartCover[®] System[™]. SCS technicians will assist with all installation activation as part of our standard service protocol.

SmartCover[®] Activation: Customer Actions

- Upon receipt of a Purchase Order, the user will receive a questionnaire to obtain the site-specific information necessary to perform the SmartCover[®] service set-up. Proper system operation is dependent upon receipt of required information.
- This site information is used as part of installation where communication will be tested to verify functionality.

SmartCover[®] Activation: SCS Actions

- At the SCS technical Support offices, the secure Customer web site is set up including a private account and database on the SCS secure server.
- The customer web site is configured with SmartCover[®] System[™] locations, applications, and users, including various user levels.
- Initial population of the Customer SmartCover[®] database with site specific information is performed.
- Registration of the SmartCover[®] System[™] wireless radios with the network and setting the customer default system operational parameters is performed.

Training

Training is provided after completion of the installation process. Once on-site personnel are trained, SCS will be available to provide additional web site training remotely after the SmartCover[®] system has been installed and operational.

Active Site Management

Active Site Management (ASM) is a **compressive support service** for the SmartCover[®] System[™]. It includes software support, satellite connectivity and ongoing technical support with these three elements described below.

It is an annual, per site service provided by SCS. ASM includes but is not limited to:

- **Website hosting-** initial set-up and ongoing hosting of all software and customer data. Note that all data is owned by the customer.
- **Website / Software Upgrades-** from time to time SCS provides new features and tools at no charge including such features supporting improved analytical tools, improved graphical tools and new reports.
- **Website maintenance** – maintaining the secure servers on which your web site resides, and providing free upgrades to the web sites as they become available.
- **Standard Reports** - SCS will support Customer in the preparation of these reports for management or regulators
- **Technical Telephone Support** - This service is offered by the SCS Technical Services team from 7am to 5 pm Pacific time and with additional support from local representatives.
- **Management Oversight**
 - SCS will send automatic notifications of alarms, advisories and alerts. Customer is responsible for acknowledging and responding to the above notifications. The SCS Technical Services team monitors the proper operation of all installed systems including battery voltage, the radio signal strength and the communication to/from the systems.
 - SCS coordinates the appropriate service to repair any components in the field with you or the local dealer
- **Alarm Processing** – maintaining the infrastructure of the alarm contact system.
- **After Hours Support** – on an as-needed basis. Contact SCS for details
- **Wireless Communications Connectivity** – Access to the two-way, wireless satellite network.

Product Improvements

The SmartCover[®] is continuously improving, adding new features and functions. SCS often uses customer input to add new features. Product improvements are backwards compatible to existing satellite systems. There is no charge for these improvements as they are part of the annual ASM.

SmartTrend[™]

SmartTrend[™] is an analytical, patented addition to **SmartCover[®]** that notifies and enables users to anticipate events at remote monitoring sites. **SmartTrend[™]** automatically scans each remote site to assess data trends and changes in water level patterns. Should it see an “anomaly”, it provides users an Advisory email message. This important addition to the **SmartCover[®] System[™]** means that users now have the most advanced predictive method available identifying future issues such as SSO days or even weeks *before they occur*.

Section 4: Additional Terms & Conditions, Limited Warranty

Mutual Hold Harmless

SCS agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Customer from any and all claims that may arise, or damages that may result, to SCS or SCS staff to the extent caused by SCS's negligence during the performance of this contract. Customer agrees, to the fullest extent permitted by law, to indemnify and hold harmless SCS, its officers, directors, employees and subcontractors (collectively, SCS) from any and all claims that may arise, to the extent caused by the Customer's negligent acts in connection with the installation, operation, or use of the SmartCover[®] System[™], and the acts of its contractors, subcontractors or consultants or anyone for whom the Customer is legally liable. Neither SCS nor the Customer shall be obligated to indemnify the other party in any manner whatsoever for the other party's negligence.

Loss of Communications

Customer acknowledges that SCS is not responsible for the loss of wireless communication or internet communications or any communications used in the operation of this system.

Advisory Only

The SmartCover[®] System[™] is an advisory service only. As such, SCS and its founders, owners, or staff are not responsible for any damage of any kind or from any cause whatsoever that may result from, in relation to, in connection with, due to, or as a result of the installation or operation of the system, including without limitation, equipment failure, or any consequential damages caused by, or resulting from, the use or installation of the SmartCover[®] system.

Limited Warranty

The equipment components of the SmartCover[®] System[™] are warranted free from material defects of material and workmanship for a period of one year from the date of installation. Unless otherwise stated, the SCS warranty herein is a parts-only warranty. Should the Customer discover any condition that might invoke a warranty claim, they are to expeditiously and without delay notify the SCS Technical Services group. Upon notification, SCS will assess and instruct the user on follow-on actions. Should a component fail as a result of a defect in material or workmanship, SCS will replace the component or repair it at the SCS location. For all valid warranty claims, as determined by SCS, reasonable freight charges to and from Customer shall be paid by SCS. In all cases, SCS shall determine the shipping method and/or carrier unless otherwise agreed to in writing by Customer and SCS. Upon approval of a warranty failure by SCS, SCS will either repair or replace the defective component at SCS' sole discretion.

The foregoing warranty is exclusive. Repair or replacement in the manner provided above shall be the sole and exclusive remedy for breach of warranty and shall constitute fulfillment of all liabilities of SCS with respect to the quality and performance of the products. This warranty does not cover damage or repairs or replacements by any cause beyond the control of SCS, including acts of nature, improper use, lack of proper maintenance, vandalism, or unauthorized repair. SCS shall not be liable for any actual, exemplary, indirect or consequential damages, including damages for loss of goodwill or profits and/or losses, that stem from a failure or malfunction of the SmartCover[®] System[™].

SmartCover[®] Systems[™] does not provide traffic control. Customer must provide traffic control for installation and servicing of all units.

In no event shall SCS's liability, whether in contract or in tort (including negligence and strict liability), exceed the price of the Product from which such liability arises.

Section 5: Acceptance

The undersigned have read, acknowledge and agree to this offer.
Please include this entire document with Purchase Order.

Signatures

SmartCover Systems

City of Gardena, CA

Signature

Signature

Printed Name

Title

Date: 8/30/2018

Date



City of Gardena
City Council Meeting

Agenda Item No. 8. B. (1)

Department: COMMUNITY
DEVELOPMENT



Meeting Date: 09/11/2018

Resolution No.: 6341

AGENDA REPORT SUMMARY

TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA TITLE: RESOLUTION NO. 6341, APPROVING THE SUMMARY VACATION OF AN EASEMENT FOR STORM DRAIN AND APPURTENANT STRUCTURES AND INCIDENTAL PURPOSES PURSUANT TO THE SUMMARY VACATION PROCEDURES OF STREETS AND HIGHWAYS SECTION 8330 ET SEQ.

<u>COUNCIL ACTION REQUIRED:</u>	<u>Action Taken</u>
Adopt Resolution No. 6341	
<u>RECOMMENDATION AND STAFF SUMMARY:</u> Staff respectfully recommends that the City Council adopt Resolution No. 6341, approving the summary vacation of an easement for storm drain and appurtenant structures and incidental purposes pursuant to the Summary Vacation Procedures of Streets and Highways Section 8330 et seq. On January 27, 1959, an easement for storm drain and appurtenant structures and incidental purposes was recorded as Instrument No. 4391 in Book D346, Page 140 of Official Records of the County of Los Angeles ("Easement"). The Easement was originally recorded in favor of the County of Los Angeles but was transferred to the City at the time the property was annexed to Gardena. Streets and Highways Code section 8330 et seq. (Chapter 4 – Summary Vacation) provides procedures for the Summary Vacation of a street or easement. Section 8333(a) provides that a public service easement may be summarily vacated when the easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation. This requirement has been satisfied and use of this procedure is proper.	
<u>FINANCIAL IMPACT/COST:</u>	
None	
<u>ATTACHMENT:</u>	
Attachment A – Resolution No. 6341 Attachment B – Agenda Staff Report	
Submitted by:  Raymond Barragan, Community Development Manager	
Date: <u>4 Sept 2018</u>	
Concurred by:  Edward Medrano, City Manager	
Date: <u>09/06/18</u>	

RESOLUTION NO. 6341

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING THE SUMMARY VACATION OF AN EASEMENT FOR STORM DRAIN AND APPURTENANT STRUCTURES AND INCIDENTAL PURPOSES PURSUANT TO THE SUMMARY VACATION PROCEDURES OF STREETS AND HIGHWAYS SECTION 8330 ET SEQ.

THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA DOES HEREBY RESOLVE, AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The City Council of the City of Gardena does hereby find, as follows:

A. On January 27, 1959, an easement for storm drain and appurtenant structures and incidental purposes was recorded as Instrument No. 4391 in Book D346, Page 140 of Official Records of the County of Los Angeles ("Easement"). The easement was recorded in favor of the County of Los Angeles.

B. The City of Gardena annexed the property which contains the Easement.

C. The Easement has not been used since the time of annexation and there is no need for such Easement.

SECTION 2. VACATION OF THE EASEMENT.

A. Streets and Highways Code Section 8330 et seq. (Chapter 4 – Summary Vacation) provides procedures for the Summary Vacation of a street or easement. Section 8333(a) provides that a public service easement may be summarily vacated when the easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation.

B. The City Council finds that the Easement has not been used for the purpose for which it was dedicated for more than five years.

C. The City Council hereby vacates the Easement, a copy of which is attached hereto as Exhibit A and the legal description is set forth therein.

SECTION 3. CEQA. The City Council hereby finds that this summary vacation is exempt from CEQA under Guidelines Section 15061(b)(3) as it can be seen with certainty as there is no possibility that the vacation can have an impact on the environment as the vacation will merely maintain the status quo.

SECTION 4. RECORDATION OF RESOLUTION.

A. The City Clerk is hereby directed to have this resolution recorded in the office of the County Recorder of Los Angeles County.

B. From and after the date this resolution is recorded, the Easement shall no longer exist.

SECTION 5. This resolution shall take effect immediately.

SECTION 6. The City Clerk shall certify to the passage and adoption of this resolution; shall cause the same to be entered among the original resolutions of the City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council for the meeting at which the same is passed and adopted.

PASSED, APPROVED, AND ADOPTED this 11th day of September, 2018

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



PETER L. WALLIN, City Attorney

Attachment:

Exhibit A –Legal description of area to be vacated

4391
EASEMENT

Storm Drain 747-1

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FREE

ATLANTIC CENTER COMPANY, a partnership

do hereby grant to the COUNTY OF LOS ANGELES an easement for, and the right to construct, maintain, operate, and use, a storm drain and appurtenant structures in and across the real property in the County of Los Angeles, State of California, described as

That portion of the north half of the northwest quarter of Section 23, Township 3 South, Range 14 West, S.B.B. & M., within the following described boundaries:

Beginning at the northwesterly corner of Lot 92, Tract No. 17763, as shown on map recorded in Book 460, pages 27 and 28, of Maps, in the office of the Recorder of the County of Los Angeles; thence South $89^{\circ}58'37''$ East along the northerly line of Lot 92, said tract, and its easterly prolongation to the northerly corner of Lot 107, said tract; thence South $0^{\circ}01'45''$ West along the easterly line of said Lot 107 and its southerly prolongation to the northwesterly corner of Lot 113, said tract; thence South $89^{\circ}58'15''$ East along the northerly line of said Lot 113 and its easterly prolongation a distance of 809.68 feet; thence North $84^{\circ}12'02''$ East 266.15 feet; thence North $75^{\circ}20'44''$ East 85.44 feet to a line parallel with and 190 feet westerly, measured at right angles, from the center line of Van Ness Avenue, 80 feet wide, as said center line is shown on map of Tract No. 17504, recorded in Book 436, pages 47 and 48, of said maps; thence North $0^{\circ}01'07''$ West along said parallel line to a line parallel with and 195 feet southerly, measured at right angles, from the southerly line of Rosecrans Avenue, 60 feet wide, as said avenue is shown on map of said Tract No. 17763; thence westerly along said last mentioned parallel line to a line parallel with and 20 feet easterly, measured at right angles, from the southerly prolongation of the easterly line of said Lot 107; thence northerly along said last mentioned parallel line to a line parallel with and 20 feet southerly, measured at right angles, from said southerly line; thence westerly along said last mentioned parallel line to the northeasterly terminus of that certain course having a length of 24.06 feet in the southeasterly boundary of Wadkins Avenue, 54 feet wide, as said last mentioned avenue is shown on map of Tract No. 17763; thence South $45^{\circ}03'34''$ West along said southeasterly boundary a distance of 24.06 feet to the easterly boundary of said Wadkins Avenue; thence South $0^{\circ}05'45''$ West along said easterly boundary to the point of beginning.

1001 B346 141

It is mutually agreed between grantor and grantee that the above easement will be vacated when said grantee determines that said easement is no longer required.

Together with the right to enter upon and to pass and repass over and along said easement and right of way and to deposit tools, implements, and other materials thereon, by said County of Los Angeles, its officers, agents, and employees, and by any contractor, his agents and employees, engaged by said County, whenever and wherever necessary for the purposes above set forth.

It is understood that each undersigned grantor grants only that portion of the above described land in which... has an interest.

Dated: January 5, 1959.

[Signature] ATLAS TRACT COMPANY, a partnership
General Partner
General Partner

58 12-65 (Partnership)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

} SS.

On January 5, 1959

before me, the undersigned, a Notary Public in and for said County and State, personally appeared E. Avery McCarthy and
Jenna H. McCarthy

known to me to be both of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

[Signature]
(Signature)

Notary Public in and for said County and State
My commission expires June 15, 1962.

before me, 19... before me,
Superior Court in and for said County, personally appeared...

subscribed to the within instrument, and

HAROLD J. OSTLY,
County Clerk and ex-officio Clerk of said Superior Court

Deputy Clerk

STATE OF CALIFORNIA
County of Los Angeles

On this... day of... 19... before me,
a Notary Public in and for said County and State,
personally appeared...

known to me to be the person... whose name...
subscribed to the within instrument, and acknowledged that... executed the same.

Notary Public in and for said County and State.

STATE OF CALIFORNIA }
County of Los Angeles }

On this _____ day of _____, 19____, before me,
a Notary Public in and for said County and State,
personally appeared _____

known to me to be the person whose name
subscribed to the within instrument, and acknowledged that he executed the same.
Notary Public in and for said County and State.

STATE OF CALIFORNIA }
County of Los Angeles }

On this _____ day of _____, 19____, before me,
a Notary Public in and for said County and State; personally
appeared _____ and _____
respectively, of the _____

known to me to be the _____ President and _____ Secretary
of the Corporation that executed the within instrument; known to me to be the persons who executed the within instrument on
behalf of the Corporation herein named, and acknowledged to me that such corporation executed the same.

Notary Public in and for said County and State.

APPROVED: JAN 26 1959
JOHN A. LAMBIE, County Engineer.

As to execution:

By _____
Deputy County Engineer

As to description:

By _____
Deputy County Engineer

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the County of Los Angeles, a governmental agency, is hereby accepted under authority of a resolution adopted by the Board of Supervisors of said County on September 10, 1957, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated JAN 26 1959

By _____
LAND TITLE ENGINEER

RECORDED IN
OFFICIAL RECORDS
LOS ANGELES COUNTY, CALIF.
RAY E LEE RECORDER

1959 JAN 27 PM 3:29

EASEMENT

FROM

TO
THE COUNTY OF LOS ANGELES

BY

BOOK 25-E-2

PAGE 1

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CITY COUNCIL MEETING AGENDA STAFF REPORT

Agenda Item No.	8. B. (1)
Department:	COMMUNITY DEVELOPMENT
Meeting Date:	09/11/2018
Resolution No.:	6341

AGENDA TITLE:

RESOLUTION NO. 6341 Approving the Summary Vacation of an Easement for Storm Drain and Appurtenant Structures and Incidental Purposes Pursuant to the Summary Vacation Procedures of Streets and Highways Section 8330 et seq.

PROJECT ADDRESS: Easement that lies between Wadkins Avenue on the west, Van Ness Avenue on the east, Rosecrans Avenue on the north and 144th Street on the south.

RECOMMENDATION:

Staff respectfully recommends that the City Council adopt Resolution No. 6341, approving the summary vacation of an easement for storm drain and appurtenant structures and incidental purposes pursuant to the Summary Vacation Procedures of Streets and Highways Section 8330 et seq.

BACKGROUND AND SUMMARY:

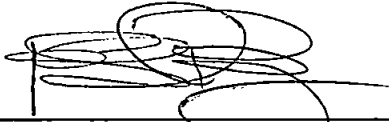
On January 27, 1959 an easement for storm drain and appurtenant structures and incidental purposes was recorded as Instrument No. 4391 in Book D346, Page 140 of Official Records of the County of Los Angeles ("Easement"). The location of the easement lies on the properties shown on the maps attached hereto as Exhibit A. The Easement was originally recorded in favor of the County of Los Angeles but was transferred to the City at the time the property was annexed to Gardena.

Part of the easement lies within the property for which the 40-unit project at 14321 Van Ness was recently approved. In order to provide clear title to the property, it is necessary that the easement be vacated. As there is no need for any portion of the public utility easement, staff recommends that the entire easement be vacated to clear title for all of the impacted properties.

ANALYSIS

Streets and Highways Code section 8330 et seq. (Chapter 4 – Summary Vacation) provides procedures for the Summary Vacation of a street or easement. Section 8333(a) provides that a public service easement may be summarily vacated when the easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation. This requirement has been satisfied and use of this procedure is proper.

IN CONCLUSION, Staff respectfully recommends that the City Council adopt Resolution No. 6341.

A handwritten signature in black ink, appearing to be 'Raymond Barragan', written over a horizontal line.

Raymond Barragan, Community Development Manager

Date: 09/11/18

Exhibit A – Property maps

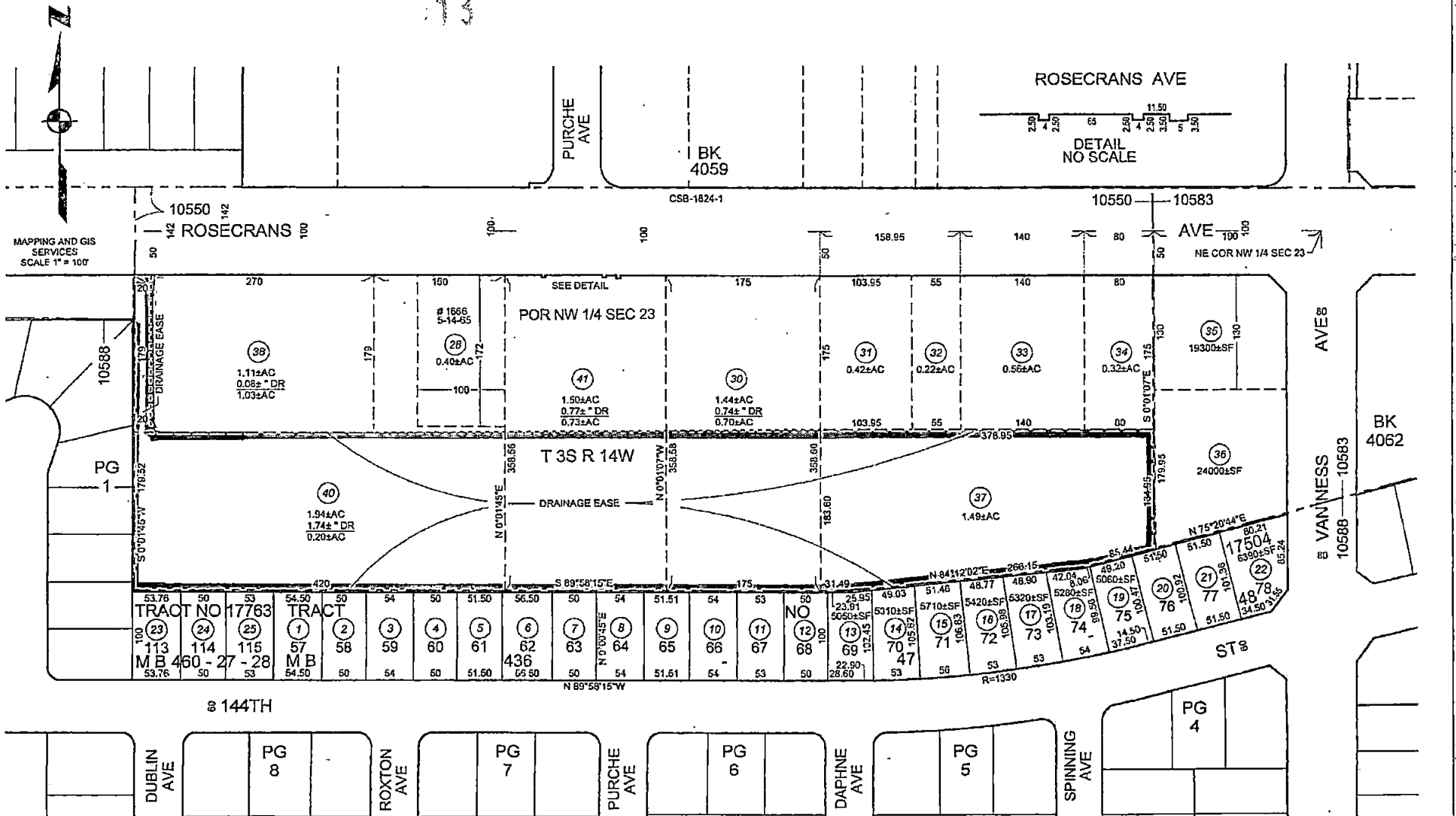
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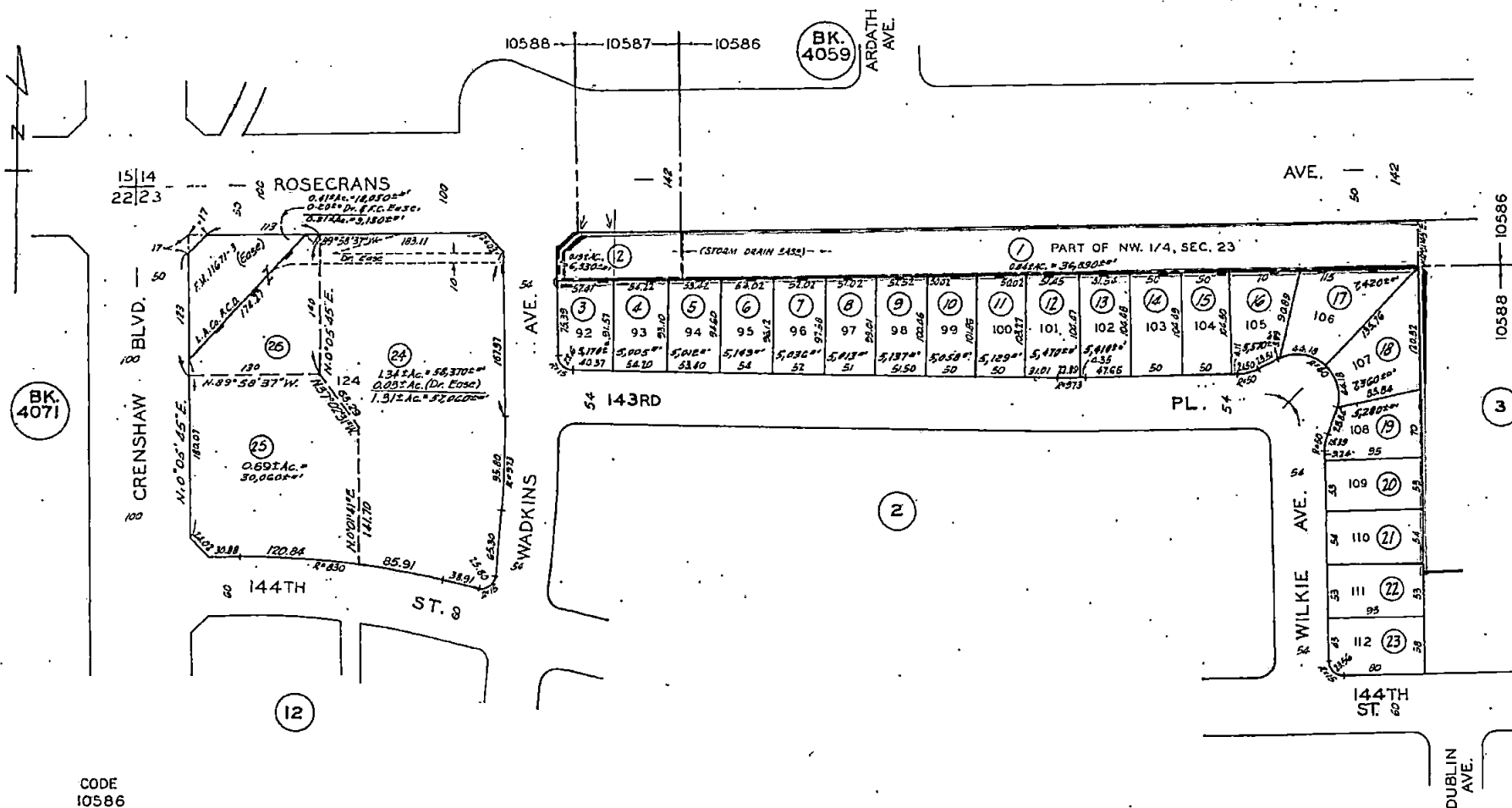
OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
COPYRIGHT © 2002

Exhibit A



SCALE 1" = 100'

760211
820222
901010



CODE
10586
10587
10588

T. 3S., R. 14 W.

FOR PREV. ASSM'T SEE:
471-1

TRACT .NO. 17763

M. B. 460-27-28

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



City of Gardena City Council Meeting

Agenda Item No. 8. B. (2)
Department: COMMUNITY
DEVELOPMENT
Meeting Date: 09/11/2018
Resolution No. 6342

AGENDA REPORT SUMMARY

TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA TITLE: PUBLIC HEARING: CALL FOR REVIEW BY COUNCIL MEMBER KASKANIAN OF COMMISSION ACTION ON THE APPROVAL OF CONDITIONAL USE PERMIT #12-16, SITE PLAN REVIEW #6-18 AND MANAGEMENT PLAN FOR THE CONSTRUCTION OF A 29,965 SQUARE FOOT, 63-UNIT SINGLE-ROOM-OCCUPANCY HOUSING DEVELOPMENT IN THE INDUSTRIAL (M-1) ZONE. (APN: 6106-027-028)

RESOLUTION NO. 6342, Approving Conditional Use Permit and Site Plan Review for the Construction of a New 29,965 Square Foot, 63-Unit Single-Room Occupancy Housing Development in the Industrial (M-1) Zone per Gardena Municipal Code Section 18.36.030(O) and Directing Staff to File a Notice of Exemption as an In-Fill Project Following a Call for Review
(16819 South Normandie Avenue) (APN: 6106-027-028)

COUNCIL ACTION REQUIRED:

- Conduct a Public Hearing
- Receive testimony from the public
- Adopt Resolution No. 6342

Action Taken

RECOMMENDATION AND STAFF SUMMARY:

Staff respectfully recommends that the City Council adopt Resolution No. 6342, upholding the Planning and Environmental Quality Commission's decision to approve Conditional Use Permit #12-16, Site Plan Review #6-18, and a Management Plan for a 29,965 square foot, 63-unit single-room-occupancy housing development in the Industrial (M-1) zone.

On August 7, 2018, the Planning and Environmental Quality Commission made a motion to approve the subject entitlements and management plan and direct staff to file a notice of exemption as an infill project.

A call for review of the Planning and Environmental Quality Commission's approval was filed by Council Member Kaskanian citing: noise from parking lift, guest parking, and ADA review.

The Planning Commission packet is attached to this report for full analysis.

FINANCIAL IMPACT/COST: None

ATTACHMENTS:

- Attachment A – Agenda Staff Report
- Attachment B – Call for Review Statement
- Attachment C – Planning Commission packet dated August 7, 2018
- Attachment D – Resolution No. 6342

Submitted by: _____

Raymond Barragan, Manager
Community Development Department

Date: _____

7/8/18

Concurred by: _____

Edward Medrano, City Manager

Date: _____

9/7/18

CITY COUNCIL MEETING AGENDA STAFF REPORT

Agenda Item No.	8. B. (2)
Department:	COMMUNITY DEVELOPMENT
Meeting Date:	09/11/2018
Resolution No.:	6342

AGENDA TITLE:

PUBLIC HEARING: Call for Review by Council Member Kaskanian of Planning Commission Action on the Approval of Conditional Use Permit #12-16 and Site Plan Review #6-18 for the Construction of a New 29,965 Square Foot, 63-unit Single-Room Occupancy Housing Development and Management Plan in the Industrial (M-1) Zone per Gardena Municipal Code Section 18.36.030(O) and Directing Staff to file a Notice of Exemption as an In-Fill Project following a Call for Review

RESOLUTION NO. 6342, Approving Conditional Use Permit and Site Plan Review for the Construction of a New 29,965 Square Foot, 63-Unit Single-Room Occupancy Housing Development and Management Plan in the Industrial (M-1) Zone per Gardena Municipal Code Section 18.36.030(O) and Directing Staff to File a Notice of Exemption as an In-Fill Project following a Call For Review

APPLICANT: 16819 Normandie, LLC
PROJECT ADDRESS: 16819 Normandie Avenue

RECOMMENDATION:

Staff respectfully recommends that the City Council conduct the public hearing and adopt Resolution No. 6342, acting on the call for review of the Planning and Environmental Quality Commission's decision by approving Site Plan Review #6-18 and Conditional Use Permit #12-16.

BACKGROUND AND SUMMARY:

The background and summary of this items are contained in the attached staff report to the Planning Commission. At the conclusion of the hearing on August 7, 2018, the Planning Commission approved the project.

CALL FOR REVIEW

A call for review of the Planning and Environmental Quality Commission's approval was filed by Council Member Kaskanian on August 17, 2018. The call for review specifically cites noise, guest parking and ADA requirements.

ANALYSIS

Noise

The residential units have been designed to wrap around the automated parking structure on the east, west, and south sides. There is a wall to the north of the parking structure and

an industrial building beyond that. These surrounding uses will buffer the sound of the automated parking structure. Further, information has been provided by an acoustical consulting firm indicating that the sound from the parking system attenuates by 6 dB every time the distance doubles. Therefore, the noise impacts at the nearest residential structure beyond the property line, which is over 100 feet away, would not be impacted by the sound of the parking structure. Additionally, the reduction in noise would be even more due to the intervening structure from the Project which would act as a further noise barrier. The acoustic consultant assessment is attached for reference and as Exhibit A.

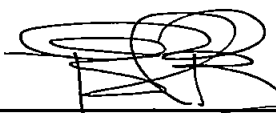
Parking and ADA Requirements

Parking for the proposed residential use is consistent with the parking standards of Gardena Municipal Code Chapter 18.36.030(O)(10). Parking standards require a total of 64 parking spaces, one per unit and two for the manager's unit. The proposed project provides a total of 66 parking stalls, thus compliant with code requirements.

Parking is proposed in a multi-tier automated parking structure. Each resident is assigned a platform space within the puzzle system. Each resident is given two remote fobs and a manual key code. When a resident is retrieving their vehicle, they wave their fob in front of the kiosk. This will signal their space to come to ground level. Once at ground level, the gate will open and the driver will enter their vehicle. As they are driving away, they will click their fob and this will signal the gate to close and their platform will be restored.

ADA requirements are preliminary reviewed at the entitlement stage and any conflicts are noted at such stage. To date, no conflicts were noted. A full review of ADA compliance is conducted at construction plan check following approval by Planning Commission and/or City Council. At that time, all ADA requirements along with all other building code requirements must be satisfied and building permit cannot be issued until such time.

IN CONCLUSION, Staff respectfully recommends that the City Council act on the call for review approving Site Plan Review #6-18 and Conditional Use Permit #12-16.



**Raymond Barragan, Manager
Community Development**

Date: 9/11/18

ATTACHMENTS

- Exhibit A – Acoustical Consultant Sound Memo

EXHIBIT A



Veneklasen Associates
Consultants in Acoustics | Noise | Vibration | AV | IT

September 6, 2018

CityLift
811 W. 7th Street
Los Angeles, CA 90017

Attention: **Melissa Kakuk, VP Business Development**

Subject: **CityLift Puzzle**
Sound Measurements of Parking Lift Operation
VA Project No. 7246-001

Dear Melissa:

Veneklasen Associates, Inc. (VA) has prepared this memo to document sound level measurements of a CityLift parking lift product in an installed condition. This memo documents VA's measurement procedure and results.

Measurement Procedure and Observations

VA conducted a site visit on June 27, 2018 to measure sound levels due to the operation of a CityLift Puzzle model 2LP installed at Broadway Grand Garage. The measured model consists of two (2) levels by three (3) stacks with five (5) SEW electric motors and five vehicle platforms on a metal framed structure with rubber runners at the base. Note that only one motor is ever running at once during a vehicle movement.

All sound levels were measured with a Bruel and Kjaer type 2270 sound level meter in third-octave bands and in terms of the Leq (equivalent continuous sound level). The Leq is defined as the steady sound pressure level which, over a given period of time, has the same total energy as the actual fluctuating noise. VA measured sounds levels due to typical operation of the CityLift product (i.e. vehicle pads moving vertically and horizontally) as well as with the product not moving (i.e. ambient). The motors were observed to be the main sound sources with other Puzzle components (e.g. chains, gates) as secondary sources. VA observed that the rubber runners mitigate noise generated by the landing of the vehicle platforms.

Results

The following table shows the results from VA's measurements.

Table 1 - Measured Sound Levels

CityLift Product	Operation	Sound Level (dBA Leq measured @ 5ft)
Puzzle 2LP (2 levels by 3 stacks)	No Movement (Ambient)	50
	Vertical Vehicle Movement	59
	Horizontal Vehicle Movement	63

Other configurations of the Puzzle parking lift product are available (e.g. 6 levels by 3 stacks). Assuming the same components for the measured model 2LP are used for other configurations (e.g. SEW electric motor), VA expects Puzzle sound levels to be virtually the same regardless of differences in parking lift height or movement duration.

Note that measured sound levels in Table 1 above were taken 5 feet from the parking lift. A 6dBA decrease in Puzzle sound level should theoretically occur for every doubling of distance from the measured distance. For



example, sound due to horizontal vehicle movement (63 dBA at 5 feet) would drop to 57 dBA at 10 feet (i.e. $63 - 6$), 51 dBA at 20 feet (i.e. $63 - 6 - 6$), 45 dBA at 40 feet (i.e. $63 - 6 - 6 - 6$), and so on.

Please feel free to contact us with any questions or comments.

Respectfully submitted,
Veneklasen Associates, Inc.

Richard H. Silva
Senior Associate

Kevin Patterson
Associate



ATTACHMENT B

18 AUG 17 AM 10:51

CITY CLERK'S OFC

RETURN TO:

CALL FOR REVIEW OF PLANNING
COMMISSION ACTION PURSUANT TO
GARDENA MUNICIPAL CODE §18.72.050

Office of the City Clerk
1700 West 162nd Street
Gardena, CA 90247
310/217-9565

RE: Conditional Use Permit #12-16 and Site Plan Review #6-18
(Case Name and Number)

APPLICANT: 16819 Normandie LLC

Address/Location of Subject Property: 16819 So. Normandie Avenue (APN: 6106-027-028)

Date of decision: August 7, 2018

Requesting: ☐ APPROVAL ☐ DENIAL

Reason for Review: *Be as detailed as necessary. Additional information can be presented at the hearing.
Attach pages as required with additional information and/or signatures.*

*Needed more info explaining Parking elevator Noise.
Guest parking, Meets ADA Re: Building, As per Builder
Parking elevator Noise is almost less or equivalent of
Vacuum cleaner.*

Name of Council Member Art Kaskanian

Signature 

Date: 8/17/18

For office use only:

Copies to: Community Development Department: ☒ Planning ☐ Building & Safety

☐ City Council ☐ City Manager ☐ City Attorney ☐ Other Department(s) _____

**CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION**

**STAFF REPORT
RESOLUTION NO. PC 7-18
CONDITIONAL USE PERMIT #12-16; SITE PLAN REVIEW #6-18
AGENDA ITEM #5**

DATE: August 7, 2018

TO: Chair Jackson and Members of the Planning and Environmental Quality Commission

FROM: Joseph Cruz, Director of General Services

CASE PLANNER: Raymond Barragan, Community Development Manager

APPLICANT: 16819 Normandie, LLC

LOCATION: 16819 South Normandie Avenue (APN: 6106-027-028)

REQUEST: The applicant requests conditional use permit and site plan review for the construction of a new 29,965 square foot, 63-unit single-room occupancy housing development in the Industrial (M-1) zone per Gardena Municipal Code Section 18.36.030(O) and 18.44.010(E) and approval of the property management plan. The approval of this project will require direction to staff to file a Notice of Exemption as an in-fill project.

BACKGROUND

The subject property has acted as a nursery with small accessory structures for a majority of its existence.

16819 Normandie LLC, the applicant, submitted a pre-application for entitlements on December 19, 2016, to construct the 64-unit, single-room occupancy housing development.

The applicant resubmitted a full application for conditional use permit and site plan review on July 21, 2017.

The Project was noticed on May 3, 2018, for public hearing on May15, 2018; however, the applicant made some changes to the project and the project was continued to a date uncertain.

The project was subsequently noticed on July 27, 2018, for a public hearing on August 7, 2018.

PROJECT DESCRIPTION/SETTING

The subject property is located on South Normandie Avenue at the corner of West 169th Street. The subject property is adjacent to Industrial (M-1) zoning to the north, east, and south, and by Low Density Multiple Family Residential (R-2) zoning to the west. Adjacent land uses include industrial/retail uses to the north, industrial uses to the south, railroad and multi-family residential uses to the east, and residential uses to the west. This information is presented in Figure 1 and Table 1.

Table 1: Adjacent Zoning and Land Use

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	M-1	Industrial	Vacant
North	M-1	Industrial	Wholesale/Retail
South	M-1	Industrial	Print Shop
East	M-1	Industrial	Railroad Multi-Family Residential
West	R-2	Low Residential	Single-Family Residential Multi-Family Residential

The site is currently undeveloped with remnants of an old nursery. The site is approximately 29,969 square feet and was occupied by the nursery since building permits were originally completed in 1973. The applicant proposes to demolish any remaining remnants of the nursery and construct a 29,965 square foot, 63-unit single room occupancy community. The community consists of two buildings connected by a pedestrian bridge proposed over the main driveway off of 169th Street. A two-story building fronts Brighton Avenue and a three-story building fronts Normandie Avenue. Both buildings front on 169th Street. The parking structure is partially screened from public view by both residential buildings. The proposed structures are of contemporary architectural style. The ground floor as a 10 to 12 foot landscape setback with ground floor patios. The upper floors include windows that look out over the public rights-of-way. Common outdoor spaces are included by way of interior courtyards. Parking will be provided by a five-tier parking lift that will be placed in the center of the development and predominately screened from public view by the residential structures.

The applicant seeks site plan review and conditional use permit approval to permit the construction of the proposed project in accordance with Gardena Municipal Code Chapter 18.36.030(O) and 18.44.010(E). Staff recommends the Planning and Environmental Quality Commission approve the site plan review and conditional use permit per the findings of the following analysis.

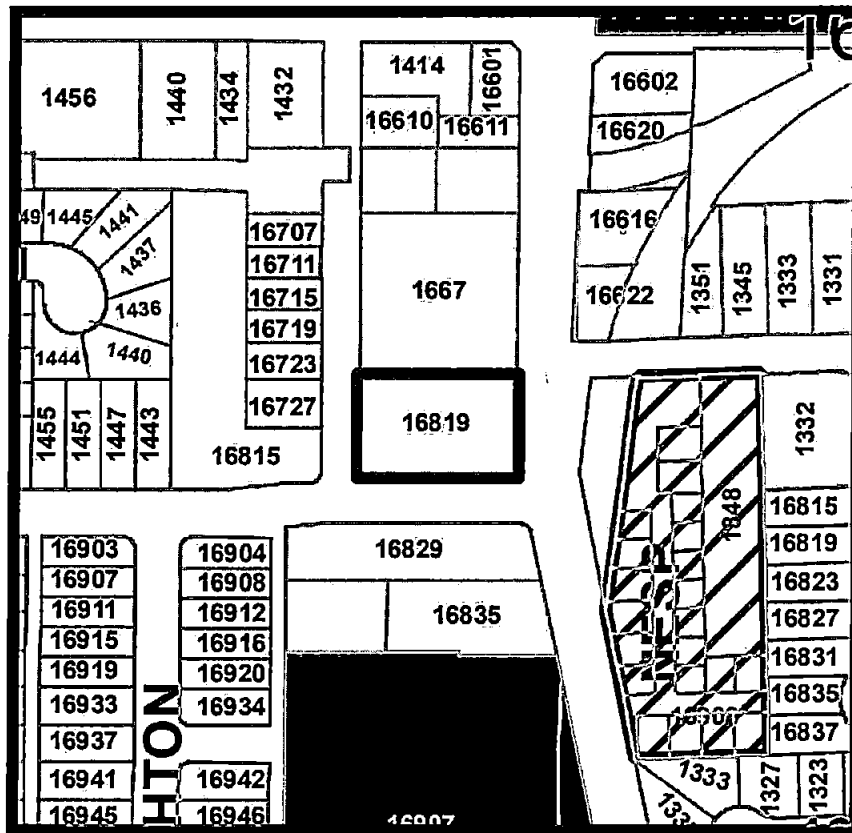


Figure 1: Zoning Map

ANALYSIS

SITE PLAN REVIEW AND CONDITIONAL USE PERMIT ANALYSIS

Per Gardena Municipal Code (GMC) Section 18.36.030(O), a conditional use permit is required for all single-room occupancy uses in the M-1 zone. Per Gardena Municipal Code section 18.44.010(A), site plan review is required for all development projects that are also requesting approval for conditional use permit entitlement. Furthermore, per Gardena Municipal Code section 18.44.010(E), site plan review is required for all new multi-family developments of four or more units. Therefore, the following analysis is presented to describe the proposed project and any anticipated effects it may have on other properties in the vicinity and on the city as a whole in order to allow the Planning Commission to make the required findings for the two requested approvals.

Development Standards

The subject property is a 29,969 square foot parcel that fronts South Normandie Avenue to the east, West 169th Street to the south, Brighton Avenue to the west, and private property to the north. The proposed structure complies with the development standards of Chapter 18.36 of the Gardena Municipal Code as seen in Table 2.

Parking for the proposed residential use is consistent with the parking standards of Gardena Municipal Code Chapter 18.36.030(O)(10) as shown in Table 2. Parking standards require a total

of 64 parking spaces, one per unit and two for the manager's unit. The proposed project provides a total of 66 parking stalls, thus compliant with code standard.

Parking is proposed in a five-tier automated parking structure. Each resident is assigned a platform space within the puzzle system. Each resident is given two remote fobs and a manual key code. When a resident is retrieving their vehicle, they wave their fob in front of the kiosk. This will signal their space to come to ground level. Once at ground level, the gate will open and the driver will enter their vehicle. As they are driving away, they will click their fob and this will signal the gate to close and their platform will be restored.

When a driver returns home, they will press their remote fob and their platform will once again return to ground level and the gate will open. Once the driver pulls onto the platform, they will exit their vehicle and wave their fob at the kiosk which will signal the gate to close and the platform to be restored.

Open space requirements per 18.36.030(O)(4) for a project of this character include a minimum of 630 square feet. Common space is defined by the Code as any kind of communal gathering space such as dining rooms, meeting rooms, recreational rooms, or those of the like. The applicant has far exceeded this requirement by providing a 541 square foot recreation room and two outdoor common areas totaling 916 square feet. Ground floor units will also have private patio areas. In addition to the normal development standards and findings that have to be made for a CUP and SRO, developments must also meet the requirements set forth in Section 18.36.030(O).

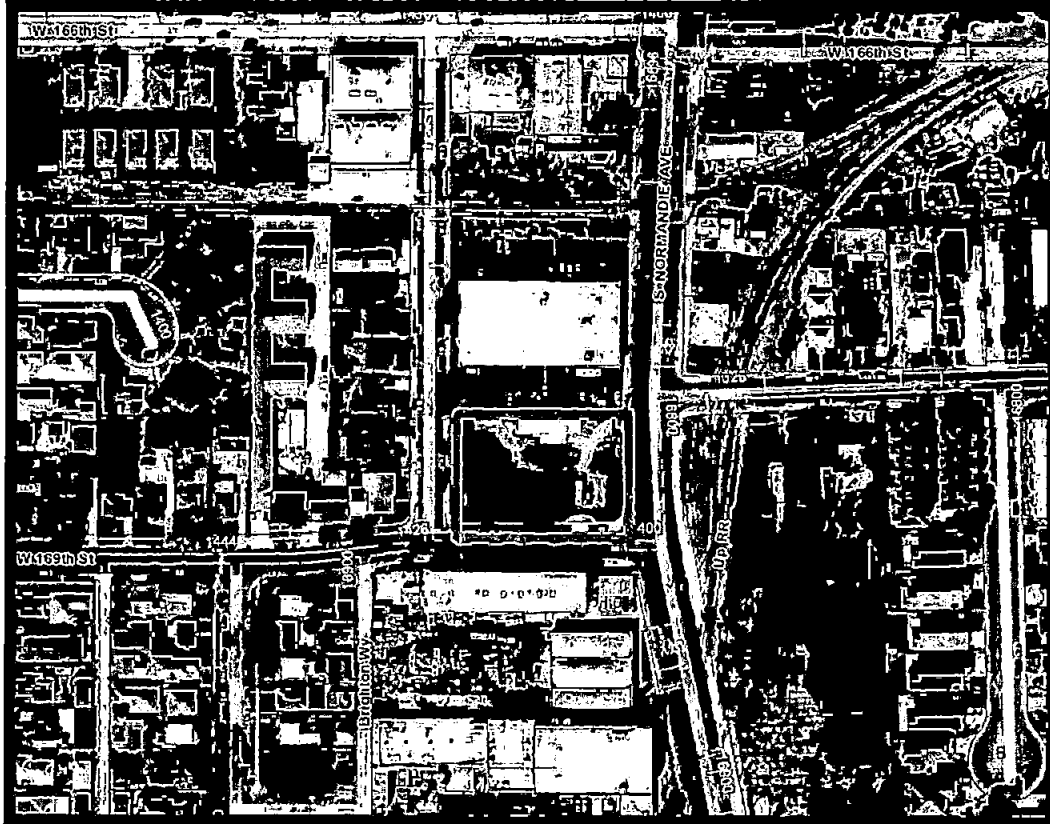


Figure 2: Vicinity Map

The proposed structure complies with the development standards of the Gardena Municipal Code as seen in Table 2.

Table 2: Development Standards

Standard	Requirement	Proposed
Setback (Minimum)		
<i>Front</i>	10	12
<i>Side</i>		
<i>Interior</i>	0	3'-8"
<i>Street</i>	10	10
<i>Rear</i>	10	10
Residential Parking (Minimum)		
<i>1 space/unit</i>	62 Spaces	64 Spaces
<i>2 spaces/manager unit</i>	2 Spaces	2 Spaces
FAR	1.0	1.0
Height (Maximum)		
	45' within 100' of R-1/R-2	32'
	65' Maximum Height	42'-5" (3 Story Bldg.) 45' (Parking Structure)
Dwelling Unit Size (Maximum)	350	350
Common Area (10 sq. ft./unit)	630 sq. ft.	1,457 sq. ft.
Separate Closet/Per SRO	1/Unit	1/Unit
Laundry Facilities	6 Washers 6 dryers	1 washer/dryer Combo/unit
Rental Agreement	1 month or Longer	1 month or longer
Maximum Tenants	2 Persons per unit	2 persons per unit
Toilet and Bathing Facilities	1 per unit	1 per unit

Development Aesthetics

The proposed structure is of contemporary architectural style. The ground floor has a 10 to 12 foot landscape setback with ground floor patios. The upper floors include windows that look out over the public rights-of-way. The windows are placed in angled recesses along the façade that help to reduce the scale of the structure. Parking will be provided by a five-tier parking lift that will be placed in the rear of the development. The parking lift is shielded by the residential structure and will not be visible from the public right-of-way.

The design of the structure is unique but is not considered incompatible with the surrounding neighborhood context. Staff believes the proposed design will add to the overall architectural diversity of Gardena.

Development Circulation

Pedestrian access to the building will be provided from entrance gates along South Normandie Avenue, West 169th Street, and Brighton Avenue.

Automobile circulation onto the site will be provided by a driveway on West 169th Street. The driveway will serve a five-tier automated parking structure that was described earlier in this report.

Traffic study conducted by Linscott, Law and Greenspan Engineers (Exhibit C) demonstrated that the forecast project trip generation would not be expected to appreciably alter current traffic operations or be discernable to the traveling public; therefore, preparation of a formal traffic impact study should not be required.

Economic Impact

It is a City policy that multi-family, rental developments of more than five units are required to provide the City with a Fiscal Impact Analysis that will determine the financial aspects of adding new rental housing to the City. The City contracted with Stanley R. Hoffman Associates, Inc. to complete this study. The Fiscal Impact Analysis (Exhibit D) studied the revenue and expenses that would result from the proposed project. The Analysis showed that the recurring deficit for the City's General Fund was \$1,009 after taking into account the recurring revenues of \$43,212 and the recurring expenses of \$44,221. Since the deficit is negligible, no ad hoc public service mitigation impact fee are imposed on the Project. However, multi-family residential impact fee of \$1,000 per unit is required by Chapter 15.48 of the Gardena Municipal Code.

Management Plan

The Gardena Municipal Code requires that a management plan be approved by the Planning Commission for SRO developments. The management plan must address the management and operation of the facility, rental procedures, safety and security of the residents and building maintenance. Additionally the Code requires a 24-hour resident manager for any SRO with at least 10 units.

The Management Plan is attached as Exhibit E and staff finds that it complies with the Code requirements.

Conditional Use Permit Findings

The Planning Commission, in granting a conditional use permit, shall find, by an affirmative vote of a majority of the members present at the meeting, as follows:

- 1. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter.**

As stated earlier in the report, per GMC Section 18.36.030(O), a conditional use permit is required for all single-room occupancy uses in the M-1 zone; therefore, the application is properly one for which a conditional use permit is required.

- 2. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses; is in harmony with the general plan; is not detrimental to the surrounding properties, existing uses or to uses specifically permitted in the zone in which the proposed use is to be located; and will not be detrimental to the public health, safety or welfare.**

Staff finds the proposed structure compatible with the surrounding neighborhood. The surrounding neighborhood is a mix of single-family and multi-family residential homes with some commercial and industrial uses. The single-room occupancy community will act as a good transition between the busier and more industrially-oriented South Normandie Avenue corridor and the less-busy and more residential neighborhoods to the west.

The design of the buildings are unique but are not seen as incompatible with the surrounding neighborhood. Massing and appropriate setbacks have created a project that is not overbearing on the existing built environment. The design of the building will improve the overall aesthetic of South Normandie Avenue, which is heavily industrial through the neighborhood.

Furthermore, the property is zoned industrial (M-1); however, the site is a vacant 29,969 square foot lot. Industrial uses require larger lots to accommodate industrial uses and meet the City's development requirements. Additional industrial uses on this site would also create potential negative impacts to the existing surrounding residential uses. Therefore, this project is considered more compatible than any industrial project that may arise on this site due to the presence of industrial zoning.

- 3. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.**

As discussed in the report, the proposed project meets all the development standards for single room occupancy developments, as set forth in GMC Section 18.36.030(O) and 18.36.060 and Sections 18.42.070, .080 and .085, as demonstrated in Table 2 of this report. The project was built with the surrounding uses in mind in that the project would be complimentary to the existing residential and non-residential uses that surround the project site. The adjacent multi-family homes are consistent with the proposed project in terms of use and scale.

4. **That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use.**

Traffic impacts were analyzed by Linscott. Law, and Greenspan and they concluded that that there will be no adverse traffic impacts on local roadways.

5. **That the conditions stated in the decision are deemed necessary to protect the public health, safety and general welfare.**

The conditions of approval will ensure that the proposed project will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

Site Plan Review Findings

A site plan shall be approved, or conditionally approved, only after finding that the proposed development, including the uses and the physical design of the development, is consistent with the intent and general purpose of the general plan and provisions of the municipal code, and will not adversely affect the orderly and harmonious development of the area and the general welfare of the City.

The findings for both site plan review and conditional use permit are similar in that they require consistency with the City's general plan and Municipal Code and that the project will not adversely affect the neighborhood and City as a whole. Therefore, Staff believes that in meeting the findings for the conditional use permit and meeting or exceeding the development standards for the industrial zone and conditional use permit, the project meets the site plan review findings.

GENERAL PLAN AND ZONING CONSISTENCY

As discussed above, the proposed project meets or exceeds all applicable requirements of Title 18, Zoning, of the Gardena Municipal Code. The proposed project is also consistent with several goals and policies of the Housing Element, Land Use and Community Design Plans of the Gardena General Plan.

Per the City of Gardena's Housing Element Goal 5.0, the City shall, "promote equal opportunity for all residents to reside in the housing of their choice." The project is the first of its kind in the City. Each unit is a 350 square-foot, self-sufficient unit and allows for a maximum of two residents per unit. The majority of the housing stock in the City are predominately single family, townhome/condo, or apartments. The proposed project will offer a more compact housing type that can adapt to meet ADA standards (HE Policy 5.2). Although the project does not provide for affordable units, the project does broaden the housing options in the City, thus promoting providing opportunity for all residents to reside in the housing of their choice.

The proposed structure has adequate amenities for both the resident and other site users such as a fitness room for residents and areas of both private and common open space (LU Policy 1.5). The development of a residential project on the subject site is considered more compatible with the surrounding residential uses than if an industrial project were to be constructed on the same site

(LU Policy 1.11). Furthermore, the size of the project site limits the development potential for industrial uses because, as stated before, industrial uses require larger properties.

The modern design of the building includes varied facades that add to the overall aesthetic of the building without being overpowering or inconsistent with other buildings in the neighborhood (DS Policy 2.2 and 2.3). Furthermore, the contemporary design mimics is industrial in nature; however, the residential character softens the building's appearance. The aesthetic is more modern than other structures in the neighborhood but is not seen by staff as being incompatible with the neighborhood. Staff believes the design of the building will help to improve the overall aesthetic of the surrounding neighborhood.

The setbacks, massing, articulation, and height limits will not be overbearing on the existing residential neighborhood (DS Policy 2.9). Landscaped areas along the borders of the property will create a pleasant aesthetic for those passing by on foot or by automobile (DS Policy 2.10). The location of the parking lot to the rear of the building will reduce any blight caused by surface parking lots along street frontages (DS Policy 3.5).

ENVIRONMENTAL CONSIDERATIONS

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15332, In-Fill Development Projects. The proposed project is a new 29,965 square foot single room occupancy community that is consistent with all applicable general plan and zoning designations and regulations. The project occurs within city limits on a project site of no more than five acres, substantially surrounded by urban uses. The proposed site has no value as a habitat for endangered, rare, or threatened species. The project site is able to be served by all required utilities and public services. After review of the project and review of appropriate studies related to the project, the City does not foresee any adverse impacts to traffic, noise, air quality, or water quality.

The proposed project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact.

The project is not located along any state designated scenic highway nor within any designated hazardous waste site. The site on which the building is proposed is not considered a significant historical site by any governmental body. Staff does not expect any significant impacts or unusual circumstances related to the approval and construction of this project.

Therefore, the proposed project is categorically exempt from CEQA.

NOTICING

The public hearing notice for Conditional Use Permit #12-16 and Site Plan Review #6-18 was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on July 27, 2018. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department, Room 101, City Hall, and are considered part of the administrative record.

RECOMMENDATION

Staff recommends the Planning Commission:

1. Open the public hearing;
2. Receive testimony from the public; and
3. Adopt Resolution No. PC 7-18 approving Conditional Use Permit #12-16 and Site Plan Review #6-18 subject to the attached conditions of approval, and directing staff to file a Notice of Exemption as an existing facilities project.

ATTACHMENTS

Resolution No. PC 7-18

Exhibit A – Draft Conditions of Approval

Exhibit B – Architectural Plans

Exhibit C – Traffic Memo

Exhibit D – Fiscal Impact Analysis

Exhibit E – Property Management Plan

P:\Community Development\2013 Community Development\Planning\!2016\CUP #12-16 (16819 South Normandie)\Documents\1_Word\1_Staff Report (CUP #12-16).docx

RESOLUTION NO. PC 7-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW 29,965 SQUARE FOOT, 63-UNIT SINGLE-ROOM OCCUPANCY HOUSING DEVELOPMENT IN THE INDUSTRIAL (M-1) ZONE PER GARDENA MUNICIPAL CODE SECTION 18.36.030(O) AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION AS AN IN-FILL PROJECT (16819 SOUTH NORMANDIE AVENUE) (APN: 6106-027-028)

THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. RECITALS

- A. On July 21, 2017, the applicant, 16819 South Normandie LLC, submitted an application to improve the property at 16819 South Normandie Avenue (APN: 6106-027-028). The actions required include approving a conditional use permit and site plan review for the development;
- B. The application was determined by staff to be complete on March 30, 2018;
- C. The project site zoning is Industrial (M-1);
- D. The subject property is bounded to the north and south by industrial uses, to the east by railroad and multi-family residential uses, and to the west by residential uses;
- E. On May 3, 2018, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for May 15, 2018, at 7:00 PM at City Hall Council Chambers, 1700 West 162nd Street, Gardena;
- F. On May 15, staff continued the project to a date uncertain to allow the applicant to make modifications to the project;
- G. On July 27, 2018, the project was duly noticed and on August 7, 2018, the Planning Commission held the public hearing at which time it considered all material and evidence, whether written or oral; and
- H. In making the various findings set forth herein, the Planning Commission has considered all of the evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code. The record of these proceedings can be found at the Community Development Department, Room 101, 1700 West 162nd Street, Gardena, California. The Director of Community Development is the custodian of such record.

SECTION 2. CONDITIONAL USE PERMIT

Conditional Use Permit #12-16 to allow the construction of a 29,965 square foot, 63-unit single-room occupancy housing development located in the Industrial (M-1) zone as shown on the submitted plans dated June 25, 2018, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit B.

- 1. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter.**

As stated earlier in the report, per GMC Section 18.36.030(O), a conditional use permit is required for all single-room occupancy uses in the M-1 zone; therefore, the application is properly one for which a conditional use permit is required.

- 2. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses; is in harmony with the general plan; is not detrimental to the surrounding properties, existing uses or to uses specifically permitted in the zone in which the proposed use is to be located; and will not be detrimental to the public health, safety or welfare.**

Staff finds the proposed structure compatible with the surrounding neighborhood. The surrounding neighborhood is a mix of single-family and multi-family residential homes with some commercial and industrial uses. The single-room occupancy community will act as a good transition between the busier and more industrially-oriented South Normandie Avenue corridor and the less-busy and more residential neighborhoods to the west.

The design of the buildings are unique but are not seen as incompatible with the surrounding neighborhood. Massing and appropriate setbacks have created a project that is not overbearing on the existing built environment. The design of the building will improve the overall aesthetic of South Normandie Avenue, which is heavily industrial through the neighborhood.

Furthermore, the property is zoned industrial (M-1); however, the site is a vacant 29,969 square foot lot. Industrial uses require larger lots to accommodate industrial uses and meet the City's development requirements. Additional industrial uses on this site would also create potential negative impacts to the existing surrounding residential uses. Therefore, this project is considered more compatible than any industrial project that may arise on this site due to the presence of industrial zoning.

- 3. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.**

As discussed in the staff report, the proposed project meets all the development standards for single room occupancy developments, as set forth in GMC Section 18.36.030(O) and 18.36.060 and Sections 18.42.070, .080 and .085, as demonstrated in Table 2 of the staff report. The project was built with the surrounding uses in mind in that the project would be complimentary to the existing residential and non-residential uses that surround the

project site. The adjacent multi-family homes are consistent with the proposed project in terms of use and scale.

- 4. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use.**

The Traffic analysis provided by Linscott, Law and Greenspan Engineers determined that based on 63 single room occupancy units and location of vehicle ingress and egress locations, the project would have no adverse impacts on local traffic flow.

- 5. That the conditions stated in the decision are deemed necessary to protect the public health, safety and general welfare.**

The conditions of approval will ensure that the proposed project will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

SECTION 3. SITE PLAN REVIEW

A site plan shall be approved, or conditionally approved, only after finding that the proposed development, including the uses and the physical design of the development, is consistent with the intent and general purpose of the general plan and provisions of the municipal code, and will not adversely affect the orderly and harmonious development of the area and the general welfare of the City.

The findings for both site plan review and conditional use permit are similar in that they require consistency with the City's General Plan and Municipal Code and that the project will not adversely affect the neighborhood and City as a whole. Therefore, Staff believes that in meeting the findings for the conditional use permit and meeting or exceeding the development standards for the industrial zone and for conditional use permit, the project meets the site plan review findings.

SECTION 4. APPROVAL PROPERTY MANAGEMENT PLAN

The management plan attached hereto as Exhibit E addresses the management and operation of the facility, rental procedures, safety and security of the residents, and building maintenance as required by the Gardena Municipal Code. Additionally, the Plan provides that there will be a 24-hour resident manager. The Planning Commission hereby approves the Property Management Plan.

SECTION 5. GENERAL PLAN CONSISTENCY

The request for the construction and operation of single-room occupancy apartments will be consistent with the following General Plan Goals and Policies:

- Housing Element HE Goal 5.0: Promote equal opportunity for all residents to reside in the housing of their choice.

- Housing Element HE Policy 5.2: Support accessible residential design that facilitates use of housing units by all persons regardless of age or disability status.
- Land Use LU Policy 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multifamily residential developments.
- Land Use LU Policy 1.11: Design infill development to be compatible and consistent with the existing low-density character of residential neighborhoods.
- Community Design DS Policy 2.2: Ensure that new and remodeled dwelling units are designed with architectural styles, which are varied and are compatible in scale and character with existing buildings and the natural surroundings.
- Community Design DS Policy 2.3: Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.
- Community Design DS Policy 2.9: Integrate new residential developments with the surrounding built environment. In addition, encourage a strong relationship between the dwelling and the street.
- Community Design DS Policy 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a “greener” environment for residents and those viewing from public areas.
- Community Design DS Policy 3.5: Encourage underground parking or surface parking with effective landscape buffers to minimize the visual impact of parking areas.

An analysis is included in the staff report for reference.

SECTION 6. CALIFORNIA ENVIRONMENTAL QUALITY ACT

1. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemption:
 - Guidelines Section 15332, In-Fill Development Projects, The proposed project is a new 29,965 square foot single-room occupancy housing development that is consistent with all applicable general plan and zoning designations and regulations. The project occurs within city limits on a project site of no more than five acres, substantially surrounded by urban uses. The proposed site has no value as a habitat for endangered, rare, or threatened species. The project site is able to be served by all required utilities and public services. After review of the project and review of appropriate studies related to the project, the City does not foresee any adverse impacts to traffic, noise, air quality, or water quality.
2. The proposed project is not categorized under CEQA Guidelines Section 15300.2, Exceptions.
3. Staff is hereby directed to file a Notice of Exemption.

PASSED, APPROVED, AND ADOPTED this 7th day of August, 2018

BRENDA JACKSON, CHAIR
PLANNING COMMISSION

ATTEST:

JOSEPH CRUZ, SECRETARY
PLANNING COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Joseph Cruz, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify the following:

1. That a copy of this Resolution and the draft conditions of approval (Exhibit A) will be sent to the applicant and to the City Council as a report of the findings and action of the Planning and Environmental Quality Commission; and
2. That the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 7th day of August, 2018, by the following vote of the Planning Commission:

AYES: Pierce, Langley, Henderson, Jackson

NOES: Sherman

ABSENT:

Attachments:

- Exhibit A – Draft Conditions of Approval
- Exhibit B – Architectural Plans and Elevations dated June 25, 2018
- Exhibit C – Traffic Memo
- Exhibit E – Property Management Plan

EXHIBIT A

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #12-16 AND SITE PLAN REVIEW #

6-18

GENERAL CONDITIONS

- GC 1. Applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement. The resolution of approval and conditions shall be recorded with the County Recorder. Proof of compliance shall be in the form of a copy of the recorded document, submitted to the Community Development Department, prior to issuance of any construction permit.
- GC 2. Development of this site shall comply with the requirements and regulations of Title 15 (Building and Construction) and Title 18 (Zoning) of the Gardena Municipal Code.
- GC 3. Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 4. Prior to commencement of work, the contractor/developer shall schedule a pre-job meeting with the City's engineering and building inspectors to minimize construction noise levels, including sound-reduction equipment as deemed necessary by the City. Prior to the issuance of demolition or construction permits, the contractor/developer shall prepare and implement a construction management plan, approved by the City, which includes procedures to minimize off-site transportation of heavy construction equipment.
- GC 5. The site layout and physical appearance of the structures shall be in accordance with the plans dated June 25, 2018, approved by the Planning and Environmental Quality Commission, and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision, as modified by such decision. Minor modifications or alterations to the design, style, colors, and materials shall be subject to the review and approval of the Community Development Director.
- GC 6. Grading and construction activities on the project site shall adhere to the requirements of Chapter 8.36 of the Gardena Municipal Code, which limits construction activities to the hours of 7 a.m. to 6 p.m., Monday through Friday, and 9 a.m. to 6 p.m. on Saturdays. Construction activities on Sundays and public holidays are strictly prohibited.

- GC 7. Applicant/developer shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation, attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of the Conditional Use Permit and the subsequent Notice of Exemption. The City shall promptly notify the applicant/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant/developer of any obligation under this condition, including the payment of attorney's fees.

PLANNING

- PL1. Conditional Use Permit #12-16 and Site Plan Review #6-18 shall be utilized within a period not to exceed twelve (12) months from the date of approval, unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.
- PL2. The property owner/developer shall maintain landscaping in a healthy and well-kept manner, and shall maintain the landscape irrigation system in an operating manner, at all times.
- PL3. The applicant shall pay a \$1,000 per unit multi-family development impact fee prior to certificate of occupancy.
- PL4. The applicant shall incorporate a back-up generator for the automated parking lift in the case of power failure.***

BUILDING AND SAFETY

- BS1. This project shall comply with all applicable portions of the 2016 California Building Standards Code, Title 24, California Code of Regulations, Parts 1-12.
- BS2. The applicant shall show compliance with all State and Federal Accessibility codes.
- BS3. The applicant/contractor/owner shall show compliance with the State and City's recycling program.
- BS4. The Conditions of Approval shall be printed on working drawings.
- BS5. The applicant shall pay all required fees including but not limited to plan check fees, permit fees, school fees, and excreta.

- BS6. The applicant shall provide a full geotechnical investigation report including possible contaminated soil.
- BS7. No work shall commence prior to the city approval of all deferred submittals.
- BS8. Prior to the submittal of any grading plan the applicant shall submit a preliminary project WQMP for review and approval to the Building and Engineering divisions that does the following:
- a. Utilizes Low Impact Development principles as follows: preserves natural features, minimizes runoff and reduces impervious surfaces; and utilizes infiltration of runoff as the preferred method of pollutant treatment. Infiltration Best Management Practices (BMPs) to be considered include the use of permeable materials such as pervious concrete and concrete pavers, infiltration trenches and planters, and other infiltration BMPs as applicable.
 - b. Incorporates the applicable Routine Source and Structural Control BMPs as defined in the Drainage Area Management Plan (DAMP).
 - c. Maintains the hydrologic characteristics of the site by matching time of concentration, runoff, velocity, volume, and hydrograph for a 2-year storm event.
 - d. Reduces the potential in downstream erosion and avoids downstream impacts to physical structures and aquatic and riparian habitat.
 - e. Thoroughly describes the long-term operation and maintenance requirements for Structural and Treatment Control BMPs.
 - f. Identifies the entity or employees that will be responsible for long-term operation, maintenance, repair, and or replacement of the Structural and Treatment Control BMPs and the training that qualifies them to operate and maintain the BMPs.
 - g. Describes the mechanism for funding the long-term operation and maintenance of all Structural and Treatment Control BMPs.
 - h. A copy of the forms to be used in conducting maintenance and inspection activities.
 - i. Recordkeeping requirements (forms to be kept for 5 years).
 - j. A copy of the form to be submitted annually by the project owner to the Public Works Department that certifies that the project's Structural and Treatment BMPs are being inspected and maintained in accordance with the projects WQMP.
 - k. A certified copy of the Covenant and Agreement regarding the O & M Plan to Fund and Maintain Water Quality BMPs, Consent to Inspect, and Indemnification form.
- BS9. A copy of the project's Covenants, Conditions and Restrictions shall be provided to the Community Development Department for review and approval that includes

requirements for maintenance and funding of the projects structural and treatment water quality best management practices as approved by the City in the project's WQMP.

a. Conditions for Coordination of Water Quality BMPs

i. Landscape Plans

1. Prior to submittal of landscape plans for City approval, the applicant shall review the approved Water Quality Management Plan and ensure the proposed landscape plans are consistent with the project grading plans and show applicable Best Management Practices such as grass swales, detention basins, grass or vegetated buffers, filters, permeable pavers, etc.

ii. Building Permits

1. Prior to submittal of building plans, the applicant shall review the approved Water Quality Management Plan and grading plan to ensure the structure's downspouts or drainage outlet locations are consistent with those documents. Copies of the building or architectural plans showing the downspouts and drainage outlets shall be submitted to the Building and Engineering Departments for review and approval.

PUBLIC WORKS

- PW1. The applicant shall provide sewer cleaning, video, and capacity analysis.
- PW2. The applicant shall pay \$6,440.00 sewer fee (pending outcome of sewer capacity analysis).
- PW3. The applicant shall remove and replace all sidewalk abutting to the project site.
- PW4. The applicant shall remove and replace all curb and gutter abutting to the project site.
- PW5. The applicant shall remove and replace curb ramps abutting the project site.
- PW6. The applicant shall remove and replace concrete driveway abutting the project site.
- PW7. The applicant shall remove all abandoned driveways and replace with new curb, gutter, and sidewalk.
- PW8. The applicant shall remove/plant street trees adjacent to the site per Deryl Lloyd, Parks Superintendent (310) 217-9169.
- PW9. The applicant shall remove and replace existing traffic sign on West 169th Street.
- PW10. The applicant shall re-paint existing curbs and install new traffic signs per City of Gardena.

- PW11. The applicant shall show all sidewalk structures on plans (i.e. poles, hydrants, and traffic signal conduit).
- PW12. The applicant shall provide curb drains.
- PW13. The applicant shall provide street improvement plan showing all requirements. Street plans shall be designed and signed by a registered Civil Engineer.
- PW14. The applicant shall obtain a Public Works encroachment/excavation permit.
- PW15. Requirements are based on preliminary review only; additional requirements may be imposed upon full plan submittal and review.

16819 Normandie LLC certifies that it/he has read, understood, and agrees to the Project Conditions listed herein.

16819 Normandie LLC

By _____

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MEMORANDUM

To:	Mr. Raymond Barragan City of Gardena Department of Community Development	Date:	April 18, 2018
From:	Clare M. Look-Jaeger, P.E. <i>CL-Jaeger</i> Chin S. Taing, PTP <i>CS</i> LLG, Engineers	LLG Ref:	1-17-4249-1
Subject:	Revised Trip Generation and Site Access Assessment for 16819 South Normandie Avenue SRO Project, City of Gardena		

Linscott, Law & Greenspan, Engineers (LLG) has prepared this revised trip generation and site access assessment for the proposed single room occupancy (SRO) multi-family residential project located at 16819 South Normandie Avenue in the City of Gardena, California. This trip generation analysis has been prepared to determine the forecast project trip generation as well as provide an overall review of the site access and circulation scheme for the project.

Briefly, it is concluded that the proposed project is anticipated to result in an increase of 426 new daily vehicle trips, 33 AM peak hour vehicle trips and 40 PM peak hour vehicle trips. While the City of Gardena does not have formal adopted thresholds for the preparation of a traffic impact study, the forecast project trip generation would not be expected to appreciably alter current traffic operations or be discernable to motorists. These increases correspond to only one vehicle approximately every one to two minutes during both the AM and PM peak hours. Thus, it is LLG's opinion that preparation of a formal traffic impact study should not be required.

This memorandum provides a description of the existing setting, a summary of the proposed project description; a review of the project site access and circulation scheme; a summary of the project trip generation; and a summary conclusion regarding the proposed project.

Existing Setting

The existing site is comprised of a rectangular lot totaling approximately 29,970 square feet and has a site address of 16819 South Normandie Avenue. The existing site is located at the northwest corner of the Normandie Avenue/169th Street intersection. The project site location and general vicinity are illustrated in **Figure 1**. The site is generally bounded by an existing commercial use to the north, 169th Street to the south, Normandie Avenue to the east, and Brighton Avenue to the west. The site was previously occupied by one single-story structure totaling approximately 2,400 square feet for a plant nursery (i.e., Marumiya Nursery) but has been vacant since 2016. **Figure 2** provides an aerial illustration of the existing project site along with the existing driveways. Vehicular access to the site is currently provided via three (3) full access driveways (i.e., left-turn and right-turn ingress and egress turning

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movements), with one access point provided along each roadway (i.e., one driveway on Normandie Avenue, one driveway on 169th Street, and one driveway on Brighton Avenue).

Project Description

The proposed project consists of the construction of 64 single-room occupancy (SRO) multi-family residential rental units. Each of these micro-units will provide approximately 350 square feet of living space with one full bathroom and an all-electric kitchen with private balconies/patio space. The unit mix is planned to comprise of 18 townhouse units (i.e., Unit Type A) and 46 flat units (i.e., Unit Type B). On-site amenities for the residents will also include a fitness room and outdoor communal areas provided on the ground floor. The ground floor site plan for the proposed project is illustrated in *Figure 3*. Project construction schedule is expected to commence in the first quarter of year 2019 with buildout and occupancy anticipated by the third quarter of year 2020.

Site Access and Circulation Review

Vehicular access to the project site is planned to be provided via a single project driveway located approximately midway along the project frontage on West 169th Street. No driveway curb cuts are proposed along the project frontages on Normandie Avenue or Brighton Avenue. As also illustrated in *Figure 3*, the proposed project also includes a five-tier automated parking structure on-site for a total of 64 parking spaces. Two (2) handicap accessible surface parking spaces are also provided just north of the entry gates. A total of 64 long-term bicycle parking spaces and eight short-term bicycle parking spaces are planned to be provided on-site.

Based on information provided, a total of 66 on-site vehicular spaces are provided (i.e., 64 spaces within the automated parking structure and two (2) accessible spaces on the ground level). As indicated in Section 18.40.070.B of the City of Gardena Municipal Code, *Additional standards for residential parking areas*, driveways serving less than 20 parking spaces shall have a minimum width of 10 feet and driveways serving 20 or more parking spaces shall have a minimum width of 20 feet. As shown in the project site plan, a total of 66 spaces are provided within the combined parking areas that will be accessed via the proposed project driveway. Thus, the proposed project driveway width of 21 feet meets the minimum Code requirement of 20 feet needed for driveways serving 20 spaces or more.

Figures 4A and *4B* illustrate the inbound and outbound vehicle maneuvers associated with site entry and entry to the automated parking structure, respectively. An analysis of vehicle turning maneuvers on-site has been prepared using the AutoTURN software package. The standard passenger vehicle template is based on the

specifications as outlined according to AASHTO (American Association of State Highway and Transportation Officials) for the design vehicle type. As shown in *Figure 4A*, in order for a motorist to enter the first parking platform in the southern portion of the parking structure, it would require them to back into that space or conduct multiple maneuvers in order to complete the inbound maneuver into that platform entry without encroaching upon the landscaping or accessible parking spaces located on the west side of the drive aisle. Similarly for the outbound scheme as shown in *Figure 4B*, the south end of the parking structure would require the motorist to conduct multiple maneuvers in order to complete the outbound maneuver without encroaching upon the landscaping/accessible spaces. It should be noted that the platform entries north of the first platform entry of the structure could be accessed by motorists in one turning maneuver for both the inbound and outbound circulation schemes.

Project Trip Generation Determination

Traffic volumes expected to be generated by the proposed project during the AM and PM peak hours, as well as on a daily basis, were estimated using rates published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*¹. Specifically, the daily, AM and PM peak hour traffic volumes expected to be generated by the project were forecast based on ITE Land Use Code 220 (Apartment) trip generation average rates which are most applicable for the proposed multi-family rental units. As mentioned previously, since the prior nursery use has vacated the site, no trip credit was applied for the removal of the nursery use.

The traffic generation forecast for the proposed project is summarized in *Table 1*. As shown in *Table 1*, the proposed project is forecast to result in 33 new AM peak hour vehicle trips (7 inbound trips and 26 outbound trips) and 40 new PM peak hour vehicle trips (26 inbound trips and 14 outbound trips). Over a 24 hour period, the proposed project is forecast to generate 426 new daily trip ends (213 inbound trips and 213 outbound trips) during a typical weekday.

Summary

At full build-out and occupancy, the proposed project is anticipated to result in an increase of 426 new daily vehicle trips, 33 AM peak hour vehicle trips and 40 PM peak hour vehicle trips. While the City of Gardena does not have formal adopted thresholds for the preparation of a traffic impact study, the forecast project trip generation would not be expected to appreciably alter current traffic operations or be

¹ *Trip Generation Manual*, Institute of Transportation Engineers, 9th Edition, 2012.

Mr. Raymond Barragan
April 18, 2018
Page 4

discernable to the traveling public. These increases correspond to only one vehicle every one to two minutes during both the AM and PM peak hours. Thus, it is LLG's opinion that preparation of a formal traffic impact study should not be required. However, it is recommended that further review be undertaken in terms of the project site access and circulation scheme, specifically regarding the proposed configuration of where vehicles enter and exit the automated parking structure as the current configuration requires multiple maneuvers for vehicles to turn into the first parking entry platform and could present a potential circulation concern, although short-term in nature.

Please feel free to call us at 626.796.2322 with any questions or comments regarding the trip generation and site access assessment.

c: File

Table 1
PROJECT TRIP GENERATION [1]

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
			IN	OUT	TOTAL	IN	OUT	TOTAL
<i>Proposed Project</i> Single Room Occupancy (Rental) [3]	64 DU	426	7	26	33	26	14	40
TOTAL		426	7	26	33	26	14	40

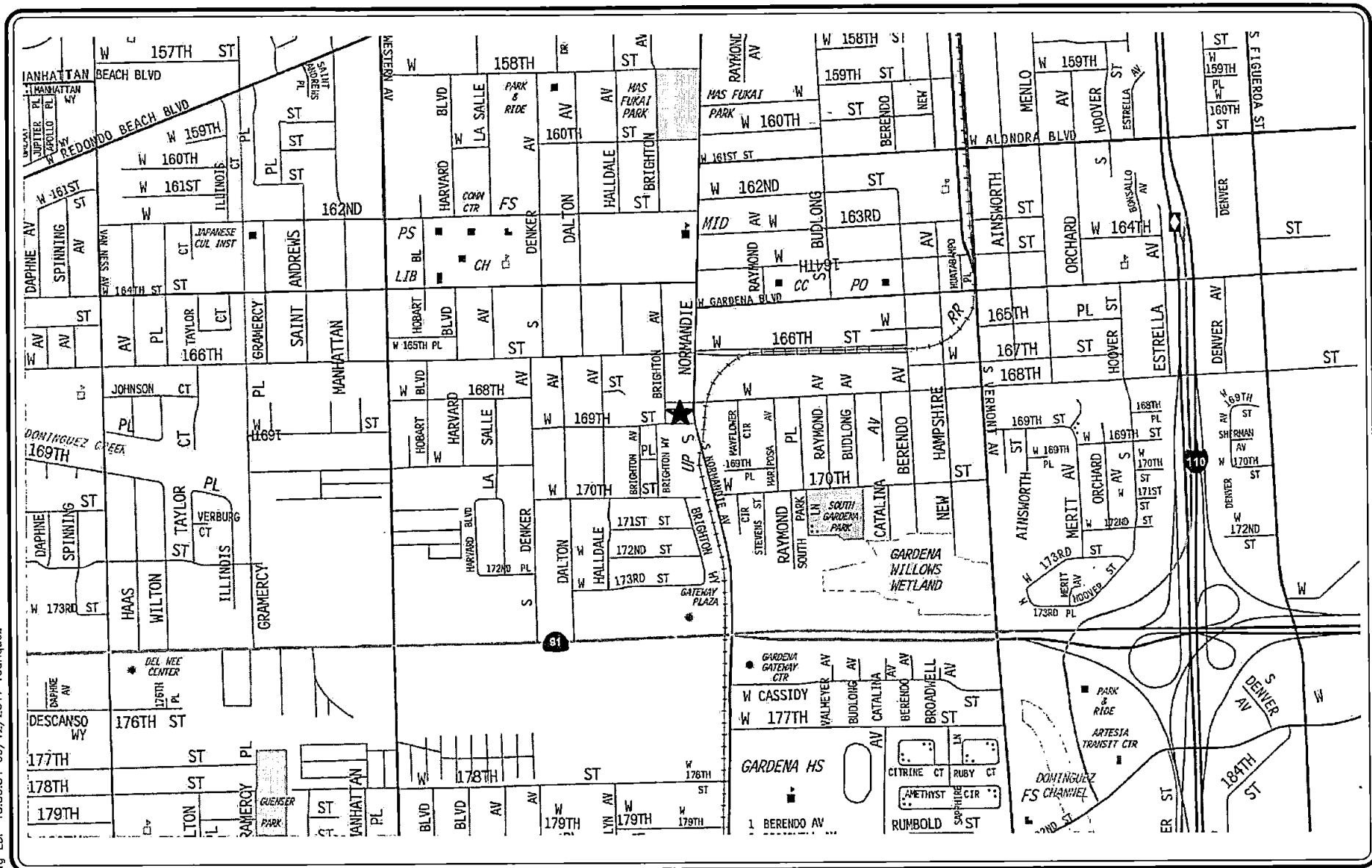
[1] Source: ITE "Trip Generation Manual", 9th Edition, 2012.

[2] Trips are one-way traffic movements, entering or leaving.

[3] ITE Land Use Code 220 (Apartment) trip generation average rates.

- Daily Trip Rate: 6.65 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.51 trips/dwelling unit; 20% inbound/80% outbound
- PM Peak Hour Trip Rate: 0.62 trips/dwelling unit; 65% inbound/35% outbound

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NOT TO SCALE

MAP SOURCE: RAND MCNALLY & COMPANY



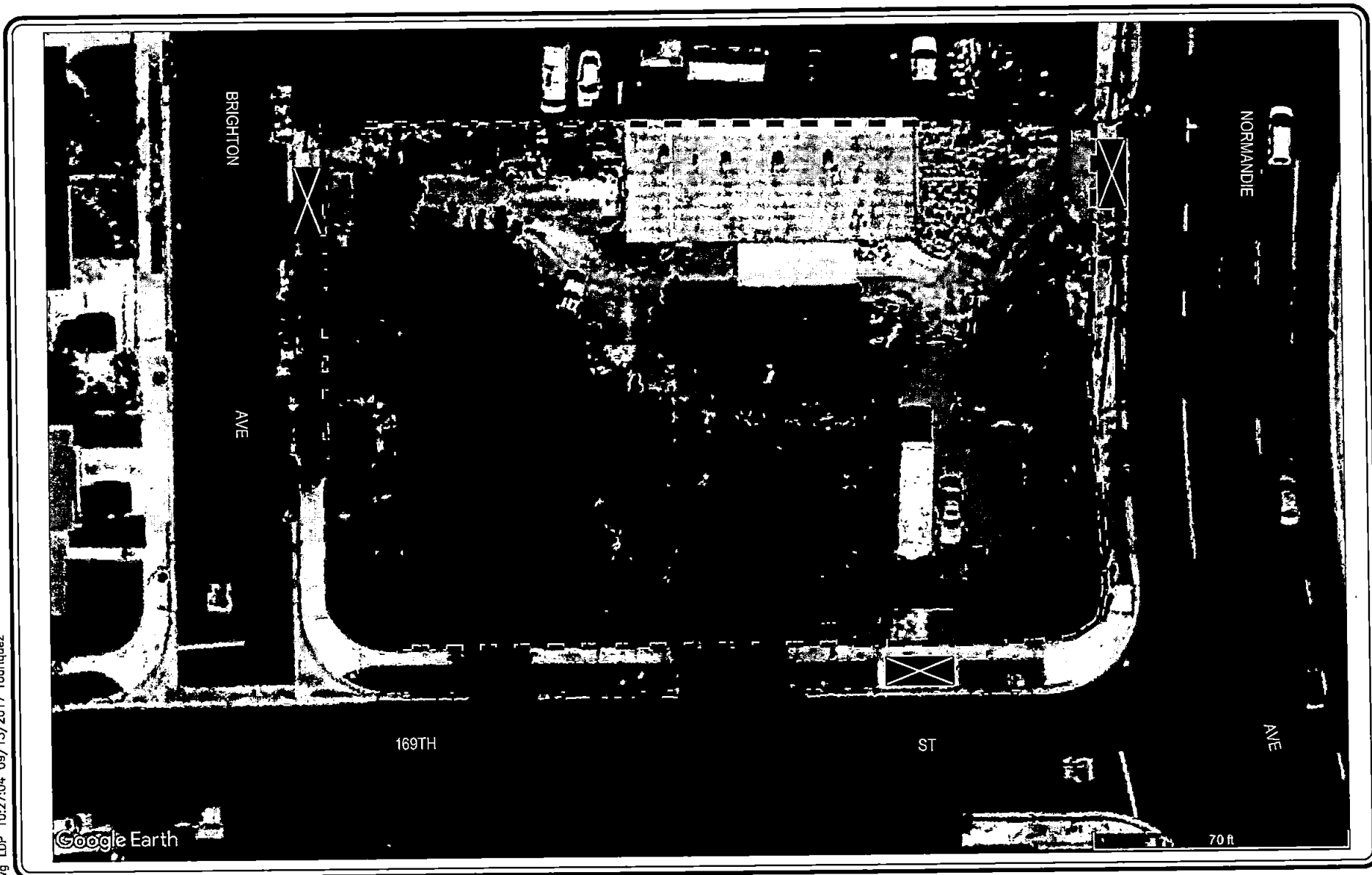
PROJECT SITE

LINSCOTT, LAW & GREENSPAN, engineers

FIGURE 1
VICINITY MAP

16819 NORMANDIE AVENUE SRO PROJECT

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MAP SOURCE: GOOGLE EARTH



PROJECT SITE



EXISTING DRIVEWAY

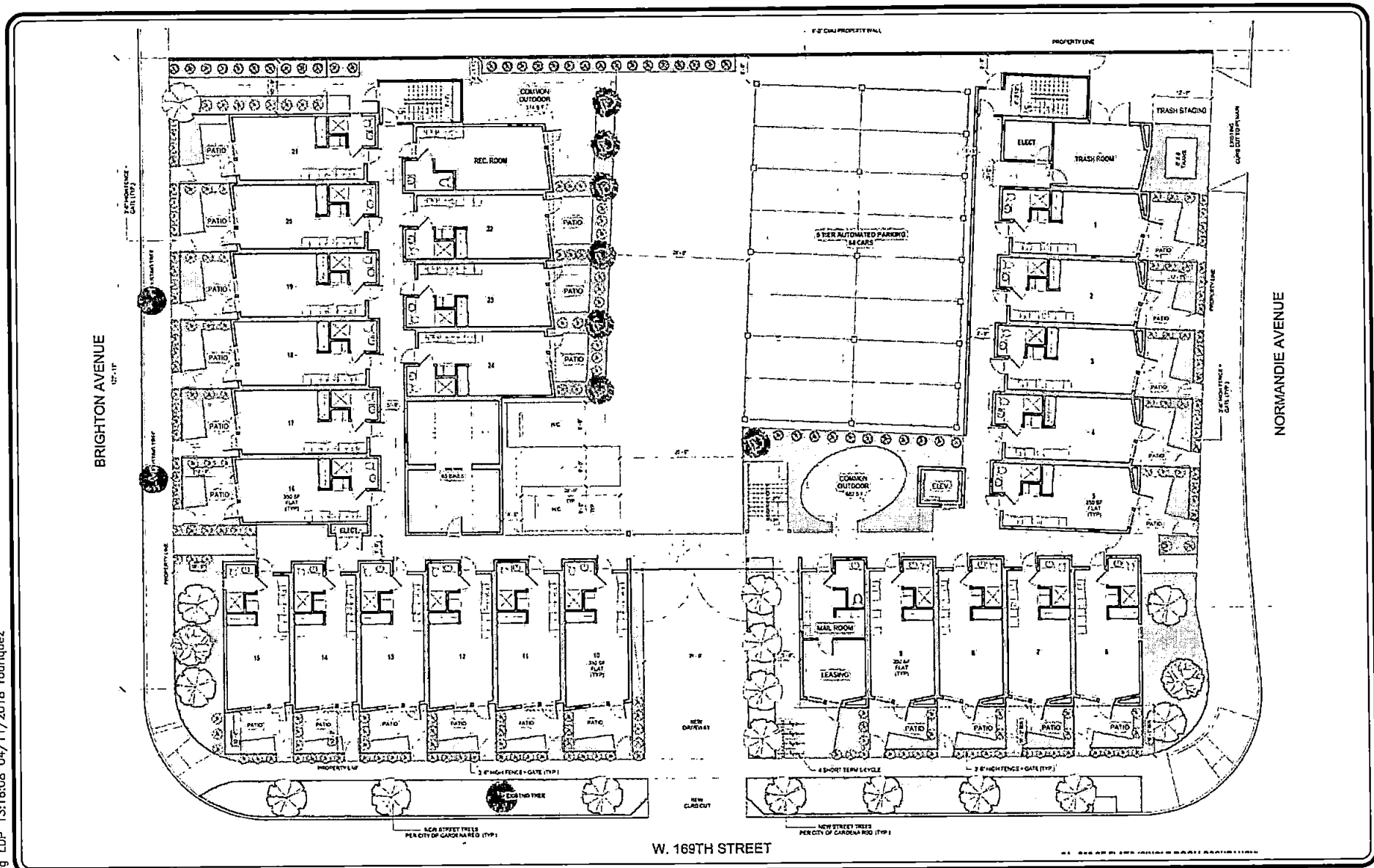
AERIAL PHOTOGRAPH OF EXISTING PROJECT SITE

FIGURE 2

LINSCOTT, LAW & GREENSPAN, engineers

16819 NORMANDIE AVENUE SRO PROJECT

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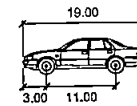
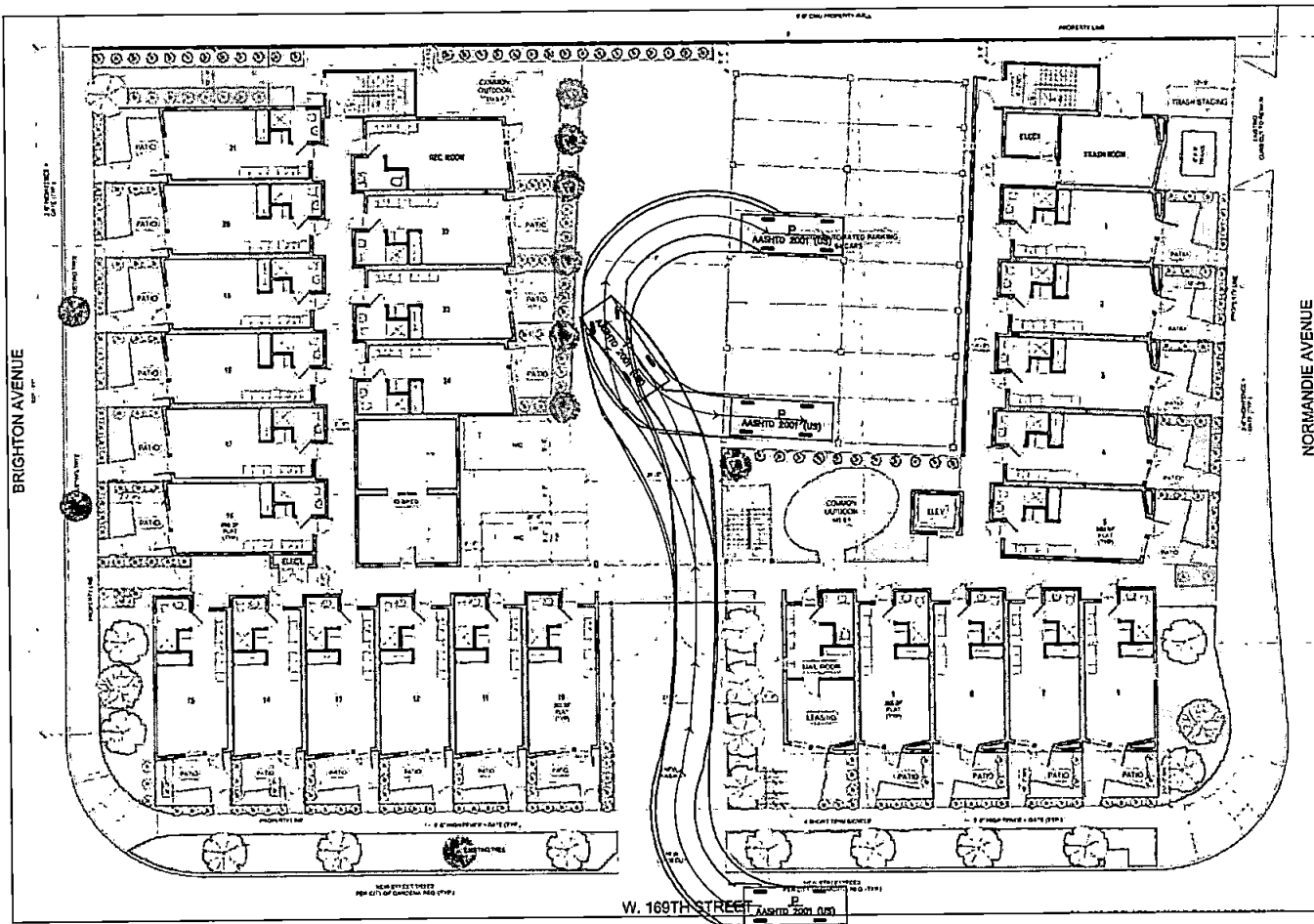
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SOURCE: DE ARCHITECTS AIA

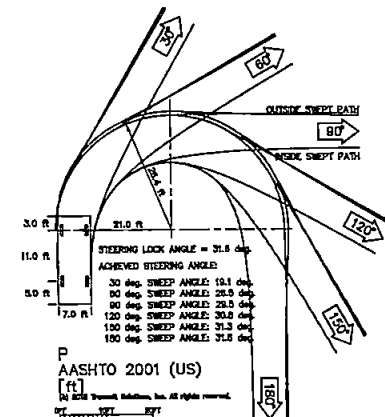
LINSCOTT, LAW & GREENSPAN, engineers

FIGURE 3
SITE PLAN

16819 NORMANDIE AVENUE SRO PROJECT



P feet
 Width : 7.00
 Track : 6.00
 Lock to Lock Time : 6.0
 Steering Angle : 31.6



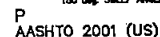
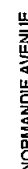
NOT TO SCALE

MAP SOURCE: DE ARCHITECTS AIA

FIGURE 4A AUTOTURN MANEUVERING ANALYSIS INBOUND

AASHTO (US) PASSENGER VEHICLE
 16819 NORMANDIE AVENUE SRO PROJECT

LINSCOTT, LAW & GREENSPAN, engineers



LINSCOTT, LAW & GREENSPAN, engineers

AASHTO (US) PASSENGER VEHICLE
16819 NORMANDIE AVENUE SRO PROJECT

EXHIBIT D

16819 South Normandie Avenue (64 Units) Fiscal Impact Analyses City of Gardena

Prepared for:

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2216 Main Street, Suite 101
Santa Monica, CA 90405
Attention: Lee Johnson, Principal
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Submitted to:

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Gardena, CA 90247-3778
310.217.9500

April 11, 2018

SRHA Job #1331

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EXECUTIVE SUMMARY

The Executive Summary presents the projected fiscal impacts to the City of Gardena after full buildout of the proposed 64 apartment units at 16819 South Normandie Avenue project in the City of Gardena. Recurring revenues and costs for the City General Fund are projected in constant 2018 dollars, with no adjustment for inflation.

The City General Fund provides general government; police protection; fire protection (including dispatch and emergency preparedness); public works including operations and maintenance of off-site streets, signals, signage, engineering and equipment; community development services including permitting and building services and planning services; recreation, human services and maintenance of public grounds and facilities.

Project Description

The proposed 16819 South Normandie Avenue project site is located at the northwest corner of the intersection of West 169th Street and South Normandie Avenue, as shown in Figure 1. Currently, there is a nursery on the project site.

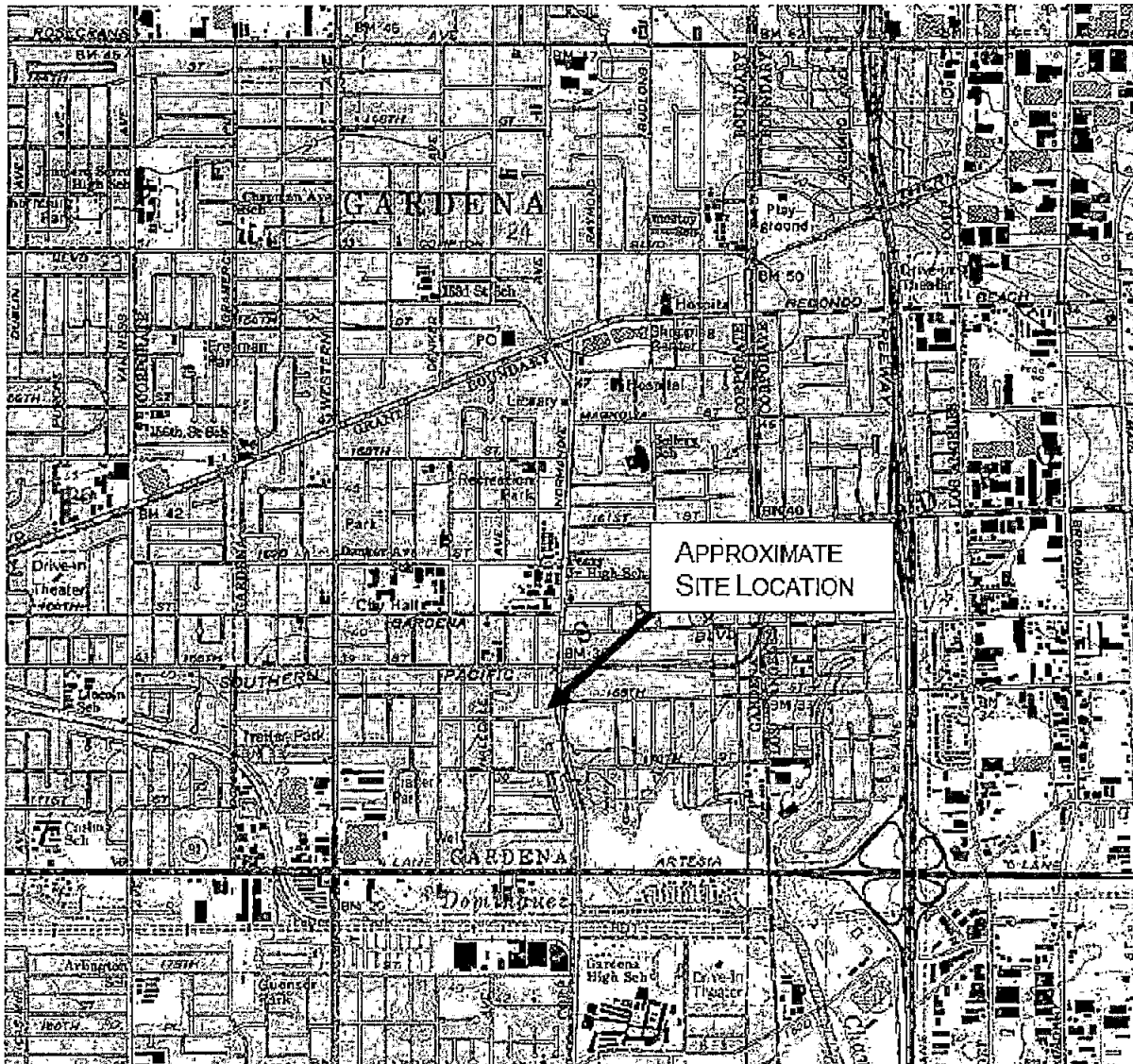
As shown in Table 1, the 16819 South Normandie Avenue project proposes 64 residential apartment units. Buildout population is estimated at 70, and represents an overall average of 1.1 persons per unit. Net new incremental assessed valuation of the proposed project is estimated at about \$11.14 million.

Projected Recurring Fiscal Impacts

As shown in Table 2, a net recurring deficit of \$1,009 is projected to the City's General Fund for the 16819 South Normandie Avenue project after buildout. The projected deficit is based on projected recurring revenues of \$43,212 and projected recurring costs of \$44,221. Fiscal impacts are projected in constant 2018 dollars with no adjustment for future inflation.

The major recurring revenues for the General Fund after buildout are property tax, property tax in lieu of motor vehicle license fees, sales and use tax from project residents and utility users tax. Major City General Fund recurring costs after buildout are police services and fire protection.

Figure 1
Project Location within Gardena
16819 South Normandie Avenue Fiscal Impact Analysis
City of Gardena



Sources: Stanley R. Hoffman Associates, Inc.
 Hamilton & Associates, Inc.

Table 1
Development Summary After Buildout
16819 South Normandie Avenue Fiscal Impact Analysis
City of Gardena
(In Constant 2018 Dollars)

Category	64 Unit Project Buildout
<u>Gross Acres</u>	0.69
<u>Residential Apartment Units</u>	64
<u>Estimated Population (@ 1.1 persons per unit) ²</u>	70
<u>Estimated Net New Assessed Valuation ³</u>	\$11,135,580

1. Land use information is provided by West Realty Group.
2. Based on the developer's experience with similar developments, the overall average household size is estimated at 1.1 persons per household.
3. Net new valuation represents the estimated new valuation for the proposed project minus the estimated existing site assessed valuation on the County Assessor's 2017 tax roll.

Sources: Stanley R. Hoffman Associates, Inc.
West Realty Group
Los Angeles County Office of the Assessor, 2017 Roll Values

Table 2
Summary of Projected Recurring General Fund Fiscal Impacts After Buildout
16819 South Normandie Avenue Fiscal Impact Analysis
City of Gardena
(In Constant 2018 Dollars)

General Fund Category	64 Unit Project Buildout
Recurring Revenues	\$43,212
Recurring Costs	<u>\$44,221</u>
Net Recurring (Deficit)	(\$1,009)

Source: Stanley R. Hoffman Associates, Inc.

CHAPTER 1

INTRODUCTION

This report presents the General Fund fiscal impact analyses after buildout of the proposed 16819 South Normandie Avenue apartment project in the City of Gardena.

1.1 Overview

The 16819 Normandie Avenue project proposes 64 residential apartment units on a 0.69-acre nursery site located at the northwest corner of Normandie Avenue and West 169th Street.

1.2 Methodology

The fiscal analysis is based the fiscal methodology used by the fiscal consultant for prior projects in the City of Gardena and data and assumptions from the following sources:

- City revenue and expenditure information for Fiscal Year 2017/2018 from the City's *Adopted Budget, Fiscal Year 2016/2017 and Fiscal Year 2017/2018*.
- Revenue and cost factors are calculated based on City budget information, discussions with the appropriate City staff, the January 1, 2017, City population estimate from the California Department of Finance (DOF) and the current employment estimate from the Southern California Association of Governments (SCAG) Adopted RTP 2016 growth forecasts.
- An estimate of the non-resident employment in the City was developed from the Census.
- Land use information and project valuation assumptions are based on documents and data from West Realty Group.
- Property tax revenue projections are based on an average of property tax allocations for the tax rate area (TRA) in which the project is located. The TRA allocations are from the Los Angeles County Auditor-Controller.
- Revenue and cost factors are projected in constant 2018 dollars, with no adjustment for future inflation.

1.3 Outline of the Report

Chapter 2 describes the land uses and market assumptions the 16819 Normandie Avenue 64 apartment project. Projected fiscal impacts are in Chapter 3 and Chapter 4 provides the fiscal impact analysis assumptions and methodology. Appendix A presents supporting tables for the fiscal assumptions. Project references used in the preparation of this report are listed in Appendix B.

CHAPTER 2

PROJECT DESCRIPTION

The detailed development description and the projected fiscal impacts to the Gardena General Fund for the proposed 16819 South Normandie Avenue project after full buildout are presented in this chapter.

2.1 Development Description After Buildout

The proposed apartment project site at 16819 South Normandie Avenue is located at the northwest corner of Normandie Avenue and West 169th Street. The 0.69 project site is currently a nursery bounded by light industrial/commercial uses to the north, Normandie Avenue to the east, 169th West Street to the south and Brighton Avenue to the west, as shown in Figure 2-1.

Units and Population

The proposed 16819 South Normandie Avenue apartment project includes a new 3 story building with 64 residential units, a 5 tier automated parking garage and 64 bicycle spaces. As shown in Panel B of Table 3-1, the project includes the following unit breakdown:

- 18 townhouses with an average size of 350 square feet
- 46 flats with an average size of 350 square feet

Based on the developer's experience with similar residential products, household size is assumed at 1.1 persons per unit, resulting in an estimated population of 70 after buildout.

Net New Assessed Valuation

Net new assessed valuation is estimated at about \$11.14 million after buildout of the 16819 South Normandie Avenue project, as shown in Panel D of Table 2-1. The projected new valuation is about \$12.57 million based on the average value per unit of \$196,360 from the project developer, as presented in Table 2-2. The estimated existing valuation of about \$1.43 million from the Los Angeles County Assessor 2017 tax roll values, as shown in Table 2-3, is subtracted from the new valuation for an estimated net new valuation of about \$11.14 million.

2.2 Projected Property Tax and Property Tax in Lieu of Vehicle License Fees (VLF)

Table 2-4 presents the projected property tax to the City General Fund and the projected property tax in lieu of vehicle license fees (VLF) to the City for the project after buildout.

Figure 2-1
Aerial View of Project Site
16819 South Normandie Avenue Fiscal Impact Analysis
City of Gardena



Sources: Stanley R. Hoffman Associates, Inc.
Google Earth

Table 2-1
Development Description After Buildout
16819 South Normandie Avenue Fiscal Impact Analysis
City of Gardena
(In Constant 2018 Dollars)

Category	64 Unit Project Buildout
A. Gross Acres	0.69
B. Residential Units ¹	
350 Square Feet Townhouses	18
350 Square Feet Flats	<u>46</u>
Total Residential Units	64
C. Estimated Population (@ 1.1 persons per household) ²	70
D. Estimated Net New Assessed Valuation	
New Residential Units	64
	<i>times</i>
Average Value per Unit	\$196,360
	<i>equals</i>
Total New Assessed Valuation ³	\$12,567,040
	<i>minus</i>
Existing Assessed Valuation ⁴	<u>\$1,431,460</u>
Estimated Net New Assessed Valuation	\$11,135,580

1. Acres, unit distribution and unit sizes are provided by West Realty Group.
2. Based on the developer's experience with similar developments, the overall average household size is estimated at 1.1 persons per household.
3. Total new assessed valuation is provided by West Realty Group for the purpose of the fiscal analysis and does not represent an appraisal. The estimated value per unit is included in Table 3-2.
4. The estimated existing assessed valuation is based on the Los Angeles County Assessor 2017 Tax Roll.

Sources: Stanley R. Hoffman Associates, Inc.
West Realty Group

Table 2-2
Estimated Value per Unit
16819 South Normandie Avenue Fiscal Impact Analysis
City of Gardena
(In Constant 2018 Dollars)

Category	64 Unit Project Buildout
<u>A. Estimated Annual Rental Income</u>	
Average Monthly Rent per Unit	\$1,500
Average Annual Rent per Unit	\$18,000
Gross Annual Rent for 64 Units	\$1,152,000
<u>B. Estimated Annual Net Income</u>	
Total Annual Rent for 64 Units	\$1,152,000
Estimated Annual Expenses (O&M at 35% and vacancy of 5%)	<i>minus</i> \$460,800
Estimated Annual Net Income	<i>equals</i> \$691,200
<u>C. Estimated Average Value per Unit</u>	
Annual Net Income	\$691,200
Capitalization Rate ¹	<i>divided by</i> 5.5%
Total Value	<i>equals</i> \$12,567,270
Total Units	<i>divided by</i> 64
Estimated Average Value per Unit	<i>equals</i> \$196,360

1. Capitalization rate is estimated in the range of 5% to 6%.

Sources: Stanley R. Hoffman Associates, Inc.
West Realty Group

Table 2-3
Estimated Current Assessed Valuation: 2017 Roll Values
16819 South Normandie Avenue Fiscal Impact Analysis, City of Gardena
(In Constant 2018 dollars)

Parcel Number	2017 Assessed Valuation: 46 Unit Project			Tax Rate Area
	Land Value	Improvement Value	Total	
6106-027-028	\$1,367,973	\$63,487	\$1,431,460	00576

Sources: Stanley R. Hoffman Associates, Inc.
Los Angeles County, Office of the Assessor, 2017 Roll Values

Table 2-4
Projected Property Tax and Property Tax in Lieu of Vehicle License Fees After Buildout
16819 South Normandie Avenue Fiscal Impact Analysis
City of Gardena
(In Constant 2018 Dollars)

Category	64 Unit Project Buildout
A. Estimated Net Incremental Assessed Valuation	\$11,135,580
B. Projected Property Tax	
Annual Total Property Tax	\$111,356
(Annual 1 percent property tax @ 1% levy)	
Annual Gardena General Fund Property Tax	\$12,424
(@ 11.16% of 1% Levy)	
C. Projected Annual Property Tax In Lieu VLF	\$10,579
(@\$950 per \$1,000,000 Assessed Valuation)	

Sources: Stanley R. Hoffman Associates, Inc.
West Realty Group

Projected Annual General Fund Property Tax

As shown above in Panel B of Table 2-4, the total one percent property tax of the \$11.14 million net incremental value of the project after buildout is projected at about \$111,356. Based on the projected property tax increment, the City's General Fund share is projected to be about \$12,424 annually in net property tax revenues after buildout. Property tax to the General Fund is projected at 11.16 percent of the basic one percent property tax levy, which is the average allocation to the City General Fund for the tax rate area (TRA) in which the project site is located, as shown in Appendix Table A-4.

Projected Annual Property Tax In-Lieu VLF

Per State law, the City's General Fund will also receive property tax in lieu of vehicle license fees (VLF) based on the change in the City's gross assessed valuation of taxable property for new development. As shown in Panel C of Table 2-4, annual property tax in lieu of VLF for 16819 South Normandie Avenue is projected at \$10,579 after buildout. Property tax in lieu of VLF in the City is projected to increase at \$950 per million dollars of new assessed valuation (AV), as shown in Appendix Table A-7.

2.3 Projected Retail Sales and Use Tax

Sales and use tax is projected for retail taxable sales that will be captured in the City from purchases made by the future residents of the 16819 South Normandie Avenue development. Retail sales and use tax are projected based on the new resident's estimated household income and estimated taxable retail purchases made in the City.

Annual household income for the project is estimated at about \$3.05 million after buildout, as shown in Table 2-5. Household income is estimated at \$47,674 per household based on the U.S. Census Bureau *American Community Survey (ACS) 5-Year Estimates, Median Household Income, Gardena, California*. Based on the U.S. Bureau of Labor Statistics, *Consumer Expenditure Survey*, the fiscal analysis estimates that the future residents of 16819 South Normandie Avenue will generate total taxable retail purchases at about 32 percent of total household income for total annual retail taxable sales of \$976,364.

The fiscal analysis assumes that 50 percent of the retail taxable purchases, or an estimated \$488,182, will be made annually in the City. At one percent of the estimated \$488,182 taxable sales captured in the City, sales tax is projected at \$4,882 after buildout. At the City average use tax rate of 14.3 percent of sales tax, an additional \$698 of use tax is projected after buildout. As shown in Table 2-5, estimated annual retail sales and use tax from taxable purchases made by future residents at 16819 South Normandie Avenue in the City are projected at \$5,580 after buildout.

Table 2-5
Projected Sales and Use Tax
16819 South Normandie Avenue Fiscal Impact Analysis
City of Gardena
(In Constant 2018 Dollars)

Category	64 Unit Project Buildout
<u>Annual Household Income</u>	
Households	64
	<i>times</i>
Estimated Annual Household Income ¹	\$47,674
	<i>equals</i>
Estimated Annual Household Income	\$3,051,136
<u>Annual Retail Taxable Sales (@ 32% of household income) ²</u>	\$976,364
<u>Annual Projected Off-Site Retail Taxable Sales Captured in Gardena (@50% capture rate)</u>	\$488,182
<u>Annual Projected Sales and Use Tax to Gardena</u>	
Sales Tax (@ 1% of taxable sales)	\$4,882
Use Tax (@14.3% of sales tax)	\$698
Total Estimated Sales and Use Tax from Project Residents	\$5,580

1. Estimated annual household income is based on information from the U.S. Census, as cited below.
2. Based on Consumer Expenditure Survey data, annual retail taxable sales are estimated at 32 percent of household income.

Sources: Stanley R. Hoffman Associates, Inc.

West Realty Group

U.S. Census Bureau, *2011-2015 American Community Survey (ACS) 5-Year Estimates, Median Household Income, Gardena, California*

Bureau of Labor Statistics, *Consumer Expenditure Survey*

CHAPTER 3 PROJECTED FISCAL IMPACTS

Projected recurring fiscal impacts to the City for the 16819 South Normandie Avenue project after buildout include recurring impacts to the City's General Fund. Fiscal impacts are shown in constant 2018 Dollars, with no adjustment for possible future inflation.

A net recurring deficit of \$1,009 is projected to the General Fund for the 16819 South Normandie Avenue project after buildout. As shown in Table 3-1, the projected deficit is based on projected recurring revenues of \$43,212 and projected recurring costs of \$44,221.

Table 3-1
Summary of Fiscal Impacts After Buildout
16819 South Normandie Avenue Fiscal Impact Analysis, City of Gardena
(In Constant 2018 Dollars)

General Fund Category	64 Unit Project Buildout
Recurring Revenues	\$43,212
Recurring Costs	<u>\$44,221</u>
Net Recurring (Deficit)	(\$1,009)

Source: Stanley R. Hoffman Associates, Inc.

Major Recurring City General Fund Revenues and Costs

As shown in Table 3-2, the major recurring revenues for the General Fund after buildout of the proposed 16819 South Normandie apartment project are property tax, property tax in lieu of motor vehicle license fees, utility users tax and sales and use tax from project residents. These four recurring revenues represent about 79 percent of recurring revenues after buildout of the project.

Major City General Fund recurring costs after buildout are police services and fire protection. These two recurring costs represent about 76 percent of recurring costs after buildout. All on-site landscaping will be maintained by the property owner.

Table 3-2
Detailed Projected Recurring Fiscal Impacts After Buildout
16819 South Normandie Avenue Fiscal Impact Analysis, City of Gardena
(In Constant 2018 Dollars)

General Fund Category	64 Unit Project Buildout	Percent of Total
<u>Recurring Revenues</u>		
Property tax	\$12,424	28.8%
Sales and use tax: project residents	5,580	12.9%
Franchise fees/franchise utility	2,346	5.4%
Document transfer tax: turnover	207	0.5%
Utility users tax	5,521	12.8%
Motor vehicle license in-lieu fees	46	0.1%
Vehicle license in lieu (property tax)	10,579	24.5%
Fines and forfeitures	982	2.3%
Rents and concessions	167	0.4%
Revenues from other agencies	634	1.5%
Recreation fees	380	0.9%
Police and franchise charges for services	778	1.8%
Other revenue	277	0.6%
Charges to other funds	2,044	4.7%
State gasoline tax transferred in ¹	<u>1,247</u>	<u>2.9%</u>
Total Recurring Revenues	\$43,212	100.0%
<u>Recurring Costs</u>		
Police services	\$23,668	53.5%
Fire protection services	9,792	22.1%
Citywide public works ²	1,621	3.7%
Community development ³	0	0.0%
Citywide recreation and human services ²	5,267	11.9%
General government	<u>3,873</u>	<u>8.8%</u>
Subtotal Recurring Costs	\$44,221	100.0%
<u>Net Recurring (Deficit)</u>	(\$1,009)	
<u>Revenue/Cost Ratio</u>	0.98	

1. Gas tax revenues are earmarked for road related expenditures.
2. Landscaping will be maintained by the property owner. However, the fiscal analysis projects the estimated project residents impacts on Citywide public works and park facilities maintained by the General Fund.
3. Net community development costs are not projected because projected revenues from one-time charges such as building permits and impact fees, which are not projected in the fiscal analysis, are assumed to offset most of the initial community development costs, and after project completion, ongoing community development costs are considered minimal.

Source: Stanley R. Hoffman Associates, Inc.

CHAPTER 4

FISCAL IMPACT ANALYSIS ASSUMPTIONS

This chapter presents the revenue and cost assumptions for the fiscal impact analysis of the proposed 16819 South Normandie Avenue apartment project. The general City demographic and economic assumptions used for calculating fiscal factors are first presented. The assumptions for projecting recurring revenues are then presented followed by the assumptions for projecting recurring costs. The City's Fiscal Year 2017-2018 adopted revenues and costs, as presented in the City's *Adopted Budget, Fiscal Year 2016/2017 and Fiscal Year 2017/2018* and the fiscal methodology for previous fiscal studies prepared by the fiscal consultant for the City are used for calculating the fiscal factors.

4.1 City General Assumptions

Fiscal impacts that are not based on valuation and taxable sales are generally projected based on a per capita, per employee, or per service population basis. General fund revenue and cost factors are estimated by dividing the Fiscal Year (FY) 2017-2018 Adopted Budget categories by the City's estimated population, estimated employment or estimated total service population. Table 4-1 provides the City's general assumptions for this fiscal analysis.

Population

As shown in Table 4-1, the State Department of Finance (DOF) estimates the City's January 1, 2017 total population at 60,721 (59,927 household population and 794 group quarters' population).

Housing Units

DOF estimates 21,794 total housing units for the City of Gardena for January 1, 2017. DOF estimates that 20,852 units are occupied.

Average Household Size

DOF estimates the City's average household size at 2.87 persons per household based on a household population of 59,927 and occupied housing units of 20,852. However, based on the developer's experience with similar residential projects, the average household size of 1.1 persons per household is used for projecting the population for the new residential units in the 16819 South Normandie Avenue project.

Table 4-1
City Population, Housing and Employment Assumptions
16819 South Normandie Avenue Fiscal Impact Analysis
City of Gardena

Assumption	Description
	<u>2017 Population and Housing ¹</u>
59,927	Household Population
<u>794</u>	Group Quarters
60,721	Total Resident Population
20,852	Occupied Housing Units (Households)
21,794	Total Housing Units
2.87	Persons per Household
	<u>2017 Estimated Employment ²</u>
30,300	Total Employment
93%	Estimated Share of Total Employment from Outside the City ³
<i>times</i>	
<i>equals</i>	
28,179	Estimated Employment from Outside the City ³
	<u>2017 Estimated Service Population</u>
60,721	Total Population
<i>plus</i>	
14,090	Estimated Employment at 50 Percent of Employment from Outside the City ⁴
<i>equals</i>	
74,811	Estimated Total Service Population

1. Population and housing estimates are January 1, 2017 estimates provided by the California Department of Finance (DOF).
2. The total employment estimate is for 2017 based on an interpolation of the 2012 and 2020 estimates from the Southern California Association of Governments (SCAG), *RTP Adopted 2016 Growth Forecast*.
3. The total estimated City employment is weighted by 93 percent based on the Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) Survey estimates of the share of total employment that comes from outside the City, as shown in Appendix Table A-1 and Appendix Table A-2.
4. The total estimated employment was weighted by 50% to account for the estimated less frequent use of City public services by employment versus population.

Sources: Stanley R. Hoffman Associates, Inc.

State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State--January 1, 2011-2017*, Sacramento, California, May 2017

Southern California Association of Governments (SCAG), *Adopted 2016 Regional Transportation Plan (RTP) Growth Forecast*

U.S. Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Program, *OnTheMap for Gardena, California*, 2014

Employment

The City employment estimate of 70,300 for the year 2016 represents an interpolation of the years 2012 and 2020 from the Southern California Association of Governments (SCAG) *Adopted 2016 Regional Transportation Plan Growth Forecast*. As shown in Appendix Table A-1 and Appendix Table A-2, according to the Bureau of Census Longitudinal Employer-Household Survey for 2015, about 93 percent of the City's employment represents workers from outside the City. When this 93 percent is applied to the 2017 estimated total employment of 30,300, employment commuting from outside the City is estimated at 28,179.

Service Population

City fiscal factors that are impacted by both population and employment growth are estimated by allocating total budgeted revenues or costs to both population and employment. For these revenues and costs, the City employment estimate from outside the City, or 28,179, is weighted at 50 percent to account for the estimated less frequent use of City public services by employment versus population.

As shown in Table 4-1, Gardena's service population is estimated at 74,811, or the sum of the resident population of 60,721, and 50 percent of the estimated workers from outside the City, or 14,090.

4.2 Revenue Assumptions

The City General Fund revenue factors that are used in preparing the fiscal analysis for the 16819 South Normandie Avenue project are presented in Table 4-2. These factors are based on the City's Fiscal Year (FY) 2017-2018 General Fund adopted revenues, as shown in Appendix Table A-3, and the City's population, employment and service population estimates that are presented in Table 4-1.

Projected recurring revenues to the City General Fund include property tax; sales and use tax; franchise fees/administration fees; document transfer tax; business licenses tax, utility user tax; motor vehicle license revenues; in-lieu property tax (VLF); fines and forfeitures; rents and concessions; revenues from other agencies; recreation fees; police and franchise service charges; other revenues; charges to other funds; and State gasoline tax transferred to the General Fund.

Table 4-2
General Fund Recurring Revenue Factors
16819 South Normandie Avenue Fiscal Impact Analysis, City of Gardena
(In Constant 2018 Dollars)

General Fund Revenue Source ¹	Adopted FY 2017-2018 Revenues	Projection Basis ²	Projection Factor
Property Taxes - General Fund	\$6,928,000	Assessed Valuation	City share of 1% levy: 11.16% for 16819 S. Normandie Project
Sales and Use Tax	\$11,600,000	Sales Tax based on Taxable Sales Use Tax based on Sales Tax	1% of taxable sales 14.3% of sales tax
Franchise Taxes/Franchise Utility	\$2,506,750	Service Population = 74,811	\$33.51 per service population
Document Transfer Tax	\$175,000	Assessed Valuation	\$0.55 per 1,000 of turnover valuation 3% residential turnover rate
Utility Users Tax	\$5,900,000	Service Population = 74,811	\$78.87 per service population
Motor Vehicle License In-Lieu	\$40,000	Population = 60,721	\$0.66 per capita
Vehicle License In-Lieu (Property Tax)	\$5,400,000	Assessed Valuation	\$950 per \$1,000,000 increase
Fines and Forfeitures	\$1,049,500	Service Population = 74,811	\$14.03 per service population
Rents and Concessions	\$145,000	Population = 60,721	\$2.39 per capita
Revenues from Other Agencies ³	\$550,000	Population = 60,721	\$9.06 per capita
Recreation Fees	\$329,700	Population = 60,721	\$5.43 per capita
Police and Franchise Service Charges	\$831,500	Service Population = 74,811	\$11.11 per service population
Other Revenue	\$295,500	Service Population = 74,811	\$3.95 per service population
Charges to Other Funds	\$2,184,796	Service Population = 74,811	\$29.20 per service population
<u>Funds Transferred In</u>			
State Gasoline Tax Transferred In ⁴	\$1,081,477	Population = 60,721	\$17.81 per capita

1. This table presents only the recurring revenue sources for the proposed project and does not include all General Fund revenue sources presented in Appendix Table A-3. One-time development processing fees are subtracted from community development expenditures. Also, transient occupancy tax is not projected because lodging is not included in the project.
2. For revenue factors that are based on both population and employment, a service population factor is estimated. Service population represents the total resident population plus 50 percent of the employment that commutes into the City.
3. This category includes public safety augmentation revenues and other revenues from other agencies as shown in Appendix Table A-3.
4. Only the \$1,081,477 portion of State gasoline tax that is transferred to the City General Fund for road related operations and maintenance costs are included as General Fund revenues.

Sources: Stanley R. Hoffman Associates, Inc.
City of Gardena, *Adopted Budget, Fiscal Year 2016/2017 and 2017/2018*

Property Taxes - General Fund

Property tax revenues are projected based on the City's share of the one percent property tax levy of the estimated net assessed valuation for the proposed 16819 South Normandie Avenue development. The current allocation rates of the one percent property tax in the tax rate area (TRA) for the project are presented in Appendix Table A-4.

As shown in Table 4-2, the General Fund property tax allocation of the basic one percent property tax levy is estimated to average 11.16 percent for the 64 unit project based on the City's General Fund average property tax allocation for the tax rate areas in which the proposed projects are located. Net property tax revenues for the City General Fund are projected as total assessed value times the basic 1 percent ad valorem tax times the City's General Fund property tax allocation percent, less any existing property tax revenue.

Sales and Use Tax

As part of the total sales tax levied by the State, all cities and counties in the State generally receive a basic one percent (1.0 percent) sales tax and have the option to levy additional sales taxes under certain circumstances. In addition to sales tax revenue, the City receives revenues from the use tax, which is levied on shipments into the state and on construction materials for new residential and non-residential development not allocated to a situs location. Use tax is allocated by the State Board of Equalization (BOE) to counties and cities based on each jurisdiction's proportion of countywide and statewide direct taxable sales.

Use Tax. Use tax revenues to Gardena are estimated at an additional 14.3 percent of point-of-sale sales tax, as shown in Appendix Table A-5. Calendar Year 2016 sales tax data provided by Hinderliter de Llamas and Associates (HdL) estimates that \$1,394,037 of total sales and use tax were made from levies designated as use tax and the remaining \$9,743,741 of the sales and use tax was point-of-sale sales tax. Therefore, use tax revenues to the City of Gardena are estimated at an additional 14.3 percent of point-of-sale sales tax.

Franchise Taxes/Franchise Utility Fees

The City collects these fees for use of City right of way from operators of private businesses that provide utilities (such as oil, gas and other substances per the City's "pipeline franchise law"), cable services, waste haulers and auto towing within Gardena. As shown in Table 4-2, franchise

fees are projected at \$33.51 per service population based on FY 2017-2018 adopted revenues of \$2,506,750 and the service population estimate of 74,811.

Document Transfer Tax

Sales of real property are taxed by the County of Los Angeles at a rate of \$1.10 per \$1,000 of property value and divided equally between the City and the County for property located in the City, with the City receiving \$0.55 per \$1,000 of transferred property value. Based on data from the U.S. Census Bureau, 2010-2014 American Community Survey, for the fourteen year period from 2000 to 2014, residential development in Gardena is estimated to change ownership at an average rate of about 3 percent per year, as shown in Appendix Table A-6.

Utility User Tax

Gardena levies a 5 percent utility user tax on the sale of electricity, natural gas, water and telephone (including cellular) within the City. Based on the City FY 2017-2018 adopted revenue amount of \$5,900,000 for utility user taxes and the service population estimate of 74,811, utility user taxes are projected at \$78.87 per service population, as shown in Table 4-2.

Motor Vehicle License (MVL) In-Lieu

MVL revenues are projected at \$0.66 per capita based on the City of Gardena FY 2017-2018 adopted revenues of \$40,000 and the City of Gardena population estimate of 60,721.

Property Tax In Lieu of Vehicle License Fee

Cities and counties began receiving additional property tax revenue to replace vehicle license fee (VLF) revenue that was lowered when the state reduced the vehicle license tax in 2004. This property tax in lieu of VLF is projected to grow with the change in the Citywide gross assessed valuation (AV) of taxable property from the prior year. Property tax in lieu of VLF revenue is allocated in addition to other property tax apportionments. As shown in Appendix Table A-7, the property tax in lieu of VLF in the City is projected to increase at an average of \$950 per million dollars of new AV. This factor is based on the change in AV and the change in property tax in lieu of VLF in the City over the last 5 years.

Fines and Forfeitures

As shown in Table 4-2, these revenues are projected at \$14.03 per service population based on FY 2017-2018 adopted revenues of \$1,049,500 and the City's service population estimate of 74,811. These revenues include vehicle code fines, parking citations and court fines.

Rents and Concessions

Based on the City FY 2017-2018 adopted revenues of \$145,000 and the City of Gardena population of 60,721, rents and concessions are projected at \$2.39 per capita.

Revenues from Other Agencies

These revenues include allocations from other agencies, such as the public safety augmentation revenues from Proposition 172, POST reimbursement and other mandated reimbursements. As shown in Table 4-2, revenues from other agencies are estimated at \$9.06 per capita based on FY 2017-2018 adopted revenues of \$550,000 and the City population estimate of 60,721.

Recreation Fees

These revenues are projected at \$5.43 per capita based on FY 2017-2018 adopted revenues \$329,700 and the City's population estimate of 60,721.

Police and Franchise Service Charges

These revenues are projected at \$11.11 per service population based on estimated FY 2017-2018 adopted revenues of \$831,500 and the City's service population estimate of 74,811.

Other Revenue

Other revenues include sales of real and personal property and miscellaneous other revenue. Other revenues are projected at \$3.95 per service population based on FY 2017-2018 adopted revenues of \$295,500 and the City's service population estimate of 74,811.

Charges to Other Funds

This category includes services provided to various City funds, primarily charges to the transit system. Charges to other funds are projected at \$29.20 per service population based on estimated FY 2017-2018 adopted revenues of \$2,184,796 and the City's service population estimate of 74,811.

State Gasoline Tax Transferred In

The fiscal analysis includes only the State gasoline revenues that are projected to transfer to the General Fund for operations and maintenance expenditures. As shown in Table 4-2, the State gasoline tax to the General Fund is projected at \$17.81 per capita based on FY 2017-2018 adopted budget transfer revenues of \$1,087,477 and the City's population estimate of 60,721.

4.3 Cost Assumptions

Recurring costs associated with the proposed development include general government, police

protection; fire protection; Citywide public works functions; community development; and Citywide recreation, human services, parks and facilities. Cost factors that are used in preparing the fiscal analysis for the 16819 South Normandie Avenue project for the City's General Fund are presented in Table 4-3. These factors are based on the City's FY 2017-2018 General Fund adopted budget shown in Table 4-4, and the City's population, employment and service population estimates that are presented in Table 4-1. Water and solid waste operations costs are not assumed to impact the General Fund because they are enterprise functions and any increased operations costs are assumed to be covered through the payment of user fees and charges.

General Government

General government costs for Gardena include City Clerk, General Election, City Treasurer, Executive Offices, Human Resources, Administrative Support, Fiscal Resources, Technology Resources and Non-Departmental Services (except contract services for fire, dispatch and emergency preparedness) which represent overhead services and cannot be directly linked to a specific development project. General government costs arise from the administration and support of departmental line costs such as police, fire and public works. These costs are typically viewed as citywide overhead and are projected using an overhead rate applied to departmental line costs.

As shown in Panel A of Table 4-4, general government costs are estimated at \$8,945,370 and direct departmental costs (or non-general government costs) are estimated at \$46,686,413. As shown in Panel B of Table 4-4, average general government costs are projected at about 19.2 percent of direct non-general government costs. General government costs for the 16819 South Normandie Avenue analysis are not assumed to increase on a one-to-one basis and are projected at 50 percent of the average cost, or at the marginal rate of 9.6 percent of direct recurring annual costs.

Police Services

As shown in Table 4-3, based on adopted expenditures of \$25,294,229 for FY 2017-2018, and the City's estimated service population of 74,811, police costs are projected at \$338.11 per service population.

Table 4-3
General Fund Recurring Cost Factors
16819 South Normandie Avenue Fiscal Impact Analysis, City of Gardena
(In Constant 2018 Dollars)

General Fund Cost Category	Adopted FY 2017-2018 Expenditures	Net Cost	Projection Basis ¹	Annual Projection Factors
General Government ²	\$8,945,370	\$4,472,685	Case Study: overhead at 50% marginal rate	9.6% of direct line costs
Police Services	\$25,294,229	\$25,294,229	Service Population = 74,811	\$338.11 per service population
Public Safety (Fire, 911, Area G) ³	\$10,464,510	\$10,464,510	Service Population = 74,811	\$139.88 per service population
Citywide Public Works ⁴	\$2,993,065	\$1,731,665	Service Population = 74,811	\$23.15 per service population
Community Development ⁵	\$1,574,340	\$0	Service Population = 74,811	not projected
Citywide Recreation, Human Services, Parks and Civic Facilities ⁶	\$6,360,269	\$4,568,682	Population = 60,721	\$75.24 per capita

1. For cost factors that are based on both population and employment, a service population factor is estimated. Service population represents the total resident population plus 50 percent of the employment that commutes into the City.
2. The calculation of the general government overhead rate is presented in Table 4-4.
3. These contract costs of \$10,464,510 are included as non-departmental costs in the City Budget. The fiscal analysis assumes these costs are equivalent to a departmental budget category and include fire protection provided by the Los Angeles County Fire District, 911 services provided by South Bay Regional Communication Center (RCC) and emergency preparedness provided through Area G services.
4. While there are no internal project streets being publicly maintained, the fiscal analysis projects impacts for these services from the project at the pro rata share of current Citywide average costs.
5. Net public works and community development costs are projected because projected revenues from one-time charges such as building permits and impact fees, which are not projected in the fiscal analysis, are assumed to offset some of the projected public works and community development costs, as shown in Appendix Table A-8. After project completion, ongoing community development costs are considered minimal.
6. The fiscal analysis projects impacts for these services from the project at the current Citywide average. Impacts on civic facilities from the project are not assumed to increase on a one-to-one basis. Therefore the fiscal analysis projects costs for civic facilities maintenance at 50 percent, as shown in Appendix Table A-9.

Sources: Stanley R. Hoffman Associates, Inc.

City of Gardena, *Adopted Budget, Fiscal Year 2016/2017 and 2017/2018*

Table 4-4
Calculation of General Government Overhead Rate
16819 South Normandie Avenue Fiscal Impact Analysis, City of Gardena
(In Constant 2018 Dollars)

A. GENERAL FUND EXPENDITURES			
General Fund Expenditures	Adopted Fiscal Year 2017-2018	General Government	Departmental Costs
<u>ELECTED AND ADMINISTRATIVE OFFICES</u>			
City Clerk	\$312,381	\$312,381	
General Election	0	0	
City Treasurer	213,792	213,792	
Executive Offices	1,116,159	1,116,159	
Human Resources	376,144	376,144	
Fiscal Resources	1,228,343	1,228,343	
Technology Resources	847,903	847,903	
Total Elected and Administrative Offices	\$4,094,722	\$4,094,722	
<u>NON-DEPARTMENTAL (City Services, Debt Service and Transfers)</u>			
Public Safety (Fire, 911 Service, Emergency Preparedness)	\$10,464,510		\$10,464,510
City Services	361,960	\$361,960	
Debt Service	2,020,848	2,020,848	
Transfers Out	2,467,840	2,467,840	
Total	\$15,315,158	\$4,850,648	\$10,464,510
<u>NON-GENERAL GOVERNMENT</u>			
<u>Police</u>			
Police Operations	\$17,235,538		\$17,235,538
Police Support	7,408,436		7,408,436
Transit Security	504,155		504,155
Parking Compliance	146,100		146,100
Total Police	\$25,294,229		\$25,294,229
<u>Public Works</u>			
Public Works Administration	\$304,837		\$304,837
Street Maintenance	1,215,710		1,215,710
Traffic Signal and Signs	463,740		463,740
Equipment Maintenance	409,466		409,466
Engineering	599,312		599,312
Total Public Works	\$2,993,065		\$2,993,065
<u>Community Development</u>			
Permits and Licenses	\$335,129		\$335,129
Building Services	859,631		859,631
Planning Services and Commission	379,580		379,580
Total Community Development	\$1,574,340		\$1,574,340
<u>Recreation, Human Services, Parks and Facilities</u>			
Civic Building/Facility Maintenance	\$2,179,601		\$2,179,601
Parks and Ground Maintenance	1,403,574		1,403,574
Citywide Tree Trimming	346,211		346,211
H.S. Youth/Family Services	301,723		301,723
Leisure Services	2,129,160		2,129,160
Total Recreation, Human Services, Parks and Facilities	\$6,360,269		\$6,360,269
GRAND TOTAL GENERAL FUND	\$55,631,783	\$8,945,370	\$46,686,413
B. CALCULATION OF GENERAL GOVERNMENT OVERHEAD COSTS			
Estimated General Government Expenditures		\$8,945,370	
Direct General Fund Expenditures	<i>divided by</i>	\$46,686,413	
Current General Government Overhead Rate	<i>equals</i>	19.2%	
Marginal Increase in General Government Costs ¹		9.6%	
(Estimated @ 50% of Total Overhead Rate)			

1. General government costs for the project are not assumed to increase on a one-to-one basis. Therefore, the fiscal analysis projects general government at a marginal rate of 50 percent, or 9.6 percent of direct recurring costs.

Sources: Stanley R. Hoffman Associates, Inc.

City of Gardena, Adopted Budget, Fiscal Year 2016/2017 and 2017/2018

Public Safety - Fire Protection, Regional Communication Center (RCC) and Area G Services

Public safety costs are included in the City budget as non-departmental costs because these public safety services are provided on a contract basis. However, the fiscal analysis assumes these services are equivalent to departmental costs and include the following:

- Fire Protection - provided by Los Angeles County Fire District
- 911 – provided by South Bay Cities Regional Communication Center
- Emergency Preparedness – provided by Area G Services

As shown in Table 4-3, these public safety costs are estimated at \$139.88 per service population based on FY 2017-2018 adopted expenditures of \$10,464,510 and the City service population estimate of 74,811.

Citywide Public Works

There are no internal project roads, and project landscaping will not be maintained by the City. However, the fiscal analysis projects the project's impacts on Citywide public works functions of public works administration; street maintenance; traffic signals and signs; engineering; and equipment maintenance.

As shown in Table 4-3, Citywide public works costs are projected at \$23.15 per service population based on FY 2017-2018 adopted net public works costs of \$1,731,665 and the City service population estimate of 74,811.

As shown in Panel A of Appendix Table A-8, the total General Fund public works costs of \$2,993,065 are offset by one-time public works fees of \$1,261,400, leaving estimated net public works costs of \$1,731,665. This results in costs of \$23.15 per service population

Community Development

The total General Fund FY 2017-2018 adopted community development costs of \$1,574,340 are offset by one-time development related permits and fees. As shown in Panel B of Appendix Table A-8, these one-time development related revenues include building and other permits, public service/development fees and planning fees. Ongoing community development costs are considered minimal and are not projected in the fiscal analysis.

Citywide Recreation, Human Services, Parks and Civic Facilities

As shown in Table 4-3, these costs are estimated at \$75.24 per capita based on FY 2017-2018

adopted net costs of \$4,568,682 and the City population estimate of 60,721. Costs for civic building and civic center grounds maintenance are not assumed to increase on a one-to-one basis as a result of the project. Therefore the fiscal analysis projects costs for civic facilities maintenance at 50 percent of direct recurring costs. As shown in Appendix Table A-9, with these adjusted costs, total net costs for citywide recreation, human services, parks and civic facilities are estimated at \$4,568,682. This results in costs of \$75.24 per service population.

APPENDIX A SUPPORTING TABLES FOR FISCAL ASSUMPTIONS

Table A-1
Estimated Percent of Employment Living and Working in Gardena¹
16819 South Normandie Avenue Fiscal Impact Analysis
City of Gardena

Category	Total	Working and Living in Gardena	
		Amount	Percent ²
Employment ¹	23,241	1,679	7%

1. Employment is based on the Longitudinal Employer-Household Dynamics (LEHD) program which shows where people live and where people work, as shown in Appendix Table A-2.
2. Based on the LEHD data, about 93 percent of the total employment in the City represents workers from outside the City.

Sources: Stanley R. Hoffman Associates, Inc.

U.S. Census Bureau, OnTheMap Application and Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics, Gardena, California, 2015

Table A-2
Gardena Employment: Inflow/Outflow Report
16819 South Normandie Avenue Fiscal Impact Analysis
City of Gardena

Category	2015	
	Count	Share
<u>In-Area Employment Efficiency (Primary Jobs)</u>		
Employed in the Selection Area	23,241	100.0%
Employed and Living in the Selection Area	1,679	7.2%
Employed in the Selection Area but Living Outside	21,562	92.8%

Sources: Stanley R. Hoffman Associates, Inc.

U.S. Census Bureau, OnTheMap Application and Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics, Gardena, California, 2015

Table A-3
General Fund Proposed Revenues, Fiscal Year 2017-2018
16819 South Normandie Avenue Fiscal Impact Analysis
City of Gardena
(In Constant 2018 Dollars)

General Fund Revenue Category	Adopted Fiscal Year 2017-2018 Revenues	One-Time Fees/Permits	Recurring Revenues Not Projected In This Fiscal Analysis	Net Recurring Revenues
<u>Taxes</u>				
Property Tax	\$6,928,000	\$0	\$0	\$6,928,000
Sales and Use Tax	11,600,000	0	0	11,600,000
Franchise Taxes	1,661,750	0	0	1,661,750
Documentary Stamp Tax	175,000	0	0	175,000
Business License Tax	2,470,000	0	2,470,000	0
Card Club Gross Revenue Fees	10,052,100	0	10,052,100	0
Utility Users Tax	5,900,000	0	0	5,900,000
Franchise Utility	845,000	0	0	845,000
Motel/Hotel Tax	975,000	0	975,000	0
Property Tax - Homeowner Tax Relief	55,000	0	55,000	0
Motor Vehicle License In-Lieu	40,000	0	0	40,000
Vehicle License/Licenses In-Lieu	5,400,000	0	0	5,400,000
Total Taxes	\$46,101,850	\$0	\$13,552,100	\$32,549,750
<u>Licenses and Permits</u>				
Special and Entertainment Permits	\$235,000	\$235,000	\$0	\$0
Building and Other Permits	1,103,500	1,103,500	0	0
Appeals and Administration Fees	63,500	0	63,500	0
Fireworks and Regulatory Fees	0	0	0	0
Total Licenses and Permits	\$1,402,000	\$1,338,500	\$63,500	\$0
<u>Fines and Forfeitures</u>				
Administrative Citation and Parking Fines	\$982,500	\$0	\$0	\$982,500
Court Fines	67,000	0	0	67,000
Total Fines and Forfeitures	\$1,049,500	\$0	\$0	\$1,049,500
<u>Investment Income</u>				
Interest on Investments	\$50,000	\$0	\$50,000	\$0
Rents and Concession	145,000	0	0	145,000
Total Investment Income	\$195,000	\$0	\$50,000	\$145,000
<u>From Other Agencies</u>				
Public Safety Augmentation	\$350,000	\$0	\$0	\$350,000
STC Reimbursement/POST Reimbursement	38,000	0	0	38,000
Mandated Cost Reimbursement	35,000	0	0	35,000
Other Reimbursements	127,000	0	0	127,000
Total From Other Agencies	\$550,000	\$0	\$0	\$550,000
<u>Current Service Charges</u>				
Public Service Impact/Development Fees	\$50,000	\$50,000	\$0	\$0
Business Registration Fee	1,500	0	1,500	0
Trucking Impact Fee	15,000	15,000	0	0
ATM Commission	500	0	500	0
Weed Assessments	0	0	0	0
Tipping Fees - CDS Refuse	235,000	235,000	0	0
Recreation Fees	329,700	0	0	329,700
Recreation Salaries Reimbursement	0	0	0	0
Industrial Waste/Strong Motion/Runoff Fees	201,700	201,700	0	0
Planning - Fees	535,000	535,000	0	0
Miscellaneous Fees (Public Works)	63,500	63,500	0	0
Sewer User Fees	35,000	35,000	0	0
Police Towing Administrative Fees	220,000	0	0	220,000
Police Services Bus Lines	325,000	0	0	325,000
Miscellaneous Fees (Police Department)	106,500	0	0	106,500
Other	101,200	101,200	0	0
Franchise - Administration Fees	180,000	0	0	180,000
Total Current Service Charges	\$2,399,600	\$1,236,400	\$2,000	\$1,161,200
<u>Other Revenue</u>				
Franchise - Community Support	\$50,000	\$0	\$0	\$50,000
Sale of Real or Personal Property	30,000	0	0	30,000
Miscellaneous	215,500	0	0	215,500
CIP and Engineering Costs Reimbursed	375,000	375,000	0	0
Prior Year Adjustments/State Checks	10,000	0	10,000	0
Total Other Revenue	\$680,500	\$375,000	\$10,000	\$295,500
<u>Charges to Other Funds</u>	\$2,184,796	\$0	\$0	\$2,184,796
<u>Funds Transferred In</u>				
State Gasoline Tax Transferred In	\$1,081,477	\$0	\$0	\$1,081,477
Other Funds Transferred In	0	0	0	0
Total Fund Transferred In	\$1,081,477	\$0	\$0	\$1,081,477
<u>TOTAL GENERAL FUND</u>	\$55,644,723	\$2,949,900	\$13,677,600	\$39,017,223

Sources: Stanley R. Hoffman Associates, Inc.
City of Gardena, Adopted Budget, Fiscal Year 2016/2017 and 2017/2018

Table A-4
Property Tax Allocations for Project Tax Rate Area (TRA)
16819 South Normandie Avenue Fiscal Impact Analysis
City of Gardena

Taxing Entity	64 Unit Project TRA 00576
LOS ANGELES COUNTY GENERAL	0.325226022
L.A. COUNTY ACCUM CAP OUTLAY	0.000115933
L A COUNTY LIBRARY	0.023848038
CONSOL. FIRE PRO.DIST.OF L.A.CO.	0.000000000
L A C FIRE-FFW	0.007468705
L.A.CO.FL.CON.DR.IMP.DIST.MAINT.	0.001779704
LA CO FLOOD CONTROL MAINT	0.010071743
GREATER L A CO VECTOR CONTROL	0.000382692
CO SANITATION DIST NO 5 OPERAT	0.012559634
CITY-GARDENA TD #1	0.111570967
WTR REPLENISHMENT DIST OF SO CAL	0.000177188
EDUCATIONAL REV AUGMENTATION FD	0.078209278
EDUCATIONAL AUG FD IMPOUND	0.162383792
COUNTY SCHOOL SERVICES	0.001437853
CHILDREN'S INSTIL TUITION FUND	0.002853635
L.A.CITY COMMUNITY COLLEGE DIST	0.030685291
L.A.COMM.COLL.CHILDREN'S CTR FD	0.000317286
LOS ANGELES UNIFIED SCHOOL DIST	0.225918404
CO.SCH.SERV.FD.- LOS ANGELES	0.000012595
DEV. CTR. HDCPD MINOR-L A UNIF.	0.001274271
LOS ANGELES CHILDRENS CENTER FD	<u>0.003706969</u>
TOTAL	1.000000000

Sources: Stanley R. Hoffman Associates, Inc.
County of Los Angeles, Department of Auditor-Controller,
Tax Division, *FY 2017-18 Modified ATI Ratio Report*

Table A-5
Calculation of Use Tax Factor
16819 South Normandie Avenue Fiscal Impact Analysis
City of Gardena

Category	Amount
<u>A. Gardena Sales Tax</u>	
Point-of-Sale	\$9,743,741
County Pool	\$1,391,166
State Pool	<u>\$2,871</u>
Total Sales Tax	\$11,137,778
<u>B. Calculation of Use Tax Factor</u>	
County Pool plus State Pool	\$1,394,037
Point-of-Sale	\$9,743,741
	<i>divided by</i>
	<i>equals</i>
Estimated Use Tax Factor	14.3%

Sources: Stanley R. Hoffman Associates, Inc.
HdL Companies, *Sales Tax Allocation Totals, City of Gardena, Calendar Year 2016*

Table A-6
Estimated Annual Average Residential Turnover Rate
16819 South Normandie Avenue Fiscal Impact Analysis
City of Gardena

City of Gardena	Occupied Housing Units	Percent Turnover
Total Owner Occupied Units	10,369	
Moved in 2010 or later	951	
Moved in 2000 to 2009	<u>3,622</u>	
Total Moved 2000 to 2014	4,573	
Annual Turnover Rate: 2000 to 2014 ¹	327	3%

1. The annual turnover rate is based on the assumption of fourteen years for the 2000 to 2014 period.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Census Bureau, *2010-2014 American Community Survey (ACS) 5-Year Estimates, Tenure by Year Householder Moved Into Unit, Report B25038, Gardena, California*