

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

March 12, 2019

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 – *No Items*

3. PLEDGE OF ALLEGIANCE & INVOCATION

A. PLEDGE OF ALLEGIANCE

Ariya Jones and Kameya Jones
Peary Middle School

B. INVOCATION

The Reverend Nathaniel “Nate” Session, Senior Pastor
Enlightened Motorcycle Ministries

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS

A. PRESENTATIONS

- (1) Gardena Military Veteran Recognition to Honor Veteran Louis Leroy Fuller, who served in the U.S. Army. He was chosen at the recommendation of Mayor Tasha Cerda
(to be accepted by Mr. Fuller)
- (2) Certificate of Recognition to Luis A. Carrillo in Appreciation of His Service to the Community as a Member of the Senior Citizens Commission
(to be accepted by Mr. Carrillo)

B. PROCLAMATIONS

- (1) “AMERICAN RED CROSS MONTH,” March 2019
(to be accepted by Ms. Janette Kim, Member of American Red Cross Board of Directors, Long Beach)

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, Owner Representative
 - (i) Gardena Rent Mediation Board, Tenant Representative
 - (j) Gardena Rent Mediation Board, At-Large Representative

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 Regular Meeting, February 26, 2019

(b) Planning & Environmental Quality Commission Meeting, February 19, 2019

(2) Affidavit of Posting Agenda on March 8, 2019

C. CITY TREASURER

(1) Approval of Warrants / Payroll Register

(a) March 12, 2019

D. CITY MANAGER

(1) Personnel Report No. P-2019-05

(2) RESOLUTION NO. 6365, Amending the List of Authorized Games and Authorizing the Play of Certain Games in Licensed Card Clubs

(3) RESOLUTION NO. 6362, Authorizing the Examination of Sales, Use, and Transactions Tax Records

(4) RESOLUTION NO. 6367, Repealing Resolution No. 6268, and Adopting a New Conflict of Interest Code

(5) RESOLUTION NO. 6358, Artesia Boulevard Landscaping Assessment District Renewal for the Fiscal Year Commencing July 1, 2019, and ending June 30, 2020

(6) RESOLUTION NO. 6359, Consolidated Street Lighting District Renewal for the Fiscal Year Commencing July 1, 2019, and Ending June 30, 2020

(7) Authorize Construction Contract Change Order (CCO) in the amount of \$25,565.00 for the Rowley Park Tennis Court Resurfacing to Include Johnson Park Tennis Courts, JN 962

6. EXCLUDED CONSENT CALENDAR

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

A. MARCH 5, 2019, MEETING

(1) Site Plan Review #7-18; Vesting Tentative Tract Map #3-18

A request for site plan review and tentative tract map approval for the construction of nine new single-family homes in the Normandie Estates Specific Plan area per section 18.44.010.A and Title 17 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

Project Location: 1348 West 168th Street (APN # 6111-012-003)

Applicant: Maupin Development, Inc.

Commission Action: Commission approved PC Resolution No. 5-19, approving Site Plan Review #7-18 and Vesting Tentative Tract Map #3-18.

Call for Council Review, Appeal Decision, Set Public Hearing, or Receive and File

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) PUBLIC HEARING:

Project Location: 14031 South Vermont Avenue and 1017 West 141st Street

Applicant: KB Home Greater Los Angeles Inc.

(a) RESOLUTION NO. 6366, Approving a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for General Plan Amendment and Zone Change of 3.9 gross acres located at 14031 South Vermont Avenue and 1017 West 141st Street

(b) RESOLUTION NO. 6363, Approving General Plan Amendment #1-18 changing the land use designation of Property located at 14031 South Vermont Avenue and 1017 West 141st Street from General Commercial to Medium-Density Residential; and

(c) ORDINANCE NO. 1803, Approving Zone Change #2-18 changing the zoning of a 3.9 gross acre site at 14031 South Vermont Avenue, 1101 West 141st Street, and 1017 West 141st Street to Medium-Density Residential (R-3)

Staff Recommendation: Conduct a Public Hearing (Note: Each speaker's comments to be limited to three [3] minutes); Adopt Resolution No. 6366; Adopt Resolution No. 6363; and Introduce Ordinance No. 1803

8. DEPARTMENTAL ITEMS (Continued)

C. ELECTED & ADMINISTRATIVE OFFICES

- (1) Approval of Contract with California Consulting Services, Inc. for Grant Writing Services
Staff Recommendation: Approve Contract with California Consulting Services, Inc.

D. GENERAL SERVICES

- (1) Award Contract to CEM Construction Corporation, in the amount of \$311,175.00 for:

- (a) Pedestrian Safety Improvement 2018/2019, Various Locations JN 947; and
(b) Sidewalk Replacement 2018/2019, Various Locations, JN 948; and

Approve Expenditures of Remaining Project Budget, as needed

Staff Recommendation: Award Contract and Approve Expenditures of Remaining Project Budget, as needed

E. POLICE – *No Items*

F. RECREATION & HUMAN SERVICES – *No Items*

G. TRANSPORTATION – *No Items*

9. COUNCIL ITEMS, DIRECTIVES, & REMARKS

A. COUNCIL ITEMS

B. COUNCIL DIRECTIVES

C. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

D. COUNCIL REMARKS

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

10. ANNOUNCEMENTS

11. REMEMBRANCES

12. ADJOURNMENT

The Gardena City Council will adjourn to a Regular City Council Meeting, at 7:00 p.m., on Tuesday, March 26, 2019.

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 8th day of March, 2019

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk

GARDENA MILITARY VETERAN RECOGNITION

HONORING

LOUIS LEROY FULLER

(selected by Mayor Tasha Cerda)

Mr. Fuller is 94 years of age and a long-time resident of Gardena.

Military Service:

Mr. Fuller was inducted into the U.S. Army on June 7, 1943, and served during World War II in the "Pacific Theater" until honorably discharged on January 31, 1946, at Fort Lewis, Washington, with the rank of Sergeant.

He was a member of the Infantry, 275th Quartermaster Battalion-Manila, serving with the Army's Allied Operations in New Guinea which were essential to the liberation of the Philippine Islands from Japanese occupation.

He also participated in the U.S. Army's invasion of the largest Philippine island of Luzon, from January to August 1945.

For his military service, Fuller was awarded the following:

- Asiatic Pacific Service Medal
- Philippine Liberation Medal
- Good Conduct Medal
- Victory Medal World War II

Certificate of Recognition

presented to

LUIS A. CARRILLO

*In official acknowledgment and genuine appreciation
of exemplary, dedicated community leadership and service as a*

**Member of
SENIORS CITIZENS COMMISSION**


*We, the Mayor and Members of the City Council of the City of Gardena, do hereby deem it a distinct honor
and pleasure to commend you for your efforts and to extend sincere best wishes for
good health, happiness, and success in all your future endeavors.*

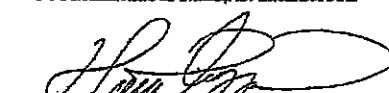
Presented this twelfth day of March, 2019


Mayor Tasha Cerda


Councilmember Dan Medina


Councilmember Mark E. Henderson


Councilmember Rodney G. Tanaka


Councilmember Art Kaskanian



PROCLAMATION

WHEREAS, every year, since 1943, the President of the United States of America has proclaimed March as American Red Cross Month, and called upon Americans to make a donation, to volunteer, to take a class, or to give blood; and

WHEREAS, over 137 years ago, the American Red Cross was established as a humanitarian organization, guided by fundamental principles - including humanity, impartiality, and independence - to provide services to those in need regardless of race, religion, gender, sexual orientation, or citizenship status. Today, the American Red Cross is one of the largest humanitarian organizations in the world, and delivers its mission every day to prevent and alleviate human suffering in the face of emergencies; and

WHEREAS, every year, the American Red Cross responds to an average of more than 62,000 disasters across the country, from small home fires to devastating massive disasters. Last year's large crises included mudslides in California, a volcano in Hawaii, wildfires in Colorado and California, destructive hurricanes in Florida and the Carolinas, and a devastating typhoon in U.S. territories. Thousands of Red Cross volunteers provided around-the-clock shelter for disaster victims, served millions of meals and snacks with partners, and distributed missions of relief items.

WHEREAS, the month of March is a special time to recognize and thank the Red Cross volunteers and donors who give of their time and resources to help others when they need a helping hand. In collaboration with and support of the efforts of the American Red Cross, the City of Gardena sponsored a Blood Drive today, Tuesday, March 12, 2019, at the Nakaoka Community Center;

NOW, THEREFORE, I, TASHA CERDA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, do hereby proclaim **MARCH 2019**, to be

AMERICAN RED CROSS MONTH

and encourage the citizens of our community to volunteer, donate, take a class, or give blood to show their support of this organization and its noble humanitarian mission.


MAYOR

Dated: 12th day of March, 2019

**MINUTES
Regular Meeting of the
City of Gardena City Council
Tuesday, February 26, 2019**

The regular meeting of the City Council of the City of Gardena, California, was called to order at 7:00 p.m. on Tuesday, February 26, 2019, 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; Council Member Art Kaskanian; and Council Member Dan Medina. Other City officials and employees present: City Manager Edward Medrano; City Attorney Peter L. Wallin; and Deputy City Clerk Becky Romero. City Clerk Mina Semenza was away on excused absence; and City Treasurer Ingrid Tsukiyama was not in attendance.

At 7:00 p.m., the City Council recessed into Closed Session in the Management Information Center of the Council Chambers at City Hall, with the following in attendance: Mayor Tasha Cerda; Mayor Pro Tem Rodney G. Tanaka; Council Member Mark E. Henderson; Council Member Art Kaskanian; Council Member Dan Medina; City Manager Edward Medrano; and City Attorney Peter L. Wallin.

2. CLOSED SESSION

**A. CONFERENCE WITH LEGAL COUNSEL
EXISTING LITIGATION**

Government Code Section 54956.9(d)(4)

(1) One case

Mayor Cerda reconvened the meeting to the Regular Open Session at 7:47 p.m., and the Deputy City Clerk noted the return of all Council Members who were present at the meeting.

When City Attorney Wallin was asked if there were any reportable actions from Closed Session, he stated that not reportable action was taken.

3. PLEDGE OF ALLEGIANCE & INVOCATION

A. PLEDGE OF ALLEGIANCE

Michelle Carrillo Soto and Andrew Espinoza led the Pledge of Allegiance. Both Michelle and Andrew are students at Chapman Elementary School and members of the Student Council. They thanked the Council for inviting them to lead the Pledge of Allegiance and introduced their family members who had brought them to the meeting.

B. INVOCATION

The Reverend Ruben Del Pilar, Pastor of Community Worship Center, gave the Invocation.

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS

A. PRESENTATIONS

- (1) Gardena Military Veteran Recognition to Honor Veteran Richard A. Burian, who served in the United States Army. *Mayor Cerda read a brief Biography; then Council Member Medina presented Mr. Burian with a City of Gardena Veterans Commemorative Coin. Mr. Burian was given an opportunity to speak and appropriate photos were taken.*

B. PROCLAMATIONS

- (1) "WOMEN'S HISTORY MONTH," March 2019
– *was proclaimed by Mayor Cerda*

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, Owner 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, February 12, 2019
 - (b) Planning & Environmental Quality Commission Meeting, February 5, 2019

- (2) **Approved:** Affidavit of Posting Agenda on February 22, 2019

C. CITY TREASURER

- (1) **Approved:** Warrants / Payroll Registers
- (a) February 26, 2019: Wire Transfer: 11753-11755, Prepay Nos. 152792-152809 and Check Nos. 152810-153034; for a total Warrants issued amount of \$2,160,819.96: Total Payroll Issued for February 15, 2019, \$2,038,922.64

5. CONSENT CALENDAR (Continued)

D. CITY MANAGER

- (1) **Approved:** Personnel Report No. P-2019-04
- (2) **Approved:** Award of Construction Contract and Purchasing Order of a Sun Shade Structure to *USASHADE & FABRIC STRUCTURES* in the amount of \$55,524.70 for Rowley Park Renovation, JN 879
- (3) **Approved:** Revision #6 of the City's Anti-Drug/Alcohol Abuse Policy to Comply with Changes in Federal Regulations (DOT, FTA, FMCSA, and City Mandates)
- (4) **Approved:** Ratify Payment to CPAC Inc., for Sophos Fullguard License Support Renewal March 4, 2019 through March 4, 2022

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

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

Noes: None

Absent: None

6. EXCLUDED CONSENT CALENDAR

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

A. FEBRUARY 19, 2019, MEETING

- (1) **General Plan Amendment #1-18, Zone Change #2-18; Tentative Tract Map #4-18; Site Plan Review #8; Variance #1-18.** A Request to develop a 63-townhome project on a 3.9 gross acre parcel. In order to develop the residential project, the following entitlements are required: General Plan Amendment changing the land use designation from General Commercial to High Density Residential; Zone Change to change the zoning from General Commercial (C-3 to High-Density Residential (R-4); Vesting Tract Map to create 63 townhome lots (VTTM 82263); Site Plan Review for the proposed project; and a Variance to approve the proposed wall for perimeter fencing along South Vermont Avenue which is eight feet on the South Vermont side and six feet on the Projected side along South Vermont Avenue. A Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) have been prepared to address the environmental impacts and will have to be approved and adopted prior to the project approvals. The Commission will consider MND and MMP at the same time and approves those documents for the Tract, Map, Site Plan Review and Variance and recommend the City Council adopt the same for the General Plan Amendment and Zone Change. The Planning Commission will be making a recommendation to the City Council on the General Plan Amendment and Zone Change and approving the Tract Map, Site Plan Review and Variance, subject to Council Approval of the other items.

Project Location: 14031 South Vermont Avenue and 1017 West 141st Street

Applicant: KB Home Costal, Inc.

Commission Action: Commission Approved PC Resolution No. 3-19 and PC No. Resolution 4-19, adopting the Mitigated Negative Declaration and Mitigation Monitoring Program for purposes of the Vesting Tentative Tract Map, Site Plan Review and Variance and recommending that the City Council adopt the same for the General Plan Amendment and Zone Change; recommending that the City Council adopt the General Plan Amendment and Zone Change; and approving the Vesting Tentative Tract Map and Site Plan subject to the Legislative approvals.

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET (Continued)

A. FEBRUARY 19, 2019, MEETING (Continued)

(1) General Plan Amendment #1-18, Zone Change #2-18; Tentative Tract Map #4-18; Site Plan Review #8-18; Variance #1-18 (Continued)

City Manager Medrano presented the Staff Report and gave a PowerPoint presentation.

There was discussion among Mayor Cerda, Council Members Kaskanian and Henderson, City Manager Medrano, City Attorney Wallin, and Community Development Manager Barragan regarding the businesses that are there now and what their plans are regarding this new development. They also talked about the zone change and how much of an effect it is going to have on the adjacent commercial properties. It was stated by City Manager Medrano that, except for a couple of properties, there won't be any commercial adjacent properties as it is consistent with how that area is developed. The color scheme of the building and the shrubbery was also discussed; City Manager Medrano replied that we are documenting the approved conditions much more vigorously and, going forward, it will maintain a similar color palette. He also said that they will maintain thriving vegetation which Code Enforcement will enforce. There was discussion about the lighting at the entrance of the development. City Manager Medrano confirmed that the developers have heard and listened to Council's concerns and will make sure they make a nice entrance to the development. The price of these units was also discussed. City Manager Medrano stated that they would be somewhere in the \$600,000 range. It was also mentioned that the Developer met and listened to the community's concerns, and because of this, they were all in favor. Mayor Cerda then mentioned that she is pleased with the project.

This Item was set for a Public Hearing at the March 12, 2019, City Council Meeting

ORAL COMMUNICATIONS

- (1) Ms. Gretchen Downey, Representative from the Gardena/Carson Family YMCA introduced herself as the new Executive Director. She gave a quick autobiography and announced the new and improved services offered at the YMCA.
- (2) Ms. Cheral Sherman, Vice President, Friends of Gardena Willows Wetland Preserve: Invited everyone to upcoming activities taking place at the Preserve: Restoration Work Day scheduled for March 16, 2019, from 8:00 a.m. to 11:00 a.m., and announced the Friends are having a new Student-Friendly Competition Volunteer Challenge.

8. DEPARTMENTAL ITEMS

Before presenting Departmental Items, City Attorney Wallin requested to add Departmental Item 8.C.(1): Resolution No. 6364, Authorizing a Reward in the Amount of \$15,000 for Person or Persons Responsible for the Murder of David Amaro-Poblano on February 22, 2019 (see below) for Council consideration. It was necessary that this item be added to the February 26, 2019, Council Meetings Agenda, due to the urgency of trying to apprehend person/persons responsible.

It was moved by Mayor Cerda, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to Add Item 8. C (1) to the Agenda:

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

8. DEPARTMENTAL ITEMS (Continued)

A. ADMINISTRATIVE SERVICES – No Items

B. COMMUNITY DEVELOPMENT – No Items

C. ELECTED & ADMINISTRATIVE OFFICES

- (1) RESOLUTION NO. 6364, Authorizing a Reward in an Amount not to Exceed \$15,000 for Information Leading to the Apprehension, Identification, Arrest and Conviction of the Person or Persons Responsible for the Murder of David Amaro-Poblano in the City of Gardena on February 22, 2019.

RESOLUTION NO. 6364

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AUTHORIZING A REWARD IN AN AMOUNT NOT TO EXCEED \$15,000 FOR INFORMATION LEADING TO THE APPREHENSION, IDENTIFICATION, ARREST AND CONVICTION OF THE PERSON OR PERSONS RESPONSIBLE FOR THE MURDER OF DAVID AMARO-POBLANO IN THE CITY OF GARDENA ON FEBRUARY 22, 2019

City Manager Medrano presented the Staff Report.

There was discussion by Mayor Cerda, Council Member Henderson, and City Manager Medrano regarding if Offering a Reward will be a practice moving forward. It was also asked if there were would be a press release, and if this will be going out on all our social media platforms. City Manager Medrano replied it will not be the first, nor will it be the last of the City offering a reward. He also confirmed that this information would go on all our social media platforms.

It was moved by Council Member Medina, seconded by Council Member Henderson, and carried by the following roll call vote to Adopt Resolution No. 6364:

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

Noes: None

Absent: None

D. GENERAL SERVICES

- (1) Approval and Implementation of City of Gardena Participation in Open Property Assessed Clean Energy (PACE) Programs and Associated Authorities, and Approving Membership in a Related Joint Powers Authority.
- (a) RESOLUTION NO. 6360, Consenting to the Inclusion of Properties within the City in the California Statewide Communities Development Authority (CSCDA) Open PACE, and other Related Actions

RESOLUTION NO. 6360

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN COMMUNITIES DEVELOPMENT AUTHORITY (CSCDA) OPEN PACE PROGRAMS; AUTHORIZING THE CSCDA TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT CONTRACTUAL ASSESSMENT PROCEEDINGS, AND LEVY CONTRACTUAL ASSESSMENTS WITHIN THE TERRITORY OF THE CITY; AND AUTHORIZING RELATED ACTIONS

8. DEPARTMENTAL ITEMS (Continued)

D. GENERAL SERVICES (Continued)

- (1) Approval and Implementation of City of Gardena Participation in Open Property Assessed Clean Energy (PACE) Programs and Associated Authorities, and Approving Membership in a Related Joint Powers Authority. (Continued)
- (b) RESOLUTION NO. 6361, Directing Execution of a Joint Exercise of Powers Agreement (JPA) Relating to the California Municipal Finance Authority (CMFA) PACE, and other Related Actions

RESOLUTION NO. 6361

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING, AUTHORIZING, AND DIRECTING EXECUTION OF A JOINT EXERCISE OF POWERS AGREEMENT RELATING TO THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY; CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE TERRITORY OF THE CITY IN THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY PACE PROGRAMS; AUTHORIZING THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT CONTRACTURAL ASSESSMENTS WITHIN THE TERRITORY OF THE CITY; AND AUTHORIZING RELATED ACTIONS

City Manager Medrano presented the Staff Report and mentioned that two PACE representatives (Chris Peterson and Jeremy Hutman) were in attendance and available to answer any questions Council may have.

There was discussion between Council Member Henderson and Chris Peterson regarding the kind of marketing plan PACE has for our consumers. Mr. Peterson indicated that they have a strict no-marketing policy and they do not do any solicitation. They work directly with Contractors who follow strict guidelines, and since all the new legislature has passed enhancing consumer protections, they've taken that very seriously; they have had very few issues with Contractors violating this policy.

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Medina, and carried by the following roll call vote to Adopt Resolutions No. 6360 and 6361:

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

Noes: None

Absent: None

- (2) The Professional Services Agreement for Engineering Design Services to PENCO, a Cannon Company, in the Amount of \$188,000.00 for the Artesia Boulevard Arterial Improvement Project, from Western Avenue to Vermont Avenue, JN 935.

City Manager Medrano presented the Staff Report.

There was a discussion, which included Council Members Medina and Henderson, City Manager Medrano, and General Services Director Cruz, regarding how this does not include utilizing the recycled water project by West Basin Water District. City Manager Medrano stated we just received news that this is not a feasible project due to the cost, and the project was denied regarding installing piping for reclaimed water on Artesia Boulevard. It was also discussed that we won't anticipate any protest from Psomas since they were outbid; General Services Director Cruz went on to say that it's typical that companies will include additional items in their bid, those items were excluded because we are only approving the design phase. When Staff did the comparison, PENCO ended up with the lowest bid.

8. DEPARTMENTAL ITEMS (Continued)

D. GENERAL SERVICES (Continued)

- (2) The Professional Services Agreement for Engineering Design Services to PENCO, a Cannon Company, in the Amount of \$188,000.00 for the Artesia Boulevard Arterial Improvement Project, from Western Avenue to Vermont Avenue, JN 935. (Continued)

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

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

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

- (1) Mayor Cerda asked the City to investigate compliance with former construction projects regarding design consistencies for developments that were built in the past five years. Mayor Pro Tem Tanaka seconded the request.

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) Report of Gardena Staff follow up to clear and clean up a bus stop in a nearby city;
- (2) Gardena has applied for an Urban Greening Grant from the State of California;
- (3) Leadership Academy in April 2019, for employees; to enhance professional leadership;
- (4) Information regarding the Nakaoka Community Center Audio Visual upgrade;
- (5) Digital sign on Marine Avenue at Crenshaw Boulevard to display proper speed;
- (6) Gardena Police Department's attendance at the Police Memorial in Washington D.C. in honor of fallen Officer Toshio Hirai;
- (7) City Hall Lobby renovation update with the addition of a new kiosk; and
- (8) Public Outreach (electronic survey) regarding City future endeavors and strategic plan.

9. COUNCIL ITEMS, DIRECTIVES, & REMARKS**D. COUNCIL REMARKS**

- (1) COUNCIL MEMBER KASKANIAN – since the last Council Meeting, he attended the Annual the Black History Month “Afternoon in the Park” event at Rowley Park and thanked Nikki Sweeney and her staff for doing a great job. He mentioned that there were many vendors there with great food. He noticed a booth sponsored by ADAAP where he learned that if a pack of cigarettes is smoked per day for one year, one’s lungs would be filled with half a cookie jar worth of tar. He attended the JCI Day of Remembrance where he learned a lot of new things. There was a documentary video and t-shirts were being sold with printing on the back, “we must stop the repeating of the history.” He agreed with the statement and brought into light that the Armenian genocide took place in the 1915, then during World War II the same thing was done to the Jews. On that same day, he attended Miss Los Angeles Scholarship Pageant. He said there were a lot of talented ladies who sang and danced.
- (2) MAYOR PRO TEM TANAKA – since the last Council Meeting, he attended a JPA meeting and the orientation regarding our card clubs. He attended the Black History Month at Rowley Park where he had a great time. He attended the JCI Day of Remembrance. As a Japanese-American, he said he learned a lot about concentration camps and the executive order about things he didn’t realize. He said it was very informative to understand a little more about what happened to the Japanese-American population at that time. He attended the Miss Los Angeles Scholarship Pageant. He said it was an eye-opening event. He thanked Danny Chavez for taking care of bus stop problem reported by Councilmember Henderson. He thanked the Foundation for their support in sending officers for the Memorial to recognize our fallen officer, Toshio Hirai (Mayor Cerda’s James Bond). He said he will always be in our hearts and will be remembered forever. He thanked Nikki Sweeney for a great event and for doing a great job at Rowley Park.
- (3) COUNCIL MEMBER HENDERSON – he thanked Gardena’s staff for squaring away the horrible problem at the bus stop. He said we stepped up and showed our neighboring city how government really works and how it works for the people. He recognized Gardena Youth Commissioner, KaMyah Elias, who was on the Honor Roll at Serra High School. On Saturday, he attended the “Afternoon in the Park” and said the staff and Nikki Sweeney did a great job, sharing that there were a diversity of booths and including educational booths regards to going to college and health issues. He said that this highlights that our community is diversified. After that, he went to the JCI with his colleagues for the Day of Remembrance Executive Order 9066 and was reintroduced to the travesty and got reflective. He said although it may not have impacted every ethnic group, it still impacted us as humans. He learned that we should stand up for one another. He also attended League of California Cities Ballot Measure training at City of Monterey Park. He said it was an eye opener and learned a quite a bit from there.
- (4) MAYOR CERDA – since the last Council Meeting, she attended the Carson-Gardena-Dominguez Rotary Club, where she was a guest speaker. She reported she spoke about how well we are doing as we move forward. She attended the reception for Gloria Gray, for becoming the chairwoman of Metropolitan Water District held at the Hollywood Casino in the City of Inglewood. She attended JCI’s Day of Remembrance and thanked her colleagues for coming out as well. She attended the Miss Los Angeles County and Miss Culver City beauty pageant, hosted at the Nakaoka Community Center. She thanked Glen Mitchell and his wife for helping bring that pageant to the City of Gardena. She thanked her colleagues on the Council for approving the Reward of \$15,000 item for any information regarding the killing of the young man in the City of Gardena. It is certainly a tragedy but it’s nice to know that we can come together to do our best to bring in the shooter and make him/her pay for the crime that happened here. She gave a shout-out to a young lady, London Lee, 9 years of age, attending Amestoy Elementary School, who is on a mission to read a thousand books within a year. She shared that she gets many of her news from our Police Chief, Tom Kang’s Facebook and encouraged everyone to follow him.

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

D. COUNCIL REMARKS (Continued)

- (5) COUNCILMEMBER MEDINA – since the last Council Meeting, he attended the West-Basin Water Association meeting. He reported that the snowfall along the Colorado River is at 180-percent which means we will have more water and near Sacramento, near the aqueduct there is a snowfall of 160-percent. He Public Works Director, Joe Cruz for his Department's follow-up after he reported a sink hole by 155th St., that was 8 to 9 inches deep. and it was taken care of by the end of the next day. He announced that the Cinco de Mayo Committee has started a scholarship emphasis for young women and young men, from ages 15 to 25 years, the applications for which can be requested by emailing sewmedina@aol.com.

10. ANNOUNCEMENTS

Mayor Cerda announced:

- (1) The 2020 Census Complete Count Committee meeting scheduled for Wednesday, February 27, 2019, at 6:30 p.m. in the Council Chamber;
- (2) "Coffee with a Cop" on Thursday, February 28, 2019, from 8:30 a.m. to 10:30 a.m., at Starbucks, 1759 W. Artesia Blvd.;
- (3) "Community Coffee" with Assembly Member Al Muratsuchi on Saturday, March 2, 2019, from 10:00 a.m. to 11:30 a.m., at Gardena City Hall;
- (4) Gardena Cymbidium Club 32nd Annual Orchid Show at the Nakaoka Community Center on Saturday and Sunday March 2 and 3, 2019; Saturday, from 12 noon to 5:00 p.m., and Sunday, from 10:00 a.m. to 4:00 p.m. Free Admission;
- (5) Blood Drive, Tuesday, March 12, 2019, at Nakaoka Community Center from 10:00 a.m. to 3:00 p.m.; and
- (6) State of the City Address, March 21, 2019, at 6:00 p.m. In lieu of the traditional sale of raffle tickets they are asking for donations of non-perishable food items to help replenish the Gardena food pantry.

11. REMEMBRANCES

Mrs. Consuelo Del Carmen Vasquez, 80 years of age, beloved grandmother of Santiago "Eddie" Vasquez, Custodian II, with the General Services Department; Mr. David Amaro-Poblano, 17 years old, a resident of Gardena and an honor student at Environmental Charter High School in Lawndale, who died on February 22, 2019, as a result of a drive-by shooting in Gardena.

12. ADJOURNMENT

At 9:12 p.m., Mayor Cerda adjourned the Gardena City Council Meeting to the next Regular City Council Meeting, at 7:00 p.m., on Tuesday, March 12, 2019.

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

APPROVED:

Tasha Cerda, Mayor

By: _____
Becky Romero, Deputy City Clerk

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
TUESDAY, FEBRUARY 19, 2019, MEETING

* * *

Called to order by Chair Jackson at 7:00 P.M.

ROLL CALL

Present: Dale Pierce, Deryl Henderson, Stephen Langley, Steve Sherman, Brenda Jackson

Absent:

Also in Attendance: Lisa Kranitz, Assistant City Attorney
Raymond Barragan, Community Development Manager
Jorge Gamboa, Planning Technician

PLEDGE OF ALLEGIANCE

Led by Commissioner Langley.

APPROVAL OF MINUTES

A motion was made by Commissioner Henderson and seconded by Vice-Chair Sherman to approve the minutes of February 5, 2019. The minutes were approved 5-0.

Ayes: Henderson, Sherman, Langley, Pierce, Jackson

Noes: None

Absent: None

PUBLIC HEARING

Agenda Item #5

General Plan Amendment #1-18; Zone Change #2-18; Tentative Tract Map #4-18; Site Plan Review #8-18; Variance #1-18

A request to develop a 63-townhome project on a 3.9 gross acre parcel. In order to develop the residential project, the following entitlements are required: General Plan Amendment changing the land use designation from General Commercial to High Density Residential; Zone Change to change the zoning from General Commercial (C-3) to High-Density Residential (R-4); Vesting Tract Map to create 63 townhome lots (VTTM 82263); Site Plan Review for the proposed project; and a Variance to approve the proposed wall for perimeter fencing along South Vermont Avenue which is eight feet on the South Vermont side and six feet on the Project side along South Vermont Avenue. A Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) have been prepared to address the environmental impacts and will have to be approved and adopted prior to the project approvals. The Commission will consider MND and MMP at the same time and approve those documents for the Tract, Map, Site Plan Review and Variance and recommend the City Council adopt the same for the General Plan Amendment and Zone Change. The Planning Commission will be making a recommendation to the City Council on the General Plan Amendment and Zone Change and approving the Tract Map, Site Plan Review and Variance, subject to Council approval of the other items.

Project Location: 14031 South Vermont Avenue and 1017 West 141st Street

Applicant: KB Home Coastal, Inc

Community Development Manager Raymond Barragan presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt

Resolution No. PC 3-19 and PC 4-19, adopting the Mitigated Negative Declaration and Mitigation Monitoring Program for purposes of the Vesting Tentative Tract Map, Site Plan Review and Variance and recommending that the City Council adopt the same for the General Plan Amendment and Zone Change; recommending that the City Council adopt the General Plan Amendment and Zone Change; and approving the Vesting Tentative Tract Map and Site Plan subject to the Legislative approvals.

Chair Jackson invited the environmental consultant for the project to speak.

Rita Garcia, 765 The City Drive, Ste. 200, Orange, California 92868, stated that she is representing Kimley-Horne and Associates, the environmental consulting firm that was contracted for this project. Ms. Garcia continued by stating that she is available to answer any questions the Commissioners may have for her.

Commissioner Henderson inquired about the ambient noise study.

Ms. Garcia stated that ambient noise refers to the level of background noise that was measured from three different locations on the project site. Ms. Garcia continued by stating that this method provides an average amount of noise for a set period of time which is used as baseline for the overall impact analysis.

Commissioner Henderson questioned if this analysis will be consistent for the proposed development after it is built.

Ms. Garcia stated that the analysis is for the existing ambient noise prior to the construction of the project.

Commissioner Henderson questioned the ratios used in the tables for the traffic study.

Ms. Garcia questioned the specific table Commissioner Henderson was referring to.

Assistant City Attorney Lisa Kranitz referred Ms. Garcia to page 96 of the Initial Study packet.

Ms. Garcia questioned if Commissioner Henderson was referring to table LOS C (Level of Service).

Commissioner Henderson inquired about the time of day the study was conducted as he has experienced more traffic delays than what was concluded.

Ms. Garcia stated that, per Industry standard, traffic impact analyses are conducted at peak hours, both in the morning and afternoon. Ms. Garcia continued by stating that pre-project conditions are established as a base line in which the projects forecasted trip generation is added onto. Ms. Garcia noted that if the LOS changes, per the given criteria, then the degree of the projects impact is assessed; for this project, the study concluded that there will be less than significant impact as compared to the base line conditions.

Ms. Kranitz questioned if Ms. Garcia can describe how the traffic counts are collected.

Ms. Garcia stated that traffic counts are collected at critical locations of the site in order to assess the existing traffic conditions. Ms. Garcia continued by stating that the Institute of Traffic Engineers (ITE) sets forth standard trip generations based on different types of land uses. Ms. Garcia noted that the projects trip generation was forecasted based on ITE standards in which it concluded 28 generated trips during the peak hours of 4 pm-6 pm; all trip generations outside of the peak hour time frames are expected to be less.

Chair Jackson opened the public hearing and invited the applicant to speak.

Applicant, Ben O'Neil, 25152 Springfield Court, Suite 180, Valencia, California 91355, presented the project to the Planning Commission and introduced the Commissioners to the KB Home team. Mr. O'Neil highlighted the key issues initially raised on the project by the surrounding community, such as density and vehicle access, and the methods used to address them. Mr. O'Neil continued by stating the various benefits this project would provide to the City.

Commissioner Langley questioned the overall height of the perimeter wall as the plans indicate both six feet and eight feet tall.

Ms. Kranitz stated that there is a difference in grading where the project site is two feet higher than the surrounding properties. Ms. Kranitz continued by stating that the wall is six feet tall when measured from the project site and eight feet tall when measured from the surrounding properties.

Mr. O'Neil deferred the question to the civil engineer of the project.

Aret Binatti, 19169 Lahey St., Unit 7, Porter Ranch, California 91326, stated that he is the civil engineer for the proposed project. Mr. Binatti continued by stating that the overall height of the perimeter wall is six feet measured from the project side; however, due to differences in grading, there will be portions of the wall that are 8 feet if measured from the outside.

Commissioner Langley stated that the plans indicate there will be a minimum eight feet block wall.

Mr. Binatti questioned if the height of the wall was a condition of the Planning Department.

Ms. Kranitz stated that, per the Gardena Municipal Code, an eight-foot tall masonry block wall is required between the residential and commercial properties. Ms. Kranitz continued by stating that the height of the wall can be included in the conditions of approval.

Commissioner Langley stated that the plans are misleading as there are instances where the height is called out at six feet measured from the outside which would then be four feet if measured from the inside.

Ms. Kranitz clarified that per the GMC, an eight-foot wall is required when measured from the commercial property. Ms. Kranitz questioned if there is a difference in grade on the side of the property that abuts the adjacent residential properties.

Mr. Binatti stated that the project was designed to maintain the same level of grade between the existing residential neighborhood and the project site.

Commissioner Langley reiterated his confusion with the height of the wall as denoted on the plans.

Ms. Kranitz stated that there is no difference in the level of grading between the subject property and the existing residential neighborhood; therefore, the height would be the same on both sides in that section of the property.

Mr. Binatti stated that the grading will be the same on the western section of the property while above grade on the northern section.

Ivan Ocampo, 1137 West 141st Street, Gardena, California 90247, expressed his support for the project and elaborated on how the applicant was very cooperative in addressing the neighborhoods concerns. Mr. Ocampo questioned the planned vehicle access and lighting of the proposed project during the construction phase if it were to be approved.

Chair Jackson acknowledged the community members that attended the meetings held by KB and voiced their opinions with the proposed project. Chair Jackson deferred the questions about construction to the applicant.

Mr. O'Neil stated that the primary construction access will be through 141st via Vermont Avenue. Mr. O'Neil continued that, as the construction progresses, there will be instances where vehicle access will be through the west side of 141st street; however, such traffic will be temporary and only during construction hours.

Chair Jackson questioned the proposed construction hours.

Ms. Kranitz stated that the City's rules for construction hours are from 7:00am to 6:00pm, Monday through Friday and 9:00am to 6:00pm on Saturdays.

Commissioner Henderson questioned if the applicant had planned on retaining any of the palm trees at the project site as they are native to the area.

Mr. O'Neil stated that his team is open to such idea.

Commissioner Henderson stated that if possible, the trees can be incorporated into the overall design of the project.

Commissioner Pierce questioned the lighting and security lighting plan for the proposed project during the construction phase, if approved.

Mr. O'Neil stated that the construction hours are primarily day time hours. Mr. O'Neil continued by stating that there will not be any overnight construction nor any lighting facing towards the residential neighborhoods.

Mr. Barragan questioned if the applicant will have any security in place during the construction process.

Mr. O'Neil stated that there will be security on-site during the evening and on the weekends.

Chair Jackson inquired about the methods used to managed dust and debris.

Mr. O'Neil stated that an improvement plan that addresses dust and erosion is required prior to construction. Mr. O'Neil continued by stating that water trucks will be used throughout the process to maintain low levels of dust.

Chair Jackson acknowledged the applicant for being very cooperative with the surrounding community and addressing their needs as adequately as possible.

Chair Jackson closed the public hearing.

MOTION: It was moved by Commissioner Langley and seconded by Commissioner Pierce to adopt Resolution No. PC 3-19 and PC 4-19, adopting the Mitigated Negative Declaration and Mitigation Monitoring Program for purposes of the Vesting Tentative Tract Map, Site Plan Review and Variance and recommending that the City Council adopt the same for the General Plan Amendment and Zone Change; recommending that the City Council adopt the General Plan Amendment and Zone Change; and approving the Vesting Tentative Tract Map and Site Plan subject to the Legislative approvals.

The motion passed by the following roll call vote:

Ayes:	Langley, Pierce, Henderson, Sherman, Jackson
Noes:	None
Absent:	None

ORAL COMMUNICATIONS FROM THE PUBLIC

There were no oral communications from the public.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

There was no report from the Community Development Director.

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

There were no reports from the Planning and Environmental Quality Commission.


ADJOURNMENT

Chair Jackson adjourned the meeting at 7:55 P.M.

Respectfully submitted,



RAYMOND BARRAGAN, SECRETARY
Planning and Environmental Quality Commission



BRENDA JACKSON, CHAIR
Planning and Environmental Quality Commission

MEMORANDUM


TO: Honorable Mayor and City Council
FROM: Treasurer's Department
DATE: March 8, 2019
SUBJECT: WARRANT REGISTER
PAYROLL REGISTER

(a) March 12, 2019 TOTAL WARRANTS ISSUED: \$1,399,225.60

Wire Transfer: 11756-11759
Prepay: 153035-153042
Check Numbers: 153043-153231
Checks Voided:

Total Pages of Register: 21

March 1, 2019 TOTAL PAYROLL ISSUED: \$1,591,786.84

for: 
J. Ingrid Tsukiyama, City Treasurer

cc: City Clerk

vchlist
03/07/2019 4:59:09PM

Voucher List
CITY OF GARDENA

Page: 1

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
11756	2/26/2019	101641 CALPERS	100000015530318		2019 REPLACEMENT BENEFIT CHARGE	6,364.56
					Total :	6,364.56
11757	2/27/2019	104058 ADMINISURE INC.	022619		WORKERS' COMP CLAIMS ADMINISTR	24,323.96
					Total :	24,323.96
11758	3/1/2019	106110 ADVANCED BENEFIT SOLUTIONS, LLC	022819		HEALTH INSURANCE CLAIMS~	70,416.71
					Total :	70,416.71
11759	3/5/2019	104058 ADMINISURE INC.	030519		WORKERS' COMP CLAIMS ADMINISTR	18,637.24
					Total :	18,637.24
153035	2/26/2019	116663 PROGRESSIVE SOLUTIONS, INC.	INV-0224	035-00897	PARKINGTRACK SOFTWARE	7,735.76
					Total :	7,735.76
153036	2/26/2019	303348 EMPLOYMENT DEVELOPMENT, DEPARTMEN	013019		SUI FOR QUARTER ENDED 12/31/18	4,978.00
					Total :	4,978.00
153037	2/26/2019	109342 WHITMAN ELECTRIC	020619	024-00535	REPAIR SERVICE CONDUIT ON VAN NE	3,991.80
					Total :	3,991.80
153038	2/28/2019	110521 STATE BREWING COMPANY, LLC	022319		REFUND - GPD SECURITY FOR EVENT	348.16
					Total :	348.16
153039	2/28/2019	110508 PHAM, MIKE	4005		PHOTO SERVICES - 50% PAID	1,750.00
					Total :	1,750.00
153040	2/28/2019	110514 LION'S LAW OFFICE, PC, THE	T18-2015		SETTLEMENT - J. JOHNSON V. GARDEI	13,314.00
					Total :	13,314.00
153041	2/28/2019	110515 HEALTHCARE PARTNERS MEDICAL, GROUP	T18-2015		SETTLEMENT - J. JOHNSON V. GARDEI	1,686.00
					Total :	1,686.00
153042	3/4/2019	109272 PREMIER PRINTING AND MAILING	27538 BAL		2019 BUSINESS LICENSE RENEWAL -	3,397.77
					Total :	3,397.77
153043	3/12/2019	110529 186TH STREET SCHOOL BOOSTER, CLUB	TANAKA 18/19		COMMUNITY PROMOTIONS	200.00

Page: 1

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
153043	3/12/2019	110529 110529 186TH STREET SCHOOL BOOSTER, CLU	(Continued)			
					Total :	200.00
153044	3/12/2019	102484 A & E CONSULTANTS, INC.	11424	024-00530	CRENSHAW BLVD. STREET IMPROVEM	5,220.00
					Total :	5,220.00
153045	3/12/2019	107751 A-A BACKFLOW TESTING &, MAINTENANCE	67795		CERTIFIED TESTING OF (5) BACKLFOV	345.00
					Total :	345.00
153046	3/12/2019	108948 ADAMS-NAULLS, VICKEY	JANUARY 2019		VOLUNTEER DRIVER	10.00
					Total :	10.00
153047	3/12/2019	104058 ADMINISURE INC.	11768	023-01177	ADMINISURE CLAIMS ADMINISTRATION	11,010.00
					Total :	11,010.00
153048	3/12/2019	106110 ADVANCED BENEFIT SOLUTIONS, LLC	MARCH 2019		HEALTH, DENTAL, & LIFE INSURANCE	116,806.69
					Total :	116,806.69
153049	3/12/2019	101748 AFTERMARKET PARTS COMPANY LLC, THE	81563916		GTRANS AUTO PARTS	443.36
			81564104		GTRANS AUTO PARTS	1,135.41
			81570961		GTRANS AUTO PARTS	1,513.83
			81572249		GTRANS AUTO PARTS	367.30
			81573629		GTRANS AUTO PARTS	106.76
			81575134		GTRANS AUTO PARTS	2,159.35
			81575137		GTRANS AUTO PARTS	368.71
			81578076		GTRANS AUTO PARTS	3.90
			81578180		GTRANS AUTO PARTS	31.16
			81578190		GTRANS AUTO PARTS	447.00
			81578218		GTRANS AUTO PARTS	199.42
			81580620		GTRANS AUTO PARTS	981.89
					Total :	7,758.09
153050	3/12/2019	108939 AMERICAN BIKE PATROL SERVICES	141679		PD AUTO SUPPLIES - BIKE PATROL	99.28
					Total :	99.28
153051	3/12/2019	110461 AMOS, MD, EDWIN C	2192019		PROFESSIONAL SERVICES - B.RUIZ V.	2,900.00
					Total :	2,900.00
153052	3/12/2019	104854 APPLE SPICE JUNCTION	349000	037-09816	FOOD FOR FIVE STAR RODEO AT GTR	5,717.12

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
153052	3/12/2019	104854 104854 APPLE SPICE JUNCTION	(Continued)		Total :	5,717.12
153053	3/12/2019	105293 ARC DOCUMENT SOLUTIONS, LLC	10045957		PLANWELL DATA NETWORK - 1YEAR	480.00
			10046995		REPROGRAPHIC SERVICES - JN 947-	223.49
					Total :	703.49
153054	3/12/2019	104687 AT&T	12617799		TELEPHONE	251.25
			12617800		TELEPHONE	356.97
			12618110		TELEPHONE - ALL DEPTS	6,243.59
			12620919		TELEPHONE	602.20
			12650949		TELEPHONE	33.46
			12650950		TELEPHONE	85.64
			12650964		TELEPHONE	33.46
			12650972		TELEPHONE	33.46
			12650973		TELEPHONE	86.24
					Total :	7,726.27
153055	3/12/2019	100474 AT&T LONG DISTANCE	021219		TELEPHONE	21.33
					Total :	21.33
153056	3/12/2019	100964 AT&T MOBILITY	828667974X01162019		IT/CM CELL PHONE ACCT #828667974	1,664.24
			828667974X02162019		IT CELL PHONE ACCT #828667974 (INV	-209.39
					Total :	1,454.85
153057	3/12/2019	102880 AUTOPLEX, INC.	10610		PD AUTO PARTS	159.82
			10623		PD AUTO PARTS	170.77
					Total :	330.59
153058	3/12/2019	412610 BANK OF NEW YORK MELLON, THE	252-2179158		ADMIN FEE - SBRPCA REFUNDING RE\	1,970.00
					Total :	1,970.00
153059	3/12/2019	102400 BAYSIDE MEDICAL CENTER	JANUARY 2019		BLOOD DRAW - F.HERNANDEZ, T.MAR1	444.90
					Total :	444.90
153060	3/12/2019	103373 BOB & MARC PLUMBING	S-95324		SERVICE CALL - PW LUNCH ROOM SE\	400.00
					Total :	400.00
153061	3/12/2019	109210 BOOTH, ALISON	JANUARY 2019		VOLUNTEER DRIVER	20.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
153061	3/12/2019	109210 109210 BOOTH, ALISON	(Continued)		Total :	20.00
153062	3/12/2019	105991 BURRO CANYON ENT., INC.	1822		RANGE FEES 02/05/19	90.00
					Total :	90.00
153063	3/12/2019	104694 CALIFORNIA TRAFFIC CONTROL	PERMIT #15763		PERMIT DEPOSIT REFUND - 14716 MAI	1,000.00
					Total :	1,000.00
153064	3/12/2019	108306 CALSTART, INC.	1500619	037-09665	CALSTART PROJECT MANAGEMENT, P	5,900.43
			1500621	037-09665	CALSTART PROJECT MANAGEMENT, P	6,338.10
			1500622	037-09665	CALSTART PROJECT MANAGEMENT, P	8,372.71
			1500623	037-09665	CALSTART PROJECT MANAGEMENT, P	5,051.72
			1500624	037-09665	CALSTART PROJECT MANAGEMENT, P	9,885.09
			1500625	037-09665	CALSTART PROJECT MANAGEMENT, P	10,467.11
			1500626	037-09665	CALSTART PROJECT MANAGEMENT, P	15,487.60
			1500627	037-09665	CALSTART PROJECT MANAGEMENT, P	12,783.57
			1500628	037-09665	CALSTART PROJECT MANAGEMENT, P	24,356.04
					Total :	98,642.37
153065	3/12/2019	108730 CARILLO, LUIS	JANUARY 2019		VOLUNTEER DRIVER	15.00
					Total :	15.00
153066	3/12/2019	110526 CARLSON, ERIC	CIT #144132725		REFUND - CITATION DISMISSED	141.00
					Total :	141.00
153067	3/12/2019	109845 CARMENITA TRUCK CENTER	70995		GTRANS AUTO PARTS	859.02
			71236		GTRANS AUTO PARTS	1,534.06
					Total :	2,393.08
153068	3/12/2019	803420 CARPENTER, ROTHANS & DUMONT, LAW OF	32409		PROFESSIONAL SERVICES - H.THURM	5,240.03
			32410		PROFESSIONAL SERVICES - R.GREEN	335.69
			32411		PROFESSIONAL SERVICES - B.RUIZ V.	5,528.70
			32412		PROFESSIONAL SERVICES - J.LAMAS '	661.65
			32413		PROFESSIONAL SERVICES - J.JOHNSC	392.40
			32414		PROFESSIONAL SERVICES - M.SUGGS	2,439.50
			32415		PROFESSIONAL SERVICES - C.JONES	1,209.35
			32416		PROFESSIONAL SERVICES - A.GRIFFE	399.60
			32417		PROFESSIONAL SERVICES - H.VASQUI	994.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
153068	3/12/2019	803420 CARPENTER, ROTHANS & DUMONT, LAW OFF	(Continued)			
			32418		PROFESSIONAL SERVICES - L.VALDEZ	36.00
			32419		PROFESSIONAL SERVICES - R.GIBSON	2,210.80
			32420		PROFESSIONAL SERVICES - C.DAVIS &	36.00
			32421		PROFESSIONAL SERVICES - J.HALLIBU	1,670.05
			32422		PROFESSIONAL SERVICES - S.HILL V.	1,309.65
			32450		PROFESSIONAL SERVICES - D.YUN V.	1,314.00
					Total :	23,777.42
153069	3/12/2019	108378 CHARLES E. THOMAS COMPANY INC.	42736	037-09771	DESIGNATED OPERATOR SERVICE	200.00
			44597		SERVICE CALL - GTRANS FUEL ISLAND	381.60
			45308		SERVICE CALL - 87 MAIN FILL SUMP	276.97
					Total :	858.57
153070	3/12/2019	109666 CHEM PRO LABORATORY, INC.	646241		STORM WATER SAMPLE ANALYSIS	210.00
			646250		STORM WATER SAMPLE ANALYSIS	210.00
			646266		STORM WATER SAMPLE ANALYSIS	210.00
					Total :	630.00
153071	3/12/2019	110146 CHUCK THOMAS INVESTIGATIONS	12/11-01/31/19	035-00900	PROFESSIONAL SERVICES	7,669.48
					Total :	7,669.48
153072	3/12/2019	312105 CITY OF LOS ANGELES	94 MA 190000038		TRAFFIC SIGNAL MAINTENANCE & OPI	834.17
					Total :	834.17
153073	3/12/2019	109670 COLE PRO MEDIA, LLC	1575	035-00847	MEDIA CONSULTING SERVICES - FEBF	2,500.00
					Total :	2,500.00
153074	3/12/2019	102357 COLLINS, JOHN	JANUARY 2019		VOLUNTEER DRIVER	20.00
					Total :	20.00
153075	3/12/2019	109038 COLLISION AND INJURY DYNAMICS, INC.	47587		PROFESSIONAL SERVICES - B.RUIZ V.	8,296.00
					Total :	8,296.00
153076	3/12/2019	103353 CRM COMPANY, LLC.	LA13190		SCRAP TIRE DISPOSAL FEE	29.50
					Total :	29.50
153077	3/12/2019	110527 CROUSE, DARYL	39879		REFUND - TRAFFIC REPORT	23.00

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153077	3/12/2019	110527 110527 CROUSE, DARYL	(Continued)		Total :	23.00
153078	3/12/2019	110319 CWE DIRECTOR	19462	024-00513	MS4 PERMIT MONITORING AND COMP	103,573.30
					Total :	103,573.30
153079	3/12/2019	105951 DECALS BY DESIGN, INC.	13049		GTRANS BUS DECALS	188.67
					Total :	188.67
153080	3/12/2019	312249 DEPARTMENT OF CORONER	19ME0188		AUTOPSY REPORTS	94.00
					Total :	94.00
153081	3/12/2019	104018 DEPARTMENT OF TOXIC, SUBSTANCES CON	18SM5103		GARDENA SUMPS - EXPENSES, PURSI	7,443.26
					Total :	7,443.26
153082	3/12/2019	312117 DEPARTMENT OF WATER & POWER	022219		LIGHT & POWER	86.12
					Total :	86.12
153083	3/12/2019	110511 DESANTIAGO, RIGOBERTO	GEPCO 2019		GEPCO LOAN	2,000.00
					Total :	2,000.00
153084	3/12/2019	105182 DIRECTV	35923878517		DIRECTV SERVICE - BUSINESS CHOIC	423.09
					Total :	423.09
153085	3/12/2019	103241 DP STAR AUTOMOTIVE, INC.	44721		SMOG INSPECTIONS - 2007 CHEVY 35I	40.00
			44788		SMOG INSPECTIONS - 1991 GMC TOPP	40.00
			44808		SMOG INSPECTIONS - 2007 CHEVY 35I	40.00
			44809		SMOG INSPECTIONS - 2007 CHEVY 25I	40.00
			44811		SMOG INSPECTIONS - 2000 CHEVY IMI	40.00
					Total :	200.00
153086	3/12/2019	108444 ECALE, KATHY	022119		FIVE STAR BUS ROADEO - PHOTOGRA	400.00
					Total :	400.00
153087	3/12/2019	105418 EMPIRE CLEANING SUPPLY	1094825		CUSTODIAL SUPPLIES	205.31
					Total :	205.31
153088	3/12/2019	110522 ENCALADA, GREGORIO CARLOS	18-54PW		SETTLEMENT - G. ENCALADA V. GARD	1,210.00

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153088	3/12/2019	110522 ENCALADA, GREGORIO CARLOS	(Continued)		Total :	1,210.00
153089	3/12/2019	105392 ENTENMANN-ROVIN COMPANY	0142076		EMPLOYEE SERVICE PINS	250.55
					Total :	250.55
153090	3/12/2019	106459 ENTERPRISE FM TRUST	FBN3641121	023-01201	ENTERPRISE LEASE - FEBRUARY 2019	15,630.41
			FBN3650458	023-01201	ENTERPRISE LEASE - FEBRUARY 2019	4,746.31
					Total :	20,376.72
153091	3/12/2019	109426 ESPINOSA, VANESSA	02/01-02/15/19		PROFESSIONAL SERVICES - CASE WC	1,428.00
					Total :	1,428.00
153092	3/12/2019	105539 FACTORY MOTOR PARTS CO.	25-1044157		PW AUTO PARTS	-53.50
			3-1855060		PW AUTO PARTS	82.33
					Total :	28.83
153093	3/12/2019	103078 FARMERS INSURANCE ASO	18-54PW		SETTLEMENT - G. ENCALADA V. GARD	1,966.93
					Total :	1,966.93
153094	3/12/2019	106129 FEDEX	6-461-67769		SHIPPING SERVICES	33.05
					Total :	33.05
153095	3/12/2019	109315 FLEETCREW	28704		UNIT #34 DURATHON TEST & INSPECT	400.00
					Total :	400.00
153096	3/12/2019	106545 FLEETPRIDE	19538896		SEWER PROGRAM SUPPLIES	43.56
					Total :	43.56
153097	3/12/2019	107002 FLETCHER, JOSEPH	021919		MEDICAL REIMBURSEMENT	699.96
					Total :	699.96
153098	3/12/2019	106465 FOX FIRST AID & SAFETY	58777		STREET MAINT SUPPLIES	68.99
			58803		STREET MAINT SUPPLIES	45.99
			58804		PARK MAINT SUPPLIES	17.30
			58808		STREET MAINT SUPPLIES	14.24
					Total :	146.52
153099	3/12/2019	110513 FRANCE, CYNTHIA	GEPCO 2019		GEPCO LOAN	2,000.00

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153099	3/12/2019	110513 110513 FRANCE, CYNTHIA	(Continued)		Total :	2,000.00
153100	3/12/2019	102394 FRANK SCOTTO TOWING	1813349		TOWING SERVICES FOR BUS #764	350.00
					Total :	350.00
153101	3/12/2019	106625 FUKUDA, ALAN	JANUARY 2019		VOLUNTEER DRIVER	10.00
					Total :	10.00
153102	3/12/2019	109481 FUN TIME PHOTOBOOTH RENTALS	1808		FIVE STAR ROADEO - PHOTOBOOTH	495.00
					Total :	495.00
153103	3/12/2019	112566 GALLS, LLC	BC0773375		PD UNIFORM SUPPLIES	128.94
					Total :	128.94
153104	3/12/2019	207303 GARCIA, PEGGY	JANUARY 2019		VOLUNTEER DRIVER	40.00
					Total :	40.00
153105	3/12/2019	107005 GARDENA GLASS, INC.	61711		JUSTIN PLAZA - WINDOW REPAIR	10.00
					Total :	10.00
153106	3/12/2019	107011 GARDENA VALLEY NEWS, INC.	00077490 00077595		NOTICE OF PUBLIC HEARING - SITE PL NOTICE OF RFP - VIDEO POLICING	228.05 162.89
					Total :	390.94
153107	3/12/2019	107034 GARDENA WELDING SUPPLY CO INC.	95 109785		BLDG MAINT SUPPLIES	192.28
					Total :	192.28
153108	3/12/2019	619005 GAS COMPANY, THE	02119		CNG FUEL - JANUARY 2019	1,070.71
					Total :	1,070.71
153109	3/12/2019	107056 GENFARE	90145804	037-09787 037-09787	GTRANS AUTO PARTS	1,997.55
					Total :	1,997.55
153110	3/12/2019	110523 GHS ART COLLECTION, INC	TANAKA 18/19		COMMUNITY PROMOTIONS	50.00
					Total :	50.00
153111	3/12/2019	110446 GINZ & ASSOCIATES	PERMIT #15859		PERMIT DEPOSIT REFUND - 1147 W. G.	2,500.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
153111	3/12/2019	110446 110446 GINZ & ASSOCIATES	(Continued)		Total :	2,500.00
153112	3/12/2019	619004 GOLDEN STATE WATER CO.	022219		WATER	7,437.51
					Total :	7,437.51
153113	3/12/2019	108906 GOLDEN, CEIL	JANUARY 2019		VOLUNTEER DRIVER	25.00
					Total :	25.00
153114	3/12/2019	110395 GOLDMAN, RODERICK	022819		MGMT ANNUAL HEALTH BENEFIT	91.98
					Total :	91.98
153115	3/12/2019	119907 GOLF CLUB AT RANCHO CALIFORNIA, THE	031619		GRAGA TOURNAMENT 03/16/19	712.00
					Total :	712.00
153116	3/12/2019	207435 GONSALVES, RODNEY	021919		REMIBURSEMENT - GPD EXPLORERS	78.42
					Total :	78.42
153117	3/12/2019	107850 GOVERNMENT FINANCE OFFICERS, ASSOCI/	0152003 2019		MEMBERSHIP DUES - C.OSORIO, R.BE	595.00
					Total :	595.00
153118	3/12/2019	110499 HARDER, HANS	CIT #15794		REFUND - ADMINISTRATIVE CITATION	818.35
					Total :	818.35
153119	3/12/2019	105224 HEAVENLY MOMENTS	112418		CHRISTMAS CRAFT FAIRE - TABLE REI	142.35
			11242018		WINTER WONDERLAND SUPPLIES	136.88
					Total :	279.23
153120	3/12/2019	108949 HELM, SUSAN	JANUARY 2019		VOLUNTEER DRIVER	40.00
					Total :	40.00
153121	3/12/2019	108434 HOME DEPOT CREDIT SERVICES	0314496		BLDG MAINT SUPPLIES	4.98
			1342209		BLDG MAINT SUPPLIES	669.61
			2314654		BLDG MAINT SUPPLIES	7.19
			3272887		HOME IMPROVEMENT PROGRAM	-31.12
			3522181		PD MAINT SUPPLIES	241.67
			3542019		SIGNS/SIGNALS SUPPLIES	108.23
			5044102		SIGNS/SIGNALS SUPPLIES	80.65
			5314380		BLDG MAINT SUPPLIES	49.25

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153121	3/12/2019	108434 HOME DEPOT CREDIT SERVICES	(Continued) 6033080 6350167 6350173		SIGNS/SIGNALS SUPPLIES BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES	60.03 43.81 147.33
					Total :	1,381.63
153122	3/12/2019	110510 HUTAURUK, MELYSSA	GEPCO 2019		GEPCO LOAN	2,000.00
					Total :	2,000.00
153123	3/12/2019	105513 INDUSTRIAL CLEANING SYSTEMS, INC.	37715		PD PROGRAM SUPPLIES	396.48
					Total :	396.48
153124	3/12/2019	110222 INTERAMERICAN MOTOR, LLC	110-087360 110-087572		GTRANS AUTO PARTS GTRANS AUTO PARTS	36.44 72.88
					Total :	109.32
153125	3/12/2019	106714 INTERSTATE BATTERIES OF, CALIFORNIA CO.	101123534 101123986 101124065 101124213		GTRANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS	526.71 250.37 656.05 486.64
					Total :	1,919.77
153126	3/12/2019	108555 JALISCO TIRE & AUTO REPAIR	021919 022219 022619		(1) TIRE FLAT REPAIR (3) TIRE FLAT REPAIR & VALVE SENS (4) TIRES MOUNT & BALANCE, ALIGNM	10.00 27.00 100.00
					Total :	137.00
153127	3/12/2019	110010 JANEK CORPORATION, THE	104815		GTRANS AUTO SUPPLIES	2,168.10
					Total :	2,168.10
153128	3/12/2019	110014 JENKINS, JOAN STEIN	02/01-02/28/19		MONTHLY CITY PROSECUTOR CHARG	4,600.00
					Total :	4,600.00
153129	3/12/2019	111016 KAISER FOUNDATION HEALTH PLAN	MARCH 2019		HEALTH INSURANCE	287,626.85
					Total :	287,626.85
153130	3/12/2019	109400 KEEP CLEAN PRODUCT, INC.	310461		CUSTODIAL SUPPLIES	430.18

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153130	3/12/2019	109400 109400 KEEP CLEAN PRODUCT, INC.	(Continued)		Total :	430.18
153131	3/12/2019	110518 KINCAID INDUSTRIES INC.	PERMIT #15870		PERMIT DEPOSIT REFUND - 2100 W. 1st	3,500.00
					Total :	3,500.00
153132	3/12/2019	107884 KINGSBURY UNIFORMS	65310	037-09817	UNIFORMS FOR FIVE STAR RODEO AT	4,080.51
					Total :	4,080.51
153133	3/12/2019	110372 KIOSK INFORMATION SYSTEMS	0094144	023-01188	KIOSK INFORMATION SYSTEMS	9,130.26
					Total :	9,130.26
153134	3/12/2019	111517 KIRK'S AUTOMOTIVE INC.	1024270		GTRANS SHOP SUPPLIES	900.00
					Total :	900.00
153135	3/12/2019	111260 KJOS, BARBARA JEAN	FEBRUARY 2019		GARDENA FAMILY CHILD CARE PROGRAM	1,560.00
					Total :	1,560.00
153136	3/12/2019	312240 L.A. COUNTY DEPARTMENT OF, PUBLIC WORKS	19021103602	024-00509	SERVICES PROVIDED BY LA COUNTY I	14,589.79
			19021103893	024-00509	SERVICES PROVIDED BY LA COUNTY I	2,841.51
					Total :	17,431.30
153137	3/12/2019	312113 L.A. COUNTY SHERIFF'S DEPT	192577BL		INMATE MEAL DELIVERY PROGRAM - L	921.25
					Total :	921.25
153138	3/12/2019	106372 LANDSCAPE STRUCTURES, INC.	P0001303-06-01		PARK MAINT SUPPLIES	64.99
					Total :	64.99
153139	3/12/2019	110257 LAPENNA-HUDA, ELISABETTA	0089	023-01202	EXECUTIVE COACHING SESSIONS	14,400.00
					Total :	14,400.00
153140	3/12/2019	105874 LAWSON PRODUCTS, INC.	9306487456		BUS SHOP SUPPLIES	419.37
					Total :	419.37
153141	3/12/2019	104782 LEW EDWARDS GROUP, THE	001	039-00053	CONSULTING SERVICES - COMMUNITY	5,750.00
					Total :	5,750.00
153142	3/12/2019	112260 LIEBERT CASSIDY WHITMORE	1472992		PROFESSIONAL SERVICES - PERSONNEL	1,442.45
			1472993		PROFESSIONAL SERVICES - PERSONNEL	111.00

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153142	3/12/2019	112260 LIEBERT CASSIDY WHITMORE	(Continued) 1472994		PROFESSIONAL SERVICES - PERSONN Total :	74.00 1,627.45
153143	3/12/2019	110516 LISA'S BARBER SHOP & NAILS	BL #33210		BUSINESS LICENSE OVERPAYMENT Total :	79.00 79.00
153144	3/12/2019	108807 LOCKE LORD LLP	1476474		PROFESSIONAL SERVICES - GARDEN/ Total :	10,673.92 10,673.92
153145	3/12/2019	110056 LONDON, M.D., JAMES T	2202019 292019		PROFESSIONAL SERVICES - H.THURM PROFESSIONAL SERVICES - H.THURM Total :	5,048.25 10,350.00 15,398.25
153146	3/12/2019	112615 LU'S LIGHTHOUSE, INC.	01134301		GTRANS SHOP SUPPLIES Total :	332.01 332.01
153147	3/12/2019	108828 MAACO COLLISION REPAIR &, AUTO PAINTING	6157 6158		PAINTING/BODY SERVICES - 2014 FOR PAINTING/BODY SERVICES - 2014 FOR Total :	1,500.00 1,221.55 2,721.55
153148	3/12/2019	105082 MAJESTIC LIGHTING, INC.	ML72063 ML72113 ML72142 ML72172 ML72183 ML72209 ML72222 ML72242 ML72243 ML72264		BLDG MAINT SUPPLIES SIGNS/SIGNALS SUPPLIES SIGNS/SIGNALS SUPPLIES BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES Total :	1,695.06 211.95 415.55 50.30 48.14 102.38 52.53 329.05 111.39 23.98 3,040.33
153149	3/12/2019	813030 MANNING & KASS	624458 624463		LEGAL SERVICES - Y.GRIER V. GARDEI LEGAL SERVICES - E.JOHNSON V. GAF Total :	2,093.05 1,532.00 3,625.05
153150	3/12/2019	110306 MARIPOSA LANDSCAPES, INC	83747	024-00505	MEDIAN LANDSCAPE MAINTENANCE	6,000.41

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153150	3/12/2019	110306 110306 MARIPOSA LANDSCAPES, INC	(Continued)		Total :	6,000.41
153151	3/12/2019	113064 MCMASTER-CARR SUPPLY COMPANY	85957246		GTRANS SHOP SUPPLIES	103.09
			86613603		GTRANS SHOP SUPPLIES	208.11
					Total :	311.20
153152	3/12/2019	113125 MEMORIAL HOSPITAL OF GARDENA	1000289601		ER SERVICES - T.YOAKLEY	1,332.42
			1000291473		ER SERVICES - S.PHILPOT	191.52
			1000294124		ER SERVICES - D.FAIR	191.52
					Total :	1,715.46
153153	3/12/2019	108699 MEZIERE ENTERPRISES INC.	53254		ELECTRIC WATER PUMP	674.10
					Total :	674.10
153154	3/12/2019	109972 MOBILE HERO, LLC	20190219_CC		FIVE STAR BUS ROADEO - PHOTOGRA	510.00
					Total :	510.00
153155	3/12/2019	103093 MOBILE RELAY ASSOCIATES, INC.	80011158	037-09773	GTRANS BUS RADIO SYSTEM RENTAL	10,606.94
					Total :	10,606.94
153156	3/12/2019	102534 MONCADA, BARBARA	JANUARY 2019		VOLUNTEER DRIVER	40.00
					Total :	40.00
153157	3/12/2019	213915 MOORE, LEILANI	GEPCO 2019		GEPCO LOAN	1,707.73
					Total :	1,707.73
153158	3/12/2019	213465 MORELAND-EDDEN, DONNA	GEPCO 2019		GEPCO LOAN	2,000.00
					Total :	2,000.00
153159	3/12/2019	113355 MR. HOSE INC.	150337		SEWER PROGRAM SUPPLIES	62.80
					Total :	62.80
153160	3/12/2019	105622 N/S CORPORATION	0092566		SERVICE CALL - BUS WASH REPAIR	1,388.27
					Total :	1,388.27
153161	3/12/2019	115168 OFFICE DEPOT	264138089		FINANCE OFFICE SUPPLIES	30.65
			265470744		PD OFFICE SUPPLIES	506.37
			267505702		BUS OFFICE SUPPLIES	70.06

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153161	3/12/2019	115168 OFFICE DEPOT	(Continued)			
			268980775		CDD OFFICE SUPPLIES	263.24
			271910317		PD OFFICE SUPPLIES	46.78
			272608324		PD OFFICE SUPPLIES	19.58
			272608473		PD OFFICE SUPPLIES	38.06
			274495198		PD OFFICE SUPPLIES	142.33
			274819617		PD OFFICE SUPPLIES	109.38
					Total :	1,226.45
153162	3/12/2019	111358 O'REILLY AUTO PARTS	271759		SEWER PROGRAM SUPPLIES	37.78
			271933		SEWER PROGRAM SUPPLIES	10.56
			272022		SEWER PROGRAM SUPPLIES	37.78
			273211		PW AUTO PARTS	39.41
			274119		PW AUTO PARTS	5.46
			276099		GTRANS AUTO PARTS	82.07
					Total :	213.06
153163	3/12/2019	115810 ORKIN PEST CONTROL	180236048		PEST CONTROL - ACCT #27336703	230.90
					Total :	230.90
153164	3/12/2019	215540 OSORIO, VICENTE	GEPCO 2019		GEPCO LOAN	2,000.00
					Total :	2,000.00
153165	3/12/2019	215355 OYA, BARRY	022219		MEDICAL REIMBURSEMENT	2,650.00
					Total :	2,650.00
153166	3/12/2019	110535 P. F. PETTIBONE & CO	175940		CC OFFICE SUPPLIES - MINUTE BOOK	892.68
					Total :	892.68
153167	3/12/2019	110517 PAK, CHONG SAM	PERMIT #50019-0088		PERMIT DEPOSIT REFUND - 16921 S.	216.50
					Total :	216.50
153168	3/12/2019	109138 PARTEK SOLUTIONS	23137	035-00893	CITATION ROLLS FOR PARKING ENFOR	4,498.72
					Total :	4,498.72
153169	3/12/2019	110512 PASTRE, BRANDON	GEPCO 2019		GEPCO LOAN	2,000.00
					Total :	2,000.00

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153170	3/12/2019	108600 PHOENIX GROUP INFORMATION, SYSTEMS	012019211	035-00850	PARKING TICKET CONTRACT SERVICE	11,205.94
Total :						11,205.94
153171	3/12/2019	105574 PINNACLE PETROLEUM, INC.	0186384	037-09762	GTRANS' UNLEADED GASOLINE FUEL	22,807.46
			0186401	024-00488	PUBLIC WORKS UNLEADED GASOLINE	1,762.52
			0186998	037-09762	GTRANS' UNLEADED GASOLINE FUEL	22,206.39
Total :						46,776.37
153172	3/12/2019	105271 POZ, MARVIN JOEL	WINTER 2019		EDUCATIONAL REIMBURSEMENT	338.77
Total :						338.77
153173	3/12/2019	110519 PPS	PERMIT #15934		PERMIT DEPOSIT REFUND - 14948 S.	2,000.00
Total :						2,000.00
153174	3/12/2019	110484 PRAGMATIC WORKS TRAINING, INC.	73522	020-00019	POWER BUSINESS ANALYTICS FOR MI	1,250.00
			73530	020-00019	POWER BUSINESS ANALYTICS FOR MI	1,237.50
Total :						2,487.50
153175	3/12/2019	102677 PROVIDENCE HEALTH & SERVICES	10125 12/3		SART EXAM	930.00
Total :						930.00
153176	3/12/2019	106092 PRUDENTIAL OVERALL SUPPLY	42355533		SUPPLY RENTAL - MATS - REC	12.42
			42355534		SUPPLY RENTAL - MATS - CH	16.05
			42355535		SUPPLY RENTAL - MATS - HS	8.28
			42357908		SUPPLY RENTAL - MATS - GMBL	8.10
			42359808		SUPPLY RENTAL - MATS - REC	12.42
			42359809		SUPPLY RENTAL - MATS - CH	16.05
			42359810		SUPPLY RENTAL - MATS - HS	8.28
			42362371		SUPPLY RENTAL - MATS - GMBL	8.10
			42364495		SUPPLY RENTAL - MATS - REC	12.42
			42364496		SUPPLY RENTAL - MATS - CH	16.05
			42364497		SUPPLY RENTAL - MATS - HS	8.28
			42366818		SUPPLY RENTAL - MATS - GMBL	8.10
			42369017		SUPPLY RENTAL - MATS - REC	12.42
			42369018		SUPPLY RENTAL - MATS - CH	16.05
			42369019		SUPPLY RENTAL - MATS - HS	8.28
			42371169		SUPPLY RENTAL - MATS - GMBL	8.10

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
153176	3/12/2019	106092 PRUDENTIAL OVERALL SUPPLY	(Continued) 42373349 42373350 42373351		SUPPLY RENTAL - MATS - REC SUPPLY RENTAL - MATS - CH SUPPLY RENTAL - MATS - HS Total :	12.42 16.05 8.28 216.15
153177	3/12/2019	116820 PSOMAS	148399	024-00523	NORMANDIE AVE STREET IMPROVEME Total :	21,249.40 21,249.40
153178	3/12/2019	108623 PUN GROUP LLP, THE	111935	023-01187	AUDIT SERVICES FY 2018-2019 Total :	29,562.00 29,562.00
153179	3/12/2019	110376 QUIROZ, ABIGAIL	021919		MGMT ANNUAL HEALTH BENEFIT Total :	110.00 110.00
153180	3/12/2019	110524 RAMIREZ, GICELLE	021919		UNIFORM ALLOWANCE Total :	350.00 350.00
153181	3/12/2019	100147 RCI IMAGE SYSTEMS	75876 76051	032-00039 032-00039	PREP AND SCANNING PERMITS MICROFICHE SCANNING - 15223 Total :	3,825.33 83.22 3,908.55
153182	3/12/2019	110195 RCS SAFETY, LLC	PERMIT #15768 PERMIT #15900		PERMIT DEPOSIT REFUND - 14717 MAI PERMIT DEPOSIT REFUND - 16124 CRI Total :	1,000.00 1,000.00 2,000.00
153183	3/12/2019	101511 READYREFRESH	19B0010113405		DRINKING WATER SERVICE Total :	151.84 151.84
153184	3/12/2019	118228 REGENTS OF THE UNIVERSITY OF, THE	10835034 10835963		CA TORT GUIDE 3RD ED UP 19 CA TORT GUIDE UPDATE 19 Total :	178.32 255.61 433.93
153185	3/12/2019	109323 RIVERAS LAWNMOWER SHOP, INC.	1313		TREE PROGRAM SUPPLIES Total :	739.11 739.11
153186	3/12/2019	107343 ROACH, GERALD	JANUARY 2019		VOLUNTEER DRIVER	15.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
153186	3/12/2019	107343 107343 ROACH, GERALD	(Continued)		Total :	15.00
153187	3/12/2019	218428 ROBLEDO, LYDIA	021919		MGMT ANNUAL HEALTH BENEFIT	500.00
					Total :	500.00
153188	3/12/2019	119126 S.B.R.P.C.A.	01600	035-00895	VEHICLE SET UP - PARKING ENFORCE	7,068.33
					Total :	7,068.33
153189	3/12/2019	119022 SAFEMART OF SOUTHERN, CALIFORNIA	91074 91234		BLDG MAINT SUPPLIES PD PROGRAM SUPPLIES	853.50 75.43
					Total :	928.93
153190	3/12/2019	119015 SAFETY-KLEEN CORPORATION	79134767	024-00540	CLEANING OF CLARIFIER AND SUMPS	3,077.00
					Total :	3,077.00
153191	3/12/2019	105097 SANADA, CRAIG	JANUARY 2019		VOLUNTEER DRIVER	25.00
					Total :	25.00
153192	3/12/2019	107465 SATO, KATHY	JANUARY 2019		VOLUNTEER DRIVER	20.00
					Total :	20.00
153193	3/12/2019	108654 SECTAN SECURITY INC.	19011827		CURRENCY VERIFICATION - JANUARY	964.36
					Total :	964.36
153194	3/12/2019	119233 SHERWIN-WILLIAMS CO.	2721-1		STREET MAINT SUPPLIES	89.52
					Total :	89.52
153195	3/12/2019	109918 SHIGE'S FOREIGN CAR SERVICE	0016363 0016408 0016611 0016679 75258 75280 75292 75301 75302 75315 75316		2004 FORD F350 #1105666 SERVICE & 2015 FORD INTRCPTR #1462841 SERVI 2008 DODGE CHRG #1258897 ENGINE 2016 FORD INTRCPTR #1488057 SERVI 2014 FORD INTRCPTR #1442351 TIRE & 2011 FORD CV #1367838 SERVICE & RE 2016 FORD INTRCPTR #1488054 TIRE 2010 DODG CHRG R/T #1327044 SERVI 2014 FORD INTRCPTR #1421253 BRAKE 2018 FORD INTRCPTR #1554895 SERVI 2018 FORD INTRCPTR #1554678 SERVI	248.84 422.65 612.48 406.69 16.25 1,020.69 106.24 86.90 376.36 85.43 59.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
153195	3/12/2019	109918 SHIGE'S FOREIGN CAR SERVICE	(Continued)			Total : 3,441.53
153196	3/12/2019	110536 SHIMASAKI, TIM	CIT #188136770		REFUND - CITATION OVERPAYMENT	87.00
					Total :	87.00
153197	3/12/2019	107645 SHIRK, PAUL	JANUARY 2019		VOLUNTEER DRIVER	15.00
					Total :	15.00
153198	3/12/2019	119378 SMARDAN SUPPLY CO.	S3320774 S3324915		STREET MAINT SUPPLIES BLDG MAINT SUPPLIES	784.90 1,454.01
					Total :	2,238.91
153199	3/12/2019	119359 SOUTH BAY CITIES COUNCIL, OF GOVERNME DC 2018		024-00541	DOMINGUEZ CHANNEL WATERSHED N	44,000.00
					Total :	44,000.00
153200	3/12/2019	102027 SOUTH BAY ELECTRIC MOTORS, INC	25838 25853		REPAIR REULAND MOTOR BUS AUTO PARTS	1,200.04 1,707.88
					Total :	2,907.92
153201	3/12/2019	619003 SOUTHERN CALIFORNIA EDISON	022019 030219		LIGHT & POWER LIGHT & POWER	12,888.56 43,826.93
					Total :	56,715.49
153202	3/12/2019	110520 SPACE CREATION INC.	PERMIT #50018-0209		PERMIT DEPOSIT REFUND - 2312 W. 15	5,000.00
					Total :	5,000.00
153203	3/12/2019	119010 STAPLES ADVANTAGE	3401877362 3401877366 3401970870 3402129302 3402218495 3402492018 3402492025 3402713388 3403655311		REC OFFICE SUPPLIES PW OFFICE SUPPLIES PW OFFICE SUPPLIES REC OFFICE SUPPLIES ENGINEERING OFFICE SUPPLIES PW OFFICE SUPPLIES PW OFFICE SUPPLIES PW OFFICE SUPPLIES PW OFFICE SUPPLIES	229.97 220.82 13.79 63.93 149.23 403.37 11.38 36.67 85.18
					Total :	1,214.34
153204	3/12/2019	109351 TDX	1513261		GTRANS AUTO SUPPLIES	438.00

vchlist
03/07/2019 4:59:09PM

Voucher List
CITY OF GARDENA

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Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
153204	3/12/2019	109351 109351 TDX	(Continued)		Total :	438.00
153205	3/12/2019	106870 TENDER LOVING CARE CATERING, INC.	02/16-02/28/19	034-00361	SENIOR FEEDING PROGRAM	7,861.70
					Total :	7,861.70
153206	3/12/2019	120140 TENNANT SALES & SERVICE CO.	915093319 916038945		BUS FACILITY MAINT SUPPLIES BLDG MAINT SUPPLIES	-52.56 741.89
					Total :	689.33
153207	3/12/2019	108908 THOMAS L. HEDGE, M.D., A MEDICAL CORPO	7262017		PROFESSIONAL SERVICES - N.MONTA	120.00
					Total :	120.00
153208	3/12/2019	104126 TIME WARNER CABLE	0027122030119		CABLE AND INTERNET SERVICES - CIT	4,573.22
					Total :	4,573.22
153209	3/12/2019	110238 TIREHUB, LLC	6669165		TIRES - GY WRL SRA BW 111S 275/55 2	499.89
					Total :	499.89
153210	3/12/2019	109411 TITAN LEGAL SERVICES, INC.	SU307785-01-01		PROFESSIONAL SERVICES - A.GRIFFE	178.70
					Total :	178.70
153211	3/12/2019	109775 TOMS TRUCK CENTER NORTH COUNTY	70159 CM68575 CM70159	037-09764	FORD V10 REBUILT ENGINES GTRANS AUTO PARTS FORD REBUILT ENGINES	16,804.02 -6,465.00 -4,848.75
					Total :	5,490.27
153212	3/12/2019	109783 TORRANCE LOCK & SECURITY	220546		GTRANS MAINT SUPPLIES	384.89
					Total :	384.89
153213	3/12/2019	104377 TRAFFIC MANAGEMENT, INC.	PERMIT #15462		PERMIT DEPOSIT REFUND - 14215 NOI	1,000.00
					Total :	1,000.00
153214	3/12/2019	106018 TRANE U.S. INC.	39470294 5621070		SERVICE & UPDATE FIRMWARE TRACI BUS FACILITY MAINT SUPPLIES	1,435.89 104.91
					Total :	1,540.80
153215	3/12/2019	107808 TRANSIT LINE ART	433		FIVE STAR ROADEO - ARTWORK PREP	960.00

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Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
153215	3/12/2019	107808 107808 TRANSIT LINE ART	(Continued)		Total :	960.00
153216	3/12/2019	120854 TURF STAR INC.	7049531		PW AUTO PARTS	107.92
			7050506		PW AUTO PARTS	503.50
			7051939		PW AUTO PARTS	189.18
					Total :	800.60
153217	3/12/2019	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	BEEMAN 02/22/19		CAL CARD STATEMENT 01/23-02/22/19	238.67
			FINANCE 02/22/19		CAL CARD STATEMENT 01/23-02/22/19	2,992.30
			NOLAN 01/22/19		CAL CARD STATEMENT 12/25-01/22/19	350.00
			RECREATION 01/22/19		CAL CARD STATEMENT 12/25-01/22/19	1,724.74
					Total :	5,305.71
153218	3/12/2019	101448 U.S. HEALTHWORKS MEDICAL, GROUP, PC	3467711		RANDOM DS COLLECTION, DOT-DMV, I	438.50
			3469978		RANDOM BAT, DOT D/S COLLECTION -	308.50
			3475004		RANDOM BAT, DOT D/S, P.E.BASIC	306.50
					Total :	1,053.50
153219	3/12/2019	104692 ULINE	106003251		PD PROGRAM SUPPLIES	773.66
					Total :	773.66
153220	3/12/2019	110528 VALENZUELA, MICHIKO	39916		REFUND - POLICE REPORT FEE	23.00
					Total :	23.00
153221	3/12/2019	107048 VIGILANT SOLUTIONS, LLC	21903	035-00898	ANNUAL SUBSCRIPTION RENEWAL	9,995.00
					Total :	9,995.00
153222	3/12/2019	123178 WALLIN, KRESS, REISMAN &, KRANITZ, LLP	FEBRUARY 2019	020-00017	CITY ATTORNEY FEES	28,417.68
					Total :	28,417.68
153223	3/12/2019	108943 WEBIPLEX, INC.	2926	035-00902	RENEWAL - DOCUPEAK LICENSE SUB	5,095.00
					Total :	5,095.00
153224	3/12/2019	123050 WILLIAMS SCOTSMAN, INC.	6466700	035-00852	LEASE AGREEMENT FOR MODULAR BI	2,197.82
					Total :	2,197.82
153225	3/12/2019	103956 WORTHINGTON FORD	6032034	035-00899	2016 FORD INTRCPTR #1488054 VEHIC	4,164.46
			6033620		2014 FORD ULTL #1442351 DIAGNOSE	579.58

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
153225	3/12/2019	103956 103956 WORTHINGTON FORD	(Continued)		Total :	4,744.04
153226	3/12/2019	105568 WORTHY, PATRICIA	JANUARY 2019		VOLUNTEER DRIVER	60.00
					Total :	60.00
153227	3/12/2019	125001 YAMADA COMPANY, INC.	77113		STREET MAINT SUPPLIES	308.01
			77129		TREE MAINT SUPPLIES	41.11
			77130		TREE MAINT SUPPLIES	29.29
			77131		TREE MAINT SUPPLIES	43.93
			77139		PARK MAINT SUPPLIES	4.40
			77167		PARK MAINT SUPPLIES	73.54
			77168		PARK MAINT SUPPLIES	4.86
					Total :	505.14
153228	3/12/2019	103601 YINCOM	6364		FCC COMPUTER PARTS	699.71
			6365		COMPUTER REPLACEMENT PARTS	67.62
			6367		PW COMPUTER PARTS	253.93
			6368		IT COMPUTER PARTS	32.63
					Total :	1,053.89
153229	3/12/2019	105794 YONAMINE, BRUCE	JANUARY 2019		VOLUNTEER DRIVER	15.00
					Total :	15.00
153230	3/12/2019	104315 ZAP MANUFACTURING, INC.	2235		SIGNS/SIGNALS SUPPLIES	999.14
					Total :	999.14
153231	3/12/2019	109479 ZEPEDA, ARMANDO	190316		FIVE STAR ROADEO - DJ SERVICES	800.00
					Total :	800.00
201	Vouchers for bank code : usb				Bank total :	1,399,225.60
201	Vouchers in this report				Total vouchers :	1,399,225.60

Bank code : usb

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 21 inclusive of the check register are accurate and funds are available for payment thereof.

By: 
Accounting/Finance Manager

This is to certify that the claims or demands covered by checks listed on pages 1 to 21 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 3/12/19
Date

Councilmember Date

Councilmember Date

Acknowledged:

Councilmember Date

Councilmember Date



CITY of GARDENA

5. D. (1)
CITY MANAGER
Report No. P-2019-05
Date: March 12, 2019

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

1. Report the Appointment of the following individuals:
 - a. **FLORENCIO JOHN SIGNO** to the position of Senior Planner, Schedule 122 (\$7,101-\$9,063/month), with the Community Development Department effective March 4, 2019.
 - b. **DANIEL SANCHEZ** to the position of General Building Inspector, Schedule 51 (\$5,283-\$6,742/month), with the Community Development Department effective March 4, 2019.
2. Report the Full-Time Appointment of the following individuals:
 - a. **SHAVANYA DECURE** to the position of full-time Bus Operator, Schedule 90 (\$4,275-\$5,456/month), with the Transportation Department effective March 10, 2019.
 - b. **JACKIE ROBINSON** to the position of full-time Bus Operator, Schedule 90 (\$4,275-\$5,456/month), with the Transportation Department effective March 11, 2019.
3. Report the Promotion of **ANGELA GOMEZ** to the position of Police Records Technician I, Schedule 33 (\$3,388-\$4,324/month), with the Police Department effective March 4, 2019.
4. Report that Custodian II, **SALVADOR GONZALEZ**, is on *Family Medical Leave Act / California Family Rights Act (FMLA/CFRA)* effective February 14, 2019 through March 31, 2019 on a continuous leave basis.
5. Report the following individuals returned to duty from Administrative Leave:
 - a. Police Officer, **IXTZIA LINARES**, of the Police Department effective February 24, 2019.
 - b. Police Officer, **OSCAR QUINTERO**, of the Police Department effective February 25, 2019.
6. Report the recruitment for the Open/Competitive position of Transportation Operations Supervisor (Transportation Department). This recruitment closed on February 27, 2019.
7. Report the active recruitment for the Open/Competitive position of Transit Systems Analyst (Transportation Department). This recruitment is scheduled to close on March 28, 2019.
8. Report the active recruitment for the Open/Competitive position of Transit Maintenance Manager (Transportation Department). This recruitment is scheduled to close on March 28, 2019.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Edward Medrano", with a stylized flourish at the end.

EDWARD MEDRANO
City Manager/Human Resources Officer

cc: City Attorney
City Clerk
Human Resources
Payroll



City of Gardena
City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 5. D. (2)

Department: CONSENT
CALENDAR

Meeting Date: 03/12/2019

Resolution No. 6365

TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA TITLE: RESOLUTION NO. 6365, AMENDING THE LIST OF AUTHORIZED GAMES
AND AUTHORIZING THE PLAY OF CERTAIN GAMES IN LICENSED CARD
CLUBS

<u>COUNCIL ACTION REQUIRED:</u> <ul style="list-style-type: none">• Adopt Resolution No. 6365	<u>Action Taken</u>
<u>STAFF SUMMARY:</u> <p>Staff respectfully recommends that the City Council adopt Resolution No. 6365, which amends the current list of authorized games and authorizes the play of certain games in licensed card clubs.</p> <p>On February 19, 2019, the Hustler Casino received written approval from the State of California Department of Justice, Bureau of Gambling Control, to begin offering the games of <i>Drawmaha Hi</i> and <i>Drawmaha Ace-to-Five</i> for play at their club.</p> <p>These approvals by the State of California are subject to the adoption of a formal resolution by the Gardena City Council.</p>	
<u>FINANCIAL IMPACT/COST:</u> <p>None</p>	
<u>ATTACHMENT:</u> <ol style="list-style-type: none">1) Resolution No. 63652) Copies of Letters from the Department of Justice, Bureau of Gambling Control, approving the subject games and providing details of same.	
Submitted by: <u>Edward Medrano</u> , Edward Medrano, City Manager Date: <u>3/5/19</u>	

RESOLUTION NO. 6365

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 LICENSED CARD CLUBS

WHEREAS, Gardena Municipal Code Section 5.24.430 provides that licensed card clubs in the City of Gardena ("City") may play any game permitted under state law which is also permitted by resolution of the City Council; and

WHEREAS, the City Council approved those certain games to be played in licensed card clubs as listed in Resolution No. 6357; and

WHEREAS, from time to time licensed card clubs in the City have filed rules of play and requested authorization pursuant to Gardena Municipal Code Section 5.24.430 to play other games not previously listed and approved by City Council Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE AND DETERMINE AS FOLLOWS:

SECTION 1. That **Drawmaha Hi and Drawmaha Ace-to-Five** played in accordance with the rules approved by the Bureau of Gambling Control on February 19, 2019, shall be permitted to be played in licensed card clubs in the City provided that the games continue to be lawful under state law. The list of all such approved and permitted games is as follows:

POKER SECTION

2 WAY WINNER
5 CARD STUD
6 CARD STUD
7 CARD HI LO SPLIT
7 CARD STUD
7 CARRD STUD HI-LO REGULAR
21st CENTURY BACCARAT
21st CENTURY BACCARAT 9.0
21st CENTURY LUCKY 7 BACCARAT
BADACEY
BADEUCEY
BADUGI
BLACKJACK JACKPOT
BUSTER BLACK JACK BONUS BET
CALIFORNIA HIGH DRAW OPEN BLIND
CARIBBEAN STUD POKER
CRAZY PINEAPPLE
DOUBLE BOARD OMAHA
DRAGON BONUS BACCARAT-
COMMISSION FREE
DRAW
DRAWMAHA ACE-TO-FIVE
DRAWMAHA HI
EASY POKER
EASY POKER BONUS BET

EZ BACCARAT
EZ BACCARAT MODIFICATION
HI LO DECLARE
HOLDEM
HOLDEM HI LO
JACKPOT POKER
JACKS BACK HI LO
KANSAS CITY LOWBALL DEUCE TO SEVEN
LET IT RIDE BONUS
LOWBALL
LOWBALL DRAW WINNER LEAVE IT IN
MEXICAN POKER
OMAHA AND POT LIMIT
OMAHA HI
OMAHA HI LO
OMAHA HI LO SPLIT
OMAHA AND POT LIMIT
OPEN FACE CHINESE POKER
PAN
PINEAPPLE
POCKET ACES CRACKED
POKER PAYS TO PLAY
RAZZ

Resolution No. 6365
AMENDING THE LIST OF AUTHORIZED GAMES
AND AUTHORIZING THE PLAY OF CERTAIN GAMES IN LICENSED CARD CLUBS

RAZZDACEY
RAZZDEUCEY
SEVEN CARD STUD
SEVEN CARD STUD HIGH-LOW SPLIT
SHORT DECK HOLD'EM
SUPER 7 CARD STUD
SUPER 7 CARD STUD HI/LO
SUPER 7 CARD STUD HI/LO REGULAR
SUPER 9 JACKPOT
SUPER RAZZ
SUPER RAZZDACEY
SUPER RAZZDEUCEY
TABLE TOP JOKER POKER
TEXAS HOLD'EM

TEXAS STUD POKER
THREE CARD POKER
THREE CARD POKER 6 CARD BONUS
THREE CARD POKER PROGRESSIVE
JACKPOT
TRIPLE ACES II
TRIPS
ULTIMATE TEXAS HOLD'EM
ULTIMATE TEXAS HOLD'EM PROGRESSIVE JACKPOT

ASIAN SECTION

13 CARD
21ST CENTURY BLACKJACK 5.1
[Modified]
ASIAN STUD
BACCARAT
BLACKJACK JOKERS
BONANZA PAI GOW TILES
CALIFORNIA ACES
CALIFORNIA BLACKJACK
CENTURY21
EO11
FUNTAZEE 21
FORTUNE PAI GOW POKER
LUCKY MOON
MAHJONG

MONSTER & BUSTER PAI GOW POKER
NO BUST BLACKJACK
NO BUST 21ST CENTURY BLACKJACK 4.0A [Modified]
NO BUST 21ST CENTURY BLACKJACK 4.0B [Modified]
NO BUST 21ST CENTURY BLACKJACK 6.2
PAI GOW POKER
PAI GOW POKER JACKPOT
PAI GOW TILES
PAN NINE
PAN NINE GOLD
SUPER PAN 9 MODIFICATION
TEXAS PAI GOW
TRIPLE PLAY

SECTION 2. That upon the approval and adoption of this resolution, Resolution No. 6357 shall be rescinded and shall no longer be in force and effect.

SECTION 3. That this resolution shall be effective immediately.

BE IT FURTHER RESOLVED that 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 on the records of the proceedings of the City Council for the meeting at which the same is passed and adopted.

Resolution No. 6365
AMENDING THE LIST OF AUTHORIZED GAMES
AND AUTHORIZING THE PLAY OF CERTAIN GAMES IN LICENSED CARD CLUBS

Passed, approved, and adopted this 12th day of March, 2019.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



PETER L. WALLIN, City Attorney



OFFICE of the CITY MANAGER

1700 WEST 142nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9503

February 26, 2019
REF. 19-047

Alan Ly, Casino Operations Manager
Hustler Casino
1000 W. Redondo Beach Blvd.
Gardena, CA 90247

SUBJECT: Games Approval

Dear Mr. Ly

Your request for City approval to offer the games of *Drawmaha Hi* and *Drawmaha Ace-to-Five* for play, approved by the Bureau of Gambling Control on February 19, 2019, has been received. Pursuant to GMC Section 5.24.430, your request is conditionally approved subject to formal approval by the City Council.

A City of Gardena Resolution amending the list of authorized games to include *Drawmaha Hi* and *Drawmaha Ace-to-Five*, and authorizing the play of the games, will be presented to the City Council at their meeting, March 12, 2019 for their consideration and approval.

Should you have any questions, you can reach me at 310-217-9503.

Sincerely,

Edward Medrano
City Manager

EM:ao

c: Chief of Police Thomas Kang
City Attorney Peter Wallin

XAVIER BECERRA
Attorney General

State of California
DEPARTMENT OF JUSTICE



BUREAU OF GAMBLING CONTROL
2450 DEL PASO ROAD, SUITE 100
SACRAMENTO, CA 95834

February 19, 2019

Keith Sharp, Designated Agent
Hustler Casino
301 North Lake Avenue
Pasadena, CA 91101

BGC ID: GEGR-002068

RE: Drawmaha Hi Approval

Dear Mr. Sharp:

The Bureau of Gambling Control (Bureau) has reviewed Hustler Casino's request to offer the game of Drawmaha Hi for play. This letter is to inform you that the Bureau has approved this request, and Hustler Casino may begin offering the game for play, as enclosed, pending any approvals that may be required by the local jurisdiction. This letter of approval and the enclosed rules shall be kept on file, at Hustler Casino, and be readily available for review during all hours of operation. Any changes to the approved rules of play shall constitute a new game and invalidate this approval.

The Bureau reserves the right to: (1) review the lawfulness of the game of Drawmaha Hi; (2) notify all law enforcement agencies and gambling establishments if further review determines the game of Drawmaha Hi to be unlawful; (3) require gambling establishments to cease and desist offering the game of Drawmaha Hi if found to be unlawful; and (4) take action against those gambling establishments that decline to abide by the Bureau's cease and desist notification.

Hustler Casino shall play the game of Drawmaha Hi in accordance with the Bureau approved rules, as enclosed.

Although the Bureau has approved the game of Drawmaha Hi, it is the sole responsibility of Hustler Casino to abide by and remain in compliance with the local ordinance for the City of Gardena. This letter does not constitute any approvals that may be required by the local jurisdiction before the game of Drawmaha Hi is offered for play. Hustler Casino shall be fully responsible for ensuring any approval required by local law enforcement is obtained prior to offering the game of Drawmaha Hi for play.

California Code of Regulations, title 11, section 2070, subdivision (b), states:

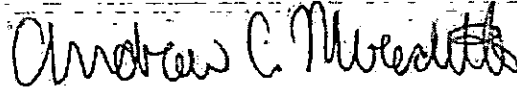
It shall be an unsuitable method of operation for a gambling establishment to:

(b) Offer for play any gaming activity which is not authorized by the Bureau pursuant to the Act and these regulations for play at that gambling establishment.

Therefore, any changes Hustler Casino may wish to make in the future to the approved game, as enclosed, shall be submitted to the Bureau along with the required fees, and will not be authorized until written notification of approval from the Bureau is received.

If you have any questions, please contact Austin Mehlmauer at (916) 830-9059 or via email at BGCgames@doj.ca.gov.

Sincerely,



ANDREW MEREDITH, Manager
Game Review Unit

For -- XAVIER BECERRA
Attorney General

Enclosure

cc: Cheryleen Kau, Special Agent Supervisor
Compliance and Enforcement Section
Bureau of Gambling Control, Los Angeles

**Type of Game**

The players of Drawmaha Hi play against each other for "the pot" of money on the table. The game does not utilize a player-dealer position; it is a poker game. The gambling enterprise does not participate in the actual play of the game and has no interest in the outcome of the play.

Object of the Game

Drawmaha Hi is a split pot game comprised of five-card Omaha and Draw poker. In Drawmaha Hi, half of the pot is awarded to the highest ranking five-card Omaha hand, and the other half of the pot is awarded to the highest ranking five-card Draw poker hand. When making a five-card Omaha hand, each player must use two out of their five face-down cards, referred to as "hole" cards, and three out of the five face-up cards dealt on the table throughout the course of the game, referred to as "community" cards or "the board" cards. When making a five-card Draw poker hand, each player must use the same five hole cards referenced above. Each active player will be given an opportunity to improve their hole cards by replacing the cards currently in their hand with new cards, described below. This is referred to as the "draw." An active player can win both the five-card Omaha hand and the five-card Draw poker hand.

Description of the Deck and Number of Decks Used

The game shall be played using one standard 52-card deck and no joker. The 52-card deck shall be manually shuffled, or by machine, cut, and dealt by the house dealer.

Card Values and Hand Rankings

The rank of each card used in Drawmaha Hi when forming a five-card Omaha hand and a five-card Draw poker hand, in order of highest to lowest rank, shall be: ace, king, queen, jack, 10, 9, 8, 7, 6, 5, 4, 3, and 2. All suits shall be considered equal in rank. The ace would be considered low any time the ace begins a straight or straight flush.

Drawmaha Hi hands shall rank, from highest to lowest, as follows:

Five-Card Hand Rankings

Hand Dealt	Hand Requirements
Royal Flush	A hand comprised of an ace, king, queen, jack and 10 of the same suit.
Straight Flush	A hand comprised of five cards of the same suit in consecutive ranking. King, queen, jack, 10 and 9 is the highest ranked Straight Flush and a 5, 4, 3, 2 and ace is the lowest ranked Straight Flush.
Four of a Kind	A hand comprised of four cards of the same rank. Four aces is the highest ranked Four of a Kind and four 2s is the lowest ranked Four of a Kind.
Full House	A hand comprised of a Three of a Kind and a Pair. Three aces and two kings is the highest ranked Full House and three 2s and two 3s is the lowest ranked Full House.
Flush	A hand comprised of five cards of the same suit, but not in consecutive ranking. An ace, king, queen, jack and 9 is the highest ranked Flush and a 7, 5, 4, 3 and 2 is the lowest ranked Flush.
Straight	A hand comprised of five cards in consecutive ranking, but not the same suit. An ace, king, queen, jack and 10 is the highest ranked Straight and a 5, 4, 3, 2 and ace is the lowest ranked Straight.
Three of a Kind	A hand comprised of three cards of the same rank. Three aces is the highest ranked Three of a Kind and three 2s is the lowest ranked Three of a Kind.



Two Pairs	A hand comprised of two pairs. Two aces and two kings is the highest ranked Two Pairs and two 3s and two 2s is the lowest ranked Two Pairs.
One Pair	A hand comprised of two cards of the same rank. Two aces is the highest ranked Pair and two 2s is the lowest ranked Pair.
High Card	A hand comprised of five cards that do not make any of the hands listed above. An ace, king, queen, jack and 9 is the highest ranked High Card hand and 7, 5, 4, 3 and 2 the lowest ranked High Card hand.

Description of Table Used and Total Number of Seated Positions

The game shall be played on a standard poker table which shall accommodate up to seven seated positions for patrons. Each seated position at the table shall have the same minimum and maximum wagering limits during each betting round, as specified by the table limits.

Dealing Procedures and Round of Play

1. The game will utilize a flat white disc/button with the word "dealer" on it (referred to as the dealer button) to visually designate the player in the dealer position (in theory) for the hand.
 - a. The dealer button will rotate from player to player around the table clockwise after each round of play.
 - b. The player with the dealer button is the last to receive cards, and has the right of last action on all rounds of play except for the first round, where the big blind position will have the right of last action.
2. The small blind and the big blind positions (each position is represented by a flat white disc/button with the phrase small blind and a flat white disc/button with the phrase big blind) are used to initiate action and are positioned immediately to the left of the dealer button and their blind wagers posted before the house dealer distributes the cards.
 - a. On all subsequent wagering rounds (second, third, and fourth), the action is started by the first active player to the left of the dealer button.
 - b. The small blind and big blind buttons will rotate from player to player around the table clockwise after each round of play.
3. When first opening a game, all players will be dealt one card face-up, starting with the player to the immediate left of the house dealer and continuing clockwise around the table.
 - a. The player with the highest ranked card with traditional suit rankings (spades, hearts, diamonds, and clubs) will receive the dealer button. The cards will then be collected and shuffled back into the deck.
4. Once the dealer button has been distributed by the house dealer, the player to the immediate left of the player with the dealer button will receive the small blind button and the player to the immediate left of the player who received the small blind button will receive the big blind button.
 - a. Blind wagers are pre-determined, mandatory and are used to initiate action.
 - b. Blind wagers will be placed in the designated wagering area, referred to as "the pot."
5. Once the blinds have been placed in the pot, the house dealer will deal one card face-down to each player, starting with the player to the left of the dealer button, the player who received the small blind button, and continuing clockwise around the table until all players have five cards face-down.
 - a. These initial five cards are referred to as "hole cards."
6. Once each player has received their five hole cards, the first round of wagering will occur. Players are given the following options, starting with the player to the left of the player who received the big blind button and continue clockwise around the table:
 - a. Place a wager equal to the amount of the big blind wager, referred to as a "call"; or



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- b. Place their five hole cards face-down into the center of the table, referred to as a "Control fold." The hand will be kept face-down and collected by the house dealer, who will then place them in the discard pile. A player who chooses to fold their hand will no longer participate during the round of play; or
 - c. Place a wager equal to the amount of the big blind as well as an additional amount within the posted table limit, referred to as a "raise"; or
 - d. Call the raise, re-raise, or fold their hand. There is a maximum of three raises per round of wagering, unless there are only two players participating during a round of wagering; in this case there is no limit to the number of raises; or
 - e. The player in the big blind position may "check" if no player has raised; meaning they do not wish to place an additional wager, or they may also raise by placing an additional wager.
7. After all players have acted in turn, the house dealer will move all wagers into the pot.
 8. The house dealer shall then take the top card of the deck and place it in the discard pile without exposing it, referred to as the "burn."
 9. The house dealer shall then take the next three cards from the top of the deck and place them face-up on the table simultaneously, referred to as "the flop."
 - a. These are community cards and are shared by all players.
 10. Once the flop has been placed face-up on the table, the second round of wagering will occur.
 11. All active players who called all wagers and did not fold their hand, will be given the following options, starting with the first active player to the left of the dealer button:
 - a. Place a wager according to the established table limits; or
 - b. Fold their hand according to the rules used in the previous round of play; or
 - c. Raise the pot according to the rules used in the previous round of play; or
 - d. "Call" a wager; this means to match the amount wagered by another player; or
 - e. Do not make a wager, referred to as a "check", with the option to call or raise a wager by another player.
 12. After all players have acted in turn, the house dealer shall move all wagers into the pot.
 13. The house dealer shall then burn a card.
 14. Starting with the first active player to the left of the dealer button and continuing clockwise, the house dealer will ask each active player to discard any unwanted cards. Cards will only be replaced after all active players have discarded in turn.
 - a. An active player may choose to discard 1, 2, 3, 4 or all 5 cards by placing them face-down into the center of the table.
 - i. However if all five cards are discarded, this does not constitute a fold.
 - ii. A player must have five cards after the draw.
 - b. If an active player does not wish to discard any of their cards, this is referred to as standing "pat."
 - c. Once an active player has discarded their cards or chosen to stand pat, they cannot change the amount of cards being discarded unless:
 - i. No cards have been dealt off the deck in response to the player's request (including the burn card); or
 - ii. If no active player has acted on their hand.
 - d. If an active player or the house dealer is asked how many cards the active player drew by another active player, that active player or the house dealer are obligated to respond until there has been action after the draw. Once there is any action after the draw, that active player and the house dealer are no longer obligated to respond.
 15. The house dealer will then announce how many cards each player has discarded, and begin to replace each active players' cards consecutively starting with the first active player to the left of the dealer button.



16. Once the house dealer has replaced all the discards, the house dealer will collect all of the discarded cards and place them face-down into the discard pile.
17. Once all participating players have completed their option to draw, the house dealer will then take one card from the top of the deck and place it face-up on the table so there are now a total of four community cards face-up on the table, referred to as "the turn card."
 - a. This card is also a community card and is shared by all players.
18. Once the turn card has been placed face-up on the table, the third round of wagering will occur.
19. All active players will be given the following options, starting with the first active player to the left of the dealer button:
 - a. Place a wager according to the established table limits; or
 - b. Fold their hand according to the rules used in the previous round of play; or
 - c. Raise the pot according to the rules used in the previous round of play; or
 - d. Call a wager according to the rules used in the previous round of play; or
 - e. Check according to the rules used in the previous round of play.
20. After all players have acted in turn, the house dealer shall move all wagers into the pot.
21. The house dealer will then burn a card.
22. The house dealer will then take one card from the top of the deck and place it face-up on the table so there are now a total of five community cards face-up on the table, referred to as "the river card."
 - a. This card is also a community card and is shared by all players.
23. Once the river card has been placed face-up on the table, which is the final community card, the fourth and final round of wagering will occur.
24. All active players will be given the following options, starting with the first active player to the left of the dealer button:
 - a. Place a wager according to the established table limits; or
 - b. Fold their hand according to the rules used in the previous round of play; or
 - c. Raise the pot according to the rules used in the previous round of play; or
 - d. Call a wager according to the rules used in the previous round of play; or
 - e. Check according to the rules used in the previous round of play.
25. After the fourth and final round of wagering has been completed, the house dealer will move all wagers into the pot and begin to split the pot into two equal pots.
26. All active players will then enter into a showdown with each other and compare their hands.

NOTE: During the play of the game, if there are not enough cards left in the deck for all active players to receive cards from the first round of betting up to the final round of betting, the house dealer will deal each active player cards until there are not enough cards left in the deck to give each active player a card. The house dealer will combine the burn cards and the discard pile, scramble and shuffle per house procedures, re-cut, re-burn, and complete the draw starting from the last position the house dealer was at the time the house dealer ran out of cards.

1. The house dealer may not use the last card from the unused portion of the deck, known as the "stub," unless the stub will be used to replace the final discarded card for the round of draws or needs to be used per the below guidelines:



Bureau of Gambling Control

- a. If there are not enough cards in the discard pile combined with burn cards to complete all active players' hands, the stub will be shuffled with the burn card and all discarded cards from the active players whose draws were replaced (i.e. there are 7 active players going to the draw, and active Players 1-2 have all their cards completely replaced, and cards still need to be replaced for active Player 3-7. The house dealer would take the bottom card, the burn card, and the discarded cards from Players 1-2 only, reshuffle those cards, and continue to deal. This process would continue until each player has completed their draw).
2. The house dealer will deal out the remaining cards to any player who does not have a five-card hand.
 3. The house dealer will then collect all discarded cards from the discard round and begin a new discard pile.
 4. Also, the house dealer will replace any missing burn cards from the discard pile to keep track of the betting round.

How Winners are Determined and Paid

Players must use two of their five hole cards and three of the five community cards turned over throughout the round of play to make the highest ranking five-card Omaha hand for the first half of the pot. The other half of the pot is awarded to the best five-card Draw poker hand, made up of the player's five hole cards at the end of the game. The following will apply for determining which player wins the pot:

- The pot will be divided equally in half and awarded to the players with the highest ranking five-card Omaha hand and five-card Draw poker hand, according to the Five-Card Hand Ranking chart shown above. All other players will lose.
- If one player has the highest ranking five-card Draw poker hand, but more than one player has the highest ranking five-card Omaha hand, that half of the pot shall be further split equally among all players with the highest ranked five-card Omaha hand.
 - o In the instance of an odd number of chips, the odd chips shall be awarded to the player closest to the left of the dealer button.
- If one player has the highest ranking five-card Omaha hand, but more than one player has the highest ranking five-card Draw poker hand, that half of the pot shall be further split equally among all players with the highest ranked five-card Draw poker hand.
 - o In the instance of an odd number of chips, the odd chips shall be awarded to the player closest to the left of the dealer button.
- If more than one player has the highest ranking five-card Omaha hand and more than one player has the highest ranking five-card Draw poker hand, as described above, the pot shall be divided equally in half, with half of the pot being split between players with the highest ranked five-card Omaha hand and the other half of the pot being split between the players with the highest ranked five-card Draw poker hand.
 - o In the instance of an odd number of chips, the odd chips shall be awarded to the player closest to the left of the dealer button.
- Furthermore, a player is eligible to win both the Omaha portion of the pot as well as the Draw portion of the pot if they have the highest ranked five-card Omaha hand and the highest ranked five-card Draw poker hand.

Bureau of Gambling
Control**Collection Rates Schedule**

For schedule options 1 through 18, Collection Fee #1 shall be taken from the small blind position, by the house dealer before cards are dealt. Collection Fee #2 (based on the number of players) shall be taken from the pot after the flop. Collection Fee #3 shall be taken from the pot after the turn card. If the hand does not reach the flop, Collection Fee #2 will not be taken. If the hand does not reach the turn card, Collection Fee #3 will not be taken.

No Limit/Pot Limit**Minimum Buy-In \$50****Maximum Buy-In \$2,500**

Schedule Option	Number of Players	Collection Fee #1	Collection Fee #2	Collection Fee #3
1	7-5	\$1	\$4	\$1
2	7-5	\$1	\$4	\$0
3	7-5	\$1	\$3	\$1
4	7-5	\$1	\$3	\$0
5	7-5	\$1	\$2	\$1
6	7-5	\$1	\$2	\$0
7	7-5	\$1	\$1	\$1
8	7-5	\$1	\$1	\$0
9	4	\$1	\$3	\$1
10	4	\$1	\$3	\$0
11	4	\$1	\$2	\$1
12	4	\$1	\$2	\$0
13	4	\$1	\$1	\$1
14	4	\$1	\$1	\$0
15	3 or less	\$1	\$2	\$1
16	3 or less	\$1	\$2	\$0
17	3 or less	\$1	\$1	\$1
18	3 or less	\$1	\$1	\$0

For schedule options 19 through 32, Collection Fee #1 shall be taken from the small blind position, by the house dealer before cards are dealt. Collection Fee #2 (based on the number of players) shall be taken from the pot after the flop. Collection Fee #3 shall be taken from the pot after the turn card. If the hand does not reach the flop, Collection Fee #2 will not be taken. If the hand does not reach the turn card, Collection Fee #3 will not be taken.

Minimum of a \$2 - \$4 limit game to a maximum of a \$50 - \$100 limit game

Schedule Option	Number of Players	Collection Fee #1	Collection Fee #2	Collection Fee #3
19	7-5	\$1	\$4	\$1
20	7-5	\$1	\$4	\$0
21	7-5	\$1	\$3	\$1
22	7-5	\$1	\$3	\$0
23	7-5	\$1	\$2	\$1
24	7-5	\$1	\$2	\$0
25	4	\$1	\$2	\$1
26	4	\$1	\$2	\$0
27	4	\$1	\$1	\$1



					Bureau of Gambling Control
28	4	\$1	\$1	\$0	
29	3 or less	\$1	\$2	\$1	
30	3 or less	\$1	\$2	\$0	
31	3 or less	\$1	\$1	\$1	
32	3 or less	\$1	\$1	\$0	

Timed Collection

For schedule options 33 through 36, the collection fee is taken from the pot in advance every half hour of play (based on number of players).

Minimum of a \$60 - \$120 limit game to a maximum of a \$4,000 - \$8,000 game.

Schedule Option	Regular Table Fee (Number of Players)	
	5 to 8	4 or less
33	\$10	\$5
34	\$12	\$6
35	\$15	\$7
36	\$20	\$10

Collection Rates for Poker Games

- The players of the poker game, as shown above, play against each other for the pot of money on the table. The game does not utilize a player-dealer position, it is a Poker game.
- The collection fees shall be pre-determined and conspicuously posted on each table prior to any cards being dealt or a round of play commencing.
- Collection rates and fees shall be determined prior to the start of play of any hand or round.
- Only one collection schedule option, which utilizes one table limit and the specified collection fees for that table limit, as listed above, shall be used at a table at any one time.
- Rates may not be calculated as a fraction or percentage of wagers made or winnings earned.
- Flat fees on wagers may be assessed at different collection rates; however, no more than five collection rates may be established per table limit.
- The gambling establishment shall provide ample notice to patrons regarding the collection rates and fees, as well as the procedure for collecting them.
- Collection fees shall be conspicuously posted on or within view of every gaming table.



BUREAU OF GAMBLING CONTROL
2450 DEL PASO ROAD, SUITE 100
SACRAMENTO, CA 95834

February 19, 2019

Keith Sharp, Designated Agent
Hustler Casino
301 North Lake Avenue
Pasadena, CA 91101

BGC ID: GEGR-002067

RE: Drawmaha Ace-to-Five Approval

Dear Mr. Sharp:

The Bureau of Gambling Control (Bureau) has reviewed Hustler Casino's request to offer the game of Drawmaha Ace-to-Five for play. This letter is to inform you that the Bureau has approved this request, and Hustler Casino may begin offering the game for play, as enclosed, pending any approvals that may be required by the local jurisdiction. This letter of approval and the enclosed rules shall be kept on file, at Hustler Casino, and be readily available for review during all hours of operation. Any changes to the approved rules of play shall constitute a new game and invalidate this approval.

The Bureau reserves the right to: (1) review the lawfulness of the game of Drawmaha Ace-to-Five; (2) notify all law enforcement agencies and gambling establishments if further review determines the game of Drawmaha Ace-to-Five to be unlawful; (3) require gambling establishments to cease and desist offering the game of Drawmaha Ace-to-Five if found to be unlawful; and (4) take action against those gambling establishments that decline to abide by the Bureau's cease and desist notification.

Hustler Casino shall play the game of Drawmaha Ace-to-Five in accordance with the Bureau approved rules, as enclosed.

Although the Bureau has approved the game of Drawmaha Ace-to-Five, it is the sole responsibility of Hustler Casino to abide by and remain in compliance with the local ordinance for the City of Gardena. This letter does not constitute any approvals that may be required by the local jurisdiction before the game of Drawmaha Ace-to-Five is offered for play. Hustler Casino shall be fully responsible for ensuring any approval required by local law enforcement is obtained prior to offering the game of Drawmaha Ace-to-Five for play.

Hustler Casino
Drawmaha Ace-to-Five
Page 2 of 2

California Code of Regulations, title 11, section 2070, subdivision (b), states:

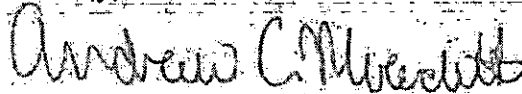
It shall be an unsuitable method of operation for a gambling establishment to:

(b) Offer for play any gaming activity which is not authorized by the Bureau pursuant to the Act and these regulations for play at that gambling establishment.

Therefore, any changes Hustler Casino may wish to make in the future to the approved game, as enclosed, shall be submitted to the Bureau along with the required fees, and will not be authorized until written notification of approval from the Bureau is received.

If you have any questions, please contact Austin Mehlmauer at (916) 830-9059 or via email at BGCgames@doj.ca.gov.

Sincerely,



ANDREW MEREDITH, Manager
Game Review Unit

For XAVIER BECERRA
Attorney General

Enclosure

cc: Cheryleen Kau, Special Agent Supervisor
Compliance and Enforcement Section
Bureau of Gambling Control, Los Angeles

Drawmaha Ace-to-Five



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Bureau of Gambling
Control**Type of Game**

The players of Drawmaha Ace-to-Five play against each other for "the pot" of money on the table. The game does not utilize a player-dealer position, it is a poker game. The gambling enterprise does not participate in the actual play of the game and has no interest in the outcome of the play.

Object of the Game

Drawmaha Ace-to-Five is a split pot game comprised of five-card Omaha and Draw poker. In Drawmaha Ace-to-Five, half of the pot is awarded to the highest ranking five-card Omaha hand, and the other half of the pot is awarded to the highest ranking five-card Ace-to-Five Draw poker hand. When making a five-card Omaha hand, each player must use two out of their five face-down cards, referred to as "hole" cards, and three out of the five face-up cards dealt on the table throughout the course of the game, referred to as "community" cards or "the board" cards. When making a five-card Ace-to-Five Draw poker hand, each player must use the same five hole cards referenced above. Each active player will be given an opportunity to improve their hole cards by replacing the cards currently in their hand with new cards, described below. This is referred to as the "draw." An active player can win both the five-card Omaha hand and the five-card Ace-to-Five Draw poker hand.

Description of the Deck and Number of Decks Used

The game shall be played using one standard 52-card deck and no joker. The 52-card deck shall be manually shuffled, or by machine, cut, and dealt by the house dealer.

Card Values and Hand Rankings

Omaha Card Values. The rank of each card used in Drawmaha Ace-to-Five when forming a five-card Omaha hand, in order of highest to lowest rank, shall be: ace, king, queen, jack, 10, 9, 8, 7, 6, 5, 4, 3 and 2. All suits shall be considered equal in rank. The ace would be considered low any time the ace begins a straight or straight flush.

Five-Card Omaha hands shall rank, from highest to lowest, as follows:

Five-Card Omaha Hand Rankings

Hand Dealt	Hand Requirements
Royal Flush	A hand comprised of an ace, king, queen, jack and 10 of the same suit.
Straight Flush	A hand comprised of five cards of the same suit in consecutive ranking. King, queen, jack, 10 and 9 is the highest ranked Straight Flush and a 5, 4, 3, 2 and ace is the lowest ranked Straight Flush.
Four of a Kind	A hand comprised of four cards of the same rank. Four aces is the highest ranked Four of a Kind and four 2s is the lowest ranked Four of a Kind.
Full House	A hand comprised of a Three of a Kind and a Pair. Three aces and two kings is the highest ranked Full House and three 2s and two 3s is the lowest ranked Full House.
Flush	A hand comprised of five cards of the same suit, but not in consecutive ranking. An ace, king, queen, jack and 9 is the highest ranked Flush and a 7, 5, 4, 3 and 2 is the lowest ranked Flush.
Straight	A hand comprised of five cards in consecutive ranking, but not the same suit. An ace, king, queen, jack and 10 is the highest ranked Straight and a 5, 4, 3, 2 and ace is the lowest ranked Straight.

Drawmaha Ace-to-Five



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Three of a Kind	A hand comprised of three cards of the same rank. Three aces is the highest ranked Three of a Kind and three 2s is the lowest ranked Three of a Kind.
Two Pairs	A hand comprised of two pairs. Two aces and two kings is the highest ranked Two Pairs and two 3s and two 2s is the lowest ranked Two Pairs.
One Pair	A hand comprised of two cards of the same rank. Two aces is the highest ranked Pair and two 2s is the lowest ranked Pair.
High Card	A hand comprised of five cards that do not make any of the hands listed above. An ace, king, queen, jack and 9 is the highest ranked High Card hand and 7, 5, 4, 3 and 2 the lowest ranked High Card hand.

Ace-to-Five Draw Card Values - The rank of each card used in Drawmaha Ace-to-Five when forming a five-card Ace-to-Five Draw poker hand, in order of highest to lowest rank, shall be: ace, 2, 3, 4, 5, 6, 7, 8, 9, 10, jack, queen, and king. All suits shall be considered equal in rank.

Five-Card Ace-to-Five Draw poker hands shall rank, from highest to lowest, as follows:

Five-Card Ace-to-Five Draw Hand Rankings

Hand Dealt	Hand Requirements
High Card	A hand comprised of five cards that do not make any of the hands listed below. An ace, 2, 3, 4 and 5 is the highest ranked High Card hand and a king, queen, jack, 10 and 9 is the lowest ranked High Card hand.
One Pair	A hand comprised of two cards of the same rank. Two aces is the highest ranked Pair and two kings is the lowest ranked Pair.
Two Pair	A hand comprised of two pairs. Two aces and two 2s is the highest ranked Two Pair and two kings and two queens is the lowest ranked Two Pair.
Three of a Kind	A hand comprised of three cards of the same rank. Three 2s is the highest ranked Three of a Kind and three kings is the lowest ranked Three of a Kind.
Full House	A hand comprised of a Three of a Kind and a Pair. Three aces and two 2s is the highest ranked Full House and three kings and two queens is the lowest ranked Full House.
Four of a Kind	A hand comprised of four cards of the same rank. Four aces is the highest ranked Four of a Kind and four kings is the lowest ranked Four of a Kind.

Description of Table Used and Total Number of Seated Positions

The game shall be played on a standard poker table which shall accommodate up to nine seated positions for patrons, although only up to seven players may play at one time (if there are more players seated, the player(s) to the left of the big blind will not participate in a hand; i.e. for eight-seated players, the player to the left of the big blind will sit out). Each seated position at the table shall have the same minimum and maximum wagering limits during each betting round, as specified by the table limits.

Dealing Procedures and Round of Play

1. The game will utilize a flat white disc/button with the word "dealer" on it (referred to as the dealer button) to visually designate the player in the dealer position (in theory) for the hand.
 - a. The dealer button will rotate from player to player around the table clockwise after each round of play.



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Control

- b. The player with the dealer button is the last to receive cards, and has the right of last action on all rounds of play except for the first round, where the big blind position will have the right of last action.
2. The small blind and the big blind positions (each position is represented by a flat white disc/button with the phrase "small blind" and a flat white disc/button with the phrase "big blind") are used to initiate action and are positioned immediately to the left of the dealer button and their blind wagers are posted before the house dealer distributes the cards.
 - a. On all subsequent wagering rounds (second, third, and fourth), the action is started by the first active player to the left of the dealer button.
 - b. The small blind and big blind buttons will rotate from player to player around the table clockwise after each round of play.
3. When first opening a game, all players will be dealt one card face-up, starting with the player to the immediate left of the house dealer and continuing clockwise around the table.
 - a. The player with the highest ranked card according to the Omaha Card Values above with traditional suit rankings (spades, hearts, diamonds, and clubs) will receive the dealer button. The cards will then be collected and shuffled back into the deck.
4. Once the dealer button has been distributed by the house dealer, the player to the immediate left of the player with the dealer button will receive the small blind button and the player to the immediate left of the player who received the small blind button will receive the big blind button.
 - a. Blind wagers are pre-determined, mandatory and are used to initiate action.
 - b. Blind wagers will be placed in the designated wagering area, referred to as "the pot."
5. Once the blinds have been placed in the pot, the house dealer will deal one card face-down to each player, starting with the player to the left of the dealer button, the player who received the small blind button, and continuing clockwise around the table until all players have five cards face-down.
 - a. These initial five cards are referred to as "hole cards."
6. Once each player has received their five hole cards, the first round of wagering will occur. Players are given the following options, starting with the player to the left of the player who received the big blind button and continue clockwise around the table:
 - a. Place a wager equal to the amount of the big blind wager, referred to as a "call"; or
 - b. Place their five hole cards face-down into the center of the table, referred to as a "fold." The hand will be kept face-down and collected by the house dealer, who will then place them in the discard pile. A player who chooses to fold their hand will no longer participate during the round of play; or
 - c. Place a wager equal to the amount of the big blind as well as an additional amount within the posted table limit, referred to as a "raise"; or
 - d. Call the raise, re-raise, or fold their hand. There is a maximum of three raises per round of wagering, unless there are only two players participating during a round of wagering, in this case there is no limit to the number of raises; or
 - e. The player in the big blind position may "check" if no player has raised; meaning they do not wish to place an additional wager, or they may also raise by placing an additional wager.
7. After all players have acted in turn, the house dealer will move all wagers into the pot.
8. The house dealer shall then take the top card of the deck and place it in the discard pile without exposing it, referred to as the "burn."
9. The house dealer shall then take the next three cards from the top of the deck and place them face-up on the table simultaneously, referred to as "the flop."
 - a. These are community cards and are shared by all players.



10. Once the flop has been placed face-up on the table, the second round of wagering will occur.
11. All active players who called all wagers and did not fold their hand, will be given the following options, starting with the first active player to the left of the dealer button:
 - a. Place a wager according to the established table limits; or
 - b. Fold their hand according to the rules used in the previous round of play; or
 - c. Raise the pot according to the rules used in the previous round of play; or
 - d. Call a wager; this means to match the amount wagered by another player; or
 - e. Do not make a wager, referred to as a "check", with the option to call or raise a wager by another player.
12. After all players have acted in turn, the house dealer shall move all wagers into the pot.
13. The house dealer shall then burn a card.
14. Starting with the first active player to the left of the dealer button and continuing clockwise, the house dealer will ask each active player to discard any unwanted cards. Cards will only be replaced after all active players have discarded in turn.
 - a. An active player may choose to discard 1, 2, 3, 4 or all 5 cards by placing them face-down into the center of the table.
 - i. However if all five cards are discarded, this does not constitute a fold.
 - ii. A player must have five cards after the draw.
 - b. If an active player does not wish to discard any of their cards, this is referred to as standing "pat."
 - c. Once an active player has discarded their cards or chosen to stand pat, they cannot change the amount of cards being discarded unless:
 - i. No cards have been dealt off the deck in response to the player's request; or
 - ii. If no active player has acted on their hand.
 - d. If an active player or the house dealer is asked how many cards the active player drew by another active player, that active player or the house dealer are obligated to respond until there has been action after the draw. Once there is any action after the draw, that active player and the house dealer are no longer obligated to respond.
15. The house dealer will then announce how many cards each player has discarded, and begin to replace each active players' cards starting with the first active player to the left of the dealer button.
16. Once the house dealer has replaced all the discards, the house dealer will collect all of the discarded cards and place them face-down into the discard pile.
17. Once all participating players have completed their option to draw, the house dealer will then take one card from the top of the deck and place it face-up on the table so there are now a total of four community cards face-up on the table, referred to as "the turn card."
 - a. This card is also a community card and is shared by all players.
18. Once the turn card has been placed face-up on the table, the third round of wagering will occur.
19. All active players will be given the following options, starting with the first active player to the left of the dealer button:
 - a. Place a wager according to the established table limits; or
 - b. Fold their hand according to the rules used in the previous round of play; or
 - c. Raise the pot according to the rules used in the previous round of play; or
 - d. Call a wager according to the rules used in the previous round of play; or
 - e. Check according to the rules used in the previous round of play.
20. After all players have acted in turn, the house dealer shall move all wagers into the pot.
21. The house dealer will then burn a card.



22. The house dealer will then take one card from the top of the deck and place it face-up on the table so there are now a total of five community cards face-up on the table, referred to as "the river card."
 - a. This card is also a community card and is shared by all players.
23. Once the river card has been placed face-up on the table, which is the final community card, the fourth and final round of wagering will occur.
24. All active players will be given the following options, starting with the first active player to the left of the dealer button:
 - a. Place a wager according to the established table limits; or
 - b. Fold their hand according to the rules used in the previous round of play; or
 - c. Raise the pot according to the rules used in the previous round of play; or
 - d. Call a wager according to the rules used in the previous round of play; or
 - e. Check according to the rules used in the previous round of play.
25. After the fourth and final round of wagering has been completed, the house dealer will move all wagers into the pot and begin to split the pot into two equal pots.
26. All active players will then enter into a showdown with each other and compare their hands.

NOTE: During the play of the game, if there are not enough cards left in the deck for all active players to receive cards from the first round of betting up to the final round of betting, the house dealer will deal each active player cards until there are not enough cards left in the deck to give each active player a card. The house dealer will combine the burn cards and the discard pile, scramble and shuffle per house procedures, re-cut, re-burn, and complete the draw starting from the last position the house dealer was at the time the house dealer ran out of cards.

1. The house dealer may not use the last card from the unused portion of the deck, known as the "stub," unless the stub will be used to replace the final discarded card for the round of draws or needs to be used per the below guidelines:
 - a. If there are not enough cards in the discard pile combined with burn cards to complete all active players' hands, the stub will be shuffled with the burn card and all discarded cards from the active players whose draws were replaced (i.e. there are 7 active players going to the draw, and active Players 1-2 have all their cards completely replaced, and cards still need to be replaced for active Player 3-7. The house dealer would take the bottom card, the burn card, and the discarded cards from Players 1-2 only, reshuffle those cards, and continue to deal. This process would continue until each player has completed their draw).
2. The house dealer will deal out the remaining cards to any player who does not have a five-card hand.
3. The house dealer will then collect all discarded cards from the discard round and begin a new discard pile.
4. Also, the house dealer will replace any missing burn cards from the discard pile to keep track of the betting round.

How Winners are Determined and Paid

Players must use two of their five hole cards and three of the five community cards turned over throughout the round of play to make the highest ranking five-card Omaha hand for the first half of the pot. The other half of the pot is awarded to the best five-card Ace-to-Five Draw poker hand, made up of the player's five hole cards at the end of the game. The following will apply for determining which player(s) wins the pot:



- The pot will be divided equally in half and awarded to the players with the highest ranking five-card Omaha hand and five-card Ace-to-Five Draw poker hand, according to the Five-Card Hand Ranking chart shown above. All other players will lose.
- If one player has the highest ranking five-card Ace-to-Five Draw poker hand, but more than one player has the highest ranking five-card Omaha hand, that half of the pot shall be further split equally among all players with the highest ranked five-card Omaha hand and the other half of the pot being awarded to the player with the highest ranked five-card Ace-to-Five Draw poker hand.
 - o In the instance of an odd number of chips, the odd chips shall be awarded to the player closest to the left of the dealer button.
- If one player has the highest ranking five-card Omaha hand, but more than one player has the highest ranking five-card Ace-to-Five Draw poker hand, that half of the pot shall be further split equally among all players with the highest ranked five-card Ace-to-Five Draw poker hand and the other half of the pot being awarded to the player with the highest ranked five-card Omaha hand.
 - o In the instance of an odd number of chips, the odd chips shall be awarded to the player closest to the left of the dealer button.
- If more than one player has the highest ranking five-card Omaha hand and more than one player has the highest ranking five-card Ace-to-Five Draw poker hand, as described above, the pot shall be divided equally in half, with half of the pot being split between players with the highest ranked five-card Omaha hand and the other half of the pot being split between the players with the highest ranked five-card Ace-to-Five Draw poker hand.
 - o In the instance of an odd number of chips, the odd chips shall be awarded to the player closest to the left of the dealer button.
- Furthermore, a player is eligible to win both the Omaha portion of the pot as well as the Draw portion of the pot if they have the highest ranked five-card Omaha hand and the highest ranked five-card Ace-to-Five Draw poker hand.



FEB 19 2019

Collection Rates Schedule

Bureau of Gambling

For schedule options 1 through 18, Collection Fee #1 shall be taken from the small blind position, by the house dealer before cards are dealt. Collection Fee #2 (based on the number of players) shall be taken from the pot after the flop. Collection Fee #3 shall be taken from the pot after the turn card. If the hand does not reach the flop, Collection Fee #2 will not be taken. If the hand does not reach the turn card, Collection Fee #3 will not be taken.

No Limit/Pot Limit**Minimum Buy-In \$50****Maximum Buy-In \$2,500**

Schedule Option	Number of Players	Collection Fee #1	Collection Fee #2	Collection Fee #3
1	7-5	\$1	\$4	\$1
2	7-5	\$1	\$4	\$0
3	7-5	\$1	\$3	\$1
4	7-5	\$1	\$3	\$0
5	7-5	\$1	\$2	\$1
6	7-5	\$1	\$2	\$0
7	7-5	\$1	\$1	\$1
8	7-5	\$1	\$1	\$0
9	4	\$1	\$3	\$1
10	4	\$1	\$3	\$0
11	4	\$1	\$2	\$1
12	4	\$1	\$2	\$0
13	4	\$1	\$1	\$1
14	4	\$1	\$1	\$0
15	3 or less	\$1	\$2	\$1
16	3 or less	\$1	\$2	\$0
17	3 or less	\$1	\$1	\$1
18	3 or less	\$1	\$1	\$0

For schedule options 19 through 36, Collection Fee #1 shall be taken from the small blind position, by the house dealer before cards are dealt. Collection Fee #2 (based on the number of players) shall be taken from the pot after the flop. Collection Fee #3 shall be taken from the pot after the turn card. If the hand does not reach the flop, Collection Fee #2 will not be taken. If the hand does not reach the turn card, Collection Fee #3 will not be taken.

Minimum of a \$2 - \$4 limit game to a maximum of a \$50 - \$100 limit game

Schedule Option	Number of Players	Collection Fee #1	Collection Fee #2	Collection Fee #3
19	7-5	\$1	\$4	\$1
20	7-5	\$1	\$4	\$0
21	7-5	\$1	\$3	\$1
22	7-5	\$1	\$3	\$0
23	7-5	\$1	\$2	\$1
24	7-5	\$1	\$2	\$0
25	7-5	\$1	\$1	\$1
26	7-5	\$1	\$1	\$0
27	4	\$1	\$3	\$1



Bureau of Gambling

28	4	\$1	\$3	\$0
29	4	\$1	\$2	\$1
30	4	\$1	\$2	\$0
31	4	\$1	\$1	\$1
32	4	\$1	\$1	\$0
33	3 or less	\$1	\$2	\$1
34	3 or less	\$1	\$2	\$0
35	3 or less	\$1	\$1	\$1
36	3 or less	\$1	\$1	\$0

Timed Collections

For schedule options 37 through 40, the collection fee is taken from the pot in advance every half hour of play (based on number of players).

Minimum of a \$60 - \$120 limit game to a maximum of a \$4,000 - \$8,000 limit game

Schedule Option	Regular Table Fee (Number of Players)	
	5 to 7	4 or less
37	\$10	\$5
38	\$12	\$6
39	\$15	\$7
40	\$20	\$10

Collection Rates for Poker Games

- The players of the poker game, as shown above, play against each other for the pot of money on the table. The game does not utilize a player-dealer position, it is a Poker game.
- The collection fees shall be pre-determined and conspicuously posted on each table prior to any cards being dealt or a round of play commencing.
- Collection rates and fees shall be determined prior to the start of play of any hand or round.
- Only one collection schedule option, which utilizes one table limit and the specified collection fees for that table limit, as listed above, shall be used at a table at any one time.
- Rates may not be calculated as a fraction or percentage of wagers made or winnings earned.
- Flat fees on wagers may be assessed at different collection rates; however, no more than five collection rates may be established per table limit.
- The gambling establishment shall provide ample notice to patrons regarding the collection rates and fees, as well as the procedure for collecting them.
- Collection fees shall be conspicuously posted on or within view of every gaming table.

El Dorado Enterprises, Inc.

February 20, 2019

VIA EMAIL AND U.S. MAIL

Edward Medrano
City Manager
City of Gardena
1700 West 162nd Street
Gardena, CA 90247-3778

FEB 25 '19 PM 3:36

Re: Games Approval

Dear Mr. Medrano,

Hustler Casino recently submitted a request to the Bureau of Gambling Control to offer the games of Drawmaha Hi and Drawmaha Ace-to-Five at the casino. We have received approval by the Bureau to begin offering these games once they have been approved by the City of Gardena. Attached is a copy of the approval letters from the Bureau which provides the details of the games.

On behalf of Hustler Casino, I'm requesting that Drawmaha Hi and Drawmaha Ace-to-Five be approved by the City of Gardena for play at our casino.

If you have any questions or need additional information please give me a call.

Sincerely,


Alan Ly
Casino Operations Manager

Acknowledged and Agreed
City of Gardena

By: _____
Edward Medrano, City Manager

Date: _____

AL:dr

Enclosure

cc: A. Schnaps, Esq., K. Sharp, Esq.



City of Gardena City Council Meeting

Agenda Item No.: 5. D (3)
Department: Consent Calendar
Meeting Date: March 12, 2019
Resolution No. 6362

AGENDA REPORT SUMMARY

TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA TITLE: RESOLUTION NO. 6362, AUTHORIZING THE EXAMINATION OF SALES, USE AND TRANSACTIONS TAX RECORDS

COUNCIL ACTION REQUIRED:

Adopt Resolution No. 6362

Action Taken

STAFF SUMMARY AND RECOMMENDATION:

On February 12, 2019 City Council approved a five year contract with Hinderliter, de Llamas & Associates (HdL) for City sales, use and transactions tax records.

California Revenue and Taxation Code Section 7056 requires Gardena's City Council to grant, by resolution, authority for City-contracted consultants to examine California Department of Tax and Fee Administration confidential Gardena sales and use tax records. In order for HdL to provide sales tax services to the City, the City Council will need to adopt a resolution granting the firm this authority.


Staff recommends that the City Council adopt Resolution No. 6362, which appoints HdL as the City of Gardena's authorized representative before the California Department of Tax and Fee Administration.

FINANCIAL IMPACT/COST:

N/A

ATTACHMENTS:

Resolution No. 6362

Submitted by , Edward Medrano, City Manager Date 3/12/19

RESOLUTION NO. 6362

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA AUTHORIZING EXAMINATION OF SALES, USE AND TRANSACTION TAX RECORDS

WHEREAS, pursuant to Ordinance 342, the City of Gardena entered into a contract with the Department of Tax and Fee Administration to perform all functions incident to the administration and collection of local sales, use and transactions taxes; and

WHEREAS, the City Council of the City of Gardena deems it desirable and necessary for authorized representatives of the City to examine confidential sales, use and transactions tax records of the Department of Tax and Fee Administration pertaining to sales, use and transactions taxes collected by the Department for the City pursuant to that contract; and

WHEREAS, Section 7056 of the California Revenue and Taxation Code sets forth certain requirements and conditions for the disclosure of Department of Tax and Fee Administration records, and establishes criminal penalties for the unlawful disclosure of information contained in, or derived from, the sales, use and transactions tax records of the Department.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE, AS FOLLOWS:

SECTION 1. That the City Manager, or other officer or employee of the City designated in writing by the City Manager to the Department of Tax and Fee Administration (hereafter referred to as Department), is hereby appointed to represent the City of Gardena with authority to examine sales, use and transactions tax records of the Department pertaining to sales, use and transactions taxes collected for the City by the Department pursuant to the contract between the City and the Department. The information obtained by examination of Department records shall be used only for purposes related to the collection of City sales, use and transactions taxes by the Department pursuant to that contract; and

SECTION 2. That the City Manager, or other officer or employee of the City designated in writing by the City Manager to the Department, is hereby appointed to represent the City with authority to examine those sales, use and transactions tax records of the Department, for purposes related to the following governmental functions of the City:

- (a) City administration
- (b) Revenue management and budgeting
- (c) Community and economic development
- (d) Business license tax administration

The information obtained by examination of Department records shall be used only for those governmental functions of the City listed above.

SECTION 3. That Hinderliter, de Llamas & Associates is hereby designated to examine the sales, use and transactions tax records of the Department pertaining to sales, use and transactions taxes collected for the City by the Department. The person or entity designated by this section meets all of the following conditions:

- (a) has an existing contract with the City to examine those sales, use and transactions tax records;
- (b) is required by that contract to disclose information contained in, or derived from, those sales, use and transactions tax records only to the officer or employee authorized under Sections 1 or 2 of this resolution to examine the information.
- (c) is prohibited by that contract from performing consulting services for a retailer during the term of that contract; and
- (d) is prohibited by that contract from retaining the information contained in, or derived from those sales, use and transactions tax records, after that contract has expired.

The information obtained by examination of Department records shall be used only for purposes related to the collection of City sales, use and transactions taxes by the Department pursuant to the contract between the City and the Department and for purposes relating to the governmental functions of the City listed in section 2 of this resolution.

SECTION 4. That this Resolution shall be effective March 12, 2019.

BE IT FURTHER RESOLVED that 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 said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this _____ day of _____, 2019.

ATTEST:

MINA SEMENZA, City Clerk

TASHA CERDA, Mayor

APPROVED AS TO FORM:



PETER L. WALLIN, City Attorney



City of Gardena
City Council Meeting

Agenda Item No. 5. D. (4)
Department: CONSENT CALENDAR
Meeting Date: March 12, 2019
Resolution No. 6367

AGENDA REPORT SUMMARY

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA TITLE: RESOLUTION NO. 6367, REPEALING RESOLUTION NO. 6268,
AND ADOPTING A NEW CONFLICT OF INTEREST CODE

<u>COUNCIL ACTION REQUIRED:</u> Adopt Resolution No. 6367	<u>Action Taken</u>
<u>RECOMMENDATION AND STAFF SUMMARY:</u> It is respectfully recommended that the City Council adopt Resolution No. 6367, amending the City of Gardena's Conflict of Interest Code and repealing Resolution No. 6268, which is being presented for adoption pursuant to the California Political Reform Act, Government Code Section 87306.5, requiring all public agencies to review their Conflict of Interest Code to ensure they are up to date and meet current legal requirements. Attached to Resolution No. 6367 is the Appendix containing the revised list of designated positions due to additions, deletions, and reclassifications.	
<u>FINANCIAL IMPACT/COST:</u> None	
<u>ATTACHMENTS:</u> Resolution No. 6367 Accompanying Appendix	
Submitted by <u>Becky Romero</u> ^{for} Mina Semenza, City Clerk Date <u>3 / 5 / 19</u>	
Concurred by <u>Edward Medrano</u> Edward Medrano, City Manager Date <u>3 / 6 / 19</u>	

RESOLUTION NO. 6367

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REPEALING RESOLUTION NO. 6268, AND ADOPTING A NEW CONFLICT OF INTEREST CODE

WHEREAS, pursuant to the Political Reform Act (Government Code section 81000 et seq), every local government agency is required to adopt and promulgate a Conflict of Interest Code for those persons, other than those designated by the Government Code, whose positions involve the making or participation in the making of decisions which may have a foreseeable material effect on any financial interest; and

WHEREAS, pursuant to the Political Reform Act, every local government agency is required to periodically review its Conflict of Interest Code; and

WHEREAS, the Fair Political Practices Commission has adopted a regulation, 2 Cal. Code of Regulations Section 18730, which contains the terms of a standard model Conflict of Interest Code which can be incorporated by reference and which will automatically be amended to conform to any amendments required by the Fair Political Practices Commission; and

WHEREAS, the previously adopted Conflict of Interest Code adopted by Resolution No. 6268 has become outdated due to certain amendments made to the Appendix attached thereto; and

WHEREAS, the City Council has determined that the attached Appendix accurately sets forth those positions which should be designated and the categories of financial interests which should be made reportable;

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

Section 1. Resolution No. 6268 is hereby repealed.

Section 2. The terms of section 18730 of Title 2 of the California Code of Regulations, which sets forth the model Conflict of Interest Code, and any amendments thereto duly adopted by the Fair Political Practices Commission, along with the attached Appendix in which officials and employees are designated and disclosure categories are set forth, are hereby incorporated by reference by the City of Gardena as its Conflict of Interest Code.

Section 3. Notwithstanding the disclosure category requirements for the designated employee, any person filing an initial statement or an assuming office statement shall be required to disclose any reportable investments, business positions, and interests in real property held on the effective date of the Conflict of Interest Code and income received during the 12 months prior to the effective date of the code or the date of assuming office, whichever is applicable, in accordance with the Conflict of Interest Code herein adopted by the City.

Section 4. This Resolution shall take effect immediately.

Section 5. The City Clerk shall certify to the passage and adoption of this resolution, shall cause the same to be entered in the book of resolutions of said City and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.


Passed, approved and adopted this 12th day of March, 2019.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



PETER L. WALLIN, City Attorney

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APPENDIX
Resolution No. 6367

<u>Designated Position</u>	<u>Disclosure Category</u>
ACCOUNTING/FINANCE MANAGER.....	1
ADMINISTRATION MANAGER.....	2
ADMINISTRATIVE AIDE.....	2
ADMINISTRATIVE ANALYST I.....	2
ADMINISTRATIVE ANALYST II.....	2
ADMINISTRATIVE ANALYST III.....	2
ADMINISTRATIVE MANAGEMENT ANALYST.....	2
ADMINISTRATIVE MANAGEMENT ANALYST I.....	2
ASSISTANT CITY ATTORNEY.....	1
ASSISTANT TO CITY MANAGER.....	1
ASSOCIATE ENGINEER.....	3
BUILDING MAINTENANCE LEAD.....	3
CHIEF OF POLICE.....	1
CHIEF FISCAL OFFICER.....	1
CITY ENGINEER.....	1
CITY MANAGER.....	1
CODE ENFORCEMENT OFFICER.....	3
COMMUNITY DEVELOPMENT MANAGER.....	1
COMMUNITY DEVELOPMENT DIRECTOR.....	1
DEPUTY CITY CLERK/RECORDS MANAGEMENT OFFICER.....	3
DEPUTY CITY TREASURER.....	1
DIRECTOR OF ADMINISTRATIVE SERVICES.....	1
DIRECTOR OF GENERAL SERVICES.....	1
DIRECTOR OF RECREATION, HUMAN SERVICES, PARKS & FACILITIES.....	1
ECONOMIC DEVELOPMENT ANALYST.....	1
ECONOMIC DEVELOPMENT MANAGER.....	1
EQUIPMENT MAINTENANCE SUPERINTENDENT.....	3
FACILITIES MAINTENANCE SUPERVISOR.....	3
FAMILY CHILD CARE MANAGER.....	1
FINANCIAL SERVICES MANAGER (TRANSPORTATION).....	1
FLEET MAINTENANCE SUPERVISOR.....	2
GENERAL BUILDING INSPECTOR.....	3
GRAPHICS TECHNICIAN.....	2
HUMAN RESOURCES ANALYST.....	2
HUMAN RESOURCES MANAGER.....	2
HUMAN RESOURCES TECHNICIAN.....	2
INFORMATION TECHNOLOGY MANAGER.....	2
INFORMATION TECHNOLOGY COORDINATOR.....	2
JUNIOR ACCOUNTANT.....	2
PARKS MAINTENANCE SUPERINTENDENT.....	3
PAYROLL SPECIALIST.....	2
PLAN CHECK ENGINEER.....	1
PLANNING ASSISTANT.....	2
POLICE CAPTAIN.....	1
POLICE CHIEF.....	1
POLICE LIEUTENANT.....	1

PRINCIPAL CIVIL ENGINEER	1
RECREATION & HUMAN SERVICES SUPERINTENDENT	3
RECREATION PROGRAM ADMINISTRATOR	1
RECREATION SERVICES MANAGER	3
SENIOR ACCOUNTANT	1
SENIOR ACCOUNT CLERK	2
SENIOR ADMINISTRATIVE ASSISTANT	3
SENIOR PLANNER.....	1
STREET MAINTENANCE SUPERINTENDENT	3
TRANSIT ADMINISTRATIVE OFFICER.....	2
TRANSIT MAINTENANCE MANAGER	2
TRANSIT OPERATIONS MANAGER.....	2
TRANSIT OPERATIONS OFFICER	2
TRANSIT PARTS/STOREROOM COORDINATOR	2
TRANSIT TRAINING AND SAFETY SUPERVISOR.....	2
TRANSPORTATION DIRECTOR.....	1

COMMISSIONERS

Planning and Environmental Quality Commission	1
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CONSULTANT

Consultant, as defined in Title 2, California Code of Regulations, §18704.6, shall be included in the list of designated employees and shall disclose pursuant to the broadest disclosure category in the code subject to the following limitation:

The City Manager may determine, in writing, that a particular consultant, although a "designated position," is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements in this section. Such written determination shall include a description of the consultant's duties and, based upon the description, a statement of the extent of disclosure requirements. The City Manager's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

DISCLOSURE CATEGORIES

Category 1:

Persons in this category shall be required to disclose: investments; interests in real property and interests in real property held by business entities and trusts; income, loan income, and gifts; business positions; and commission income, income and loans to business entities and income from real property.

Category 2:

Persons in this category shall be required to disclose: investments; income; gifts; and business positions.

Category 3:

Persons in this category will be required to disclose: investments; interests in real property and interests in real property held by business entities or trusts; income; gifts; and business positions.



City of Gardena

City Council Meeting

Agenda Item No. 5. D. (5)

Department: CONSENT CALENDAR

Meeting Date: 03/12/2019

Resolution No: 6358

AGENDA REPORT SUMMARY

TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA TITLE: RESOLUTION NO. 6358, ARTESIA BOULEVARD LANDSCAPING
ASSESSMENT DISTRICT RENEWAL FOR THE FISCAL YEAR
COMMENCING JULY 1, 2019, AND ENDING JUNE 30, 2020

COUNCIL ACTION REQUIRED:

Adopt Resolution No. 6358

Action Taken

RECOMMENDATION AND STAFF SUMMARY:

Staff respectfully recommends that City Council adopt Resolution No. 6358, which directs the General Services Director to order the City Engineer to prepare and file a report for the maintenance of landscaping improvements and appurtenant facilities within the median islands on Artesia Boulevard between Western Avenue and Normandie Avenue for the fiscal year 2019-2020.

This Resolution is in accordance with Article 4, Chapter 1, Part 2 of the Streets and Highways Code of the State of California, Landscaping and Lighting Act of 1972.

It is the first step of the annual renewal of the City of Gardena Artesia Boulevard Landscaping Assessment District.

FINANCIAL IMPACT/COST:

Budget Amount: N/A
Funding Source: Assessment District
Anticipated Revenue: N/A

ATTACHMENTS:

Resolution No. 6358, Vicinity Map

Submitted by:

A handwritten signature in black ink, appearing to read "Joseph Cruz".

Joseph Cruz, General Services Director

Date:

3/6/19

Concurred by:

A handwritten signature in black ink, appearing to read "Edward Medrano".

Edward Medrano, City Manager

Date:

3/7/19

RESOLUTION NO. 6358

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GARDENA, CALIFORNIA, ARTESIA BOULEVARD LANDSCAPING
ASSESSMENT DISTRICT RENEWAL FOR THE FISCAL YEAR
COMMENCING JULY 1, 2019, AND ENDING JUNE 30, 2020

WHEREAS, the City of Gardena has an assessment district which was created pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code § 22500); and

WHEREAS, assessments are to be levied and collected within the Artesia Boulevard Landscaping Assessment District for the 2019-2020 fiscal year; and

WHEREAS, the procedure for levy of annual assessments found in the California Streets and Highways Code Section 22500 et seq. requires that the City Council order the General Services Director to order the City Engineer to prepare and file an appropriate report; and

WHEREAS, the purpose of the District is for the maintenance of landscaping improvements and appurtenant facilities within the median islands on Artesia Boulevard between Western Avenue and Normandie Avenue, and any other purposes set forth in the improvements;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, FIND, DETERMINE, AND ORDER, AS FOLLOWS:

SECTION 1. That the General Services Director is hereby instructed to order the City Engineer to prepare and file a report with the City Clerk in accordance with Article 4, Chapter 1, Part 2, of the "Landscaping and Lighting Act of 1972" (commencing at Streets and Highways Code § 22565).

SECTION 2. That a certified copy of this resolution be presented to said General Services Director for his information and guidance.

SECTION 3. That this resolution shall take effect immediately.

SECTION 4. That the City Clerk shall certify to the passage and adoption of this resolution; shall cause the original of same to be entered in the book of resolutions of said City of Gardena, and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting of which the same is passed and adopted.

Passed, approved and adopted this _____ day of _____ 2019.

TASHA CERDA, Mayor

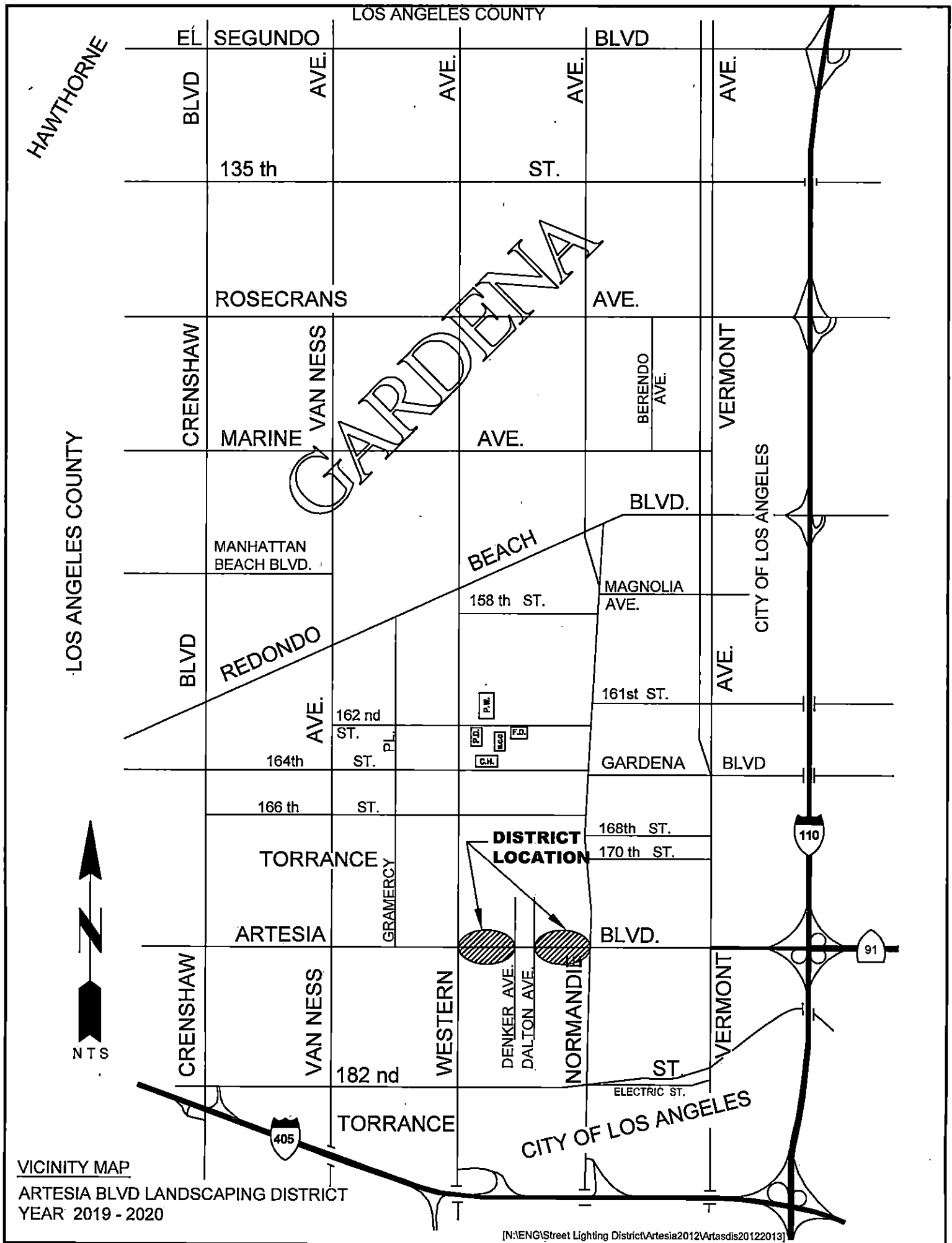
ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



PETER L. WALLIN, City Attorney





City of Gardena
City Council Meeting

Agenda Item No. 5. D. (6)

CONSENT CALENDAR

AGENDA REPORT SUMMARY

Meeting Date: 03/12/2019

Resolution No: 6359

TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA TITLE: RESOLUTION NO.6359: CONSOLIDATED STREET LIGHTING DISTRICT RENEWAL FOR THE FISCAL YEAR COMMENCING JULY 1, 2019, AND ENDING JUNE 30, 2020

<u>COUNCIL ACTION REQUIRED:</u> Adopt Resolution No. 6359	<u>Action Taken</u>
<u>RECOMMENDATION AND STAFF SUMMARY:</u> Staff respectfully recommends that City Council adopt Resolution No. 6359, which directs the General Services Director to order the City Engineer to prepare and file a report for the maintenance of citywide street lighting for the fiscal year 2019-2020. This Resolution is in accordance with Article 4, Chapter 1, Part 2, of the Streets and Highways Code of the State of California, Landscaping and Lighting Act of 1972. It is the first step of the annual renewal of the City of Gardena Consolidated Lighting District.	
<u>FINANCIAL IMPACT/COST:</u> Budget Amount: N/A Funding Source: Assessment District Anticipated Revenue: N/A	
<u>ATTACHMENTS:</u> Resolution No.6359, Vicinity Map	
Submitted by: <u>Joseph Cruz</u> , Joseph Cruz, General Services Director Date: <u>3/6/19</u>	
Concurred by: <u>Edward Medrano</u> , Edward Medrano, City Manager Date: <u>3/7/19</u>	

RESOLUTION NO. 6359

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GARDENA, CALIFORNIA, CONSOLIDATED STREET LIGHTING
DISTRICT RENEWAL FOR THE FISCAL YEAR COMMENCING
JULY 1, 2019 AND ENDING JUNE 30, 2020

WHEREAS, the City of Gardena has an assessment district which was created pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code § 22500); and

WHEREAS, assessments are to be levied and collected within the Gardena Consolidated Street Lighting Assessment District for the 2019-2020 fiscal year; and

WHEREAS, the procedure for levy of annual assessments found in the California Streets and Highways Code Section 22500 et seq. requires that the City Council order the General Services Director to order the City Engineer to prepare and file an appropriate report; and

WHEREAS, in addition to maintaining the existing improvements, the City will continue to add and maintain street lights, poles, public lighting facilities and traffic signal improvements at various locations throughout the District during the next fiscal year;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, FIND, DETERMINE, AND ORDER, AS FOLLOWS:

SECTION 1. That the General Services Director is hereby instructed to order the City Engineer to prepare and file a report with the City Clerk in accordance with Article 4, Chapter 1, Part 2, of the "Landscaping and Lighting Act of 1972" (commencing at Streets and Highways Code § 22565).

SECTION 2. That a certified copy of this resolution be presented to said General Services Director for his information and guidance.

SECTION 3. That this resolution shall take effect immediately.

SECTION 4. That the City Clerk shall certify to the passage and adoption of this resolution; shall cause the original of same to be entered in the book of resolutions of said City of Gardena, and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting of which the same is passed and adopted.

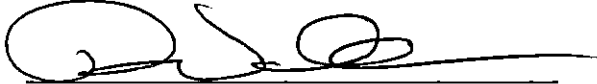
Passed, approved and adopted this _____ day of _____ 2019.

TASHA CERDA, Mayor

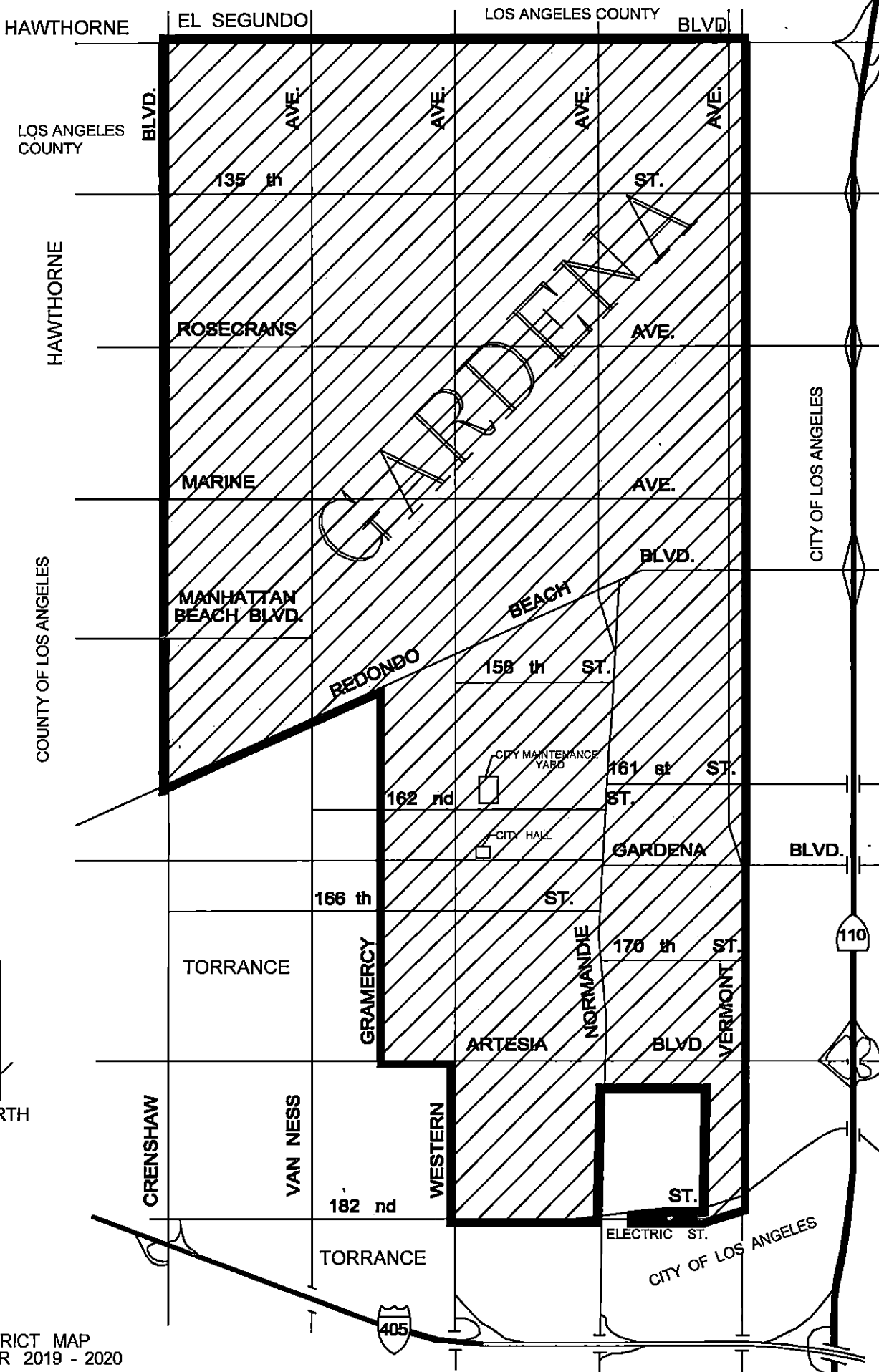
ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



PETER L. WALLIN, City Attorney



DISTRICT MAP
YEAR 2019 - 2020



City of Gardena
City Council Meeting

Agenda Item No. 5. D. (7)

CONSENT CALENDAR

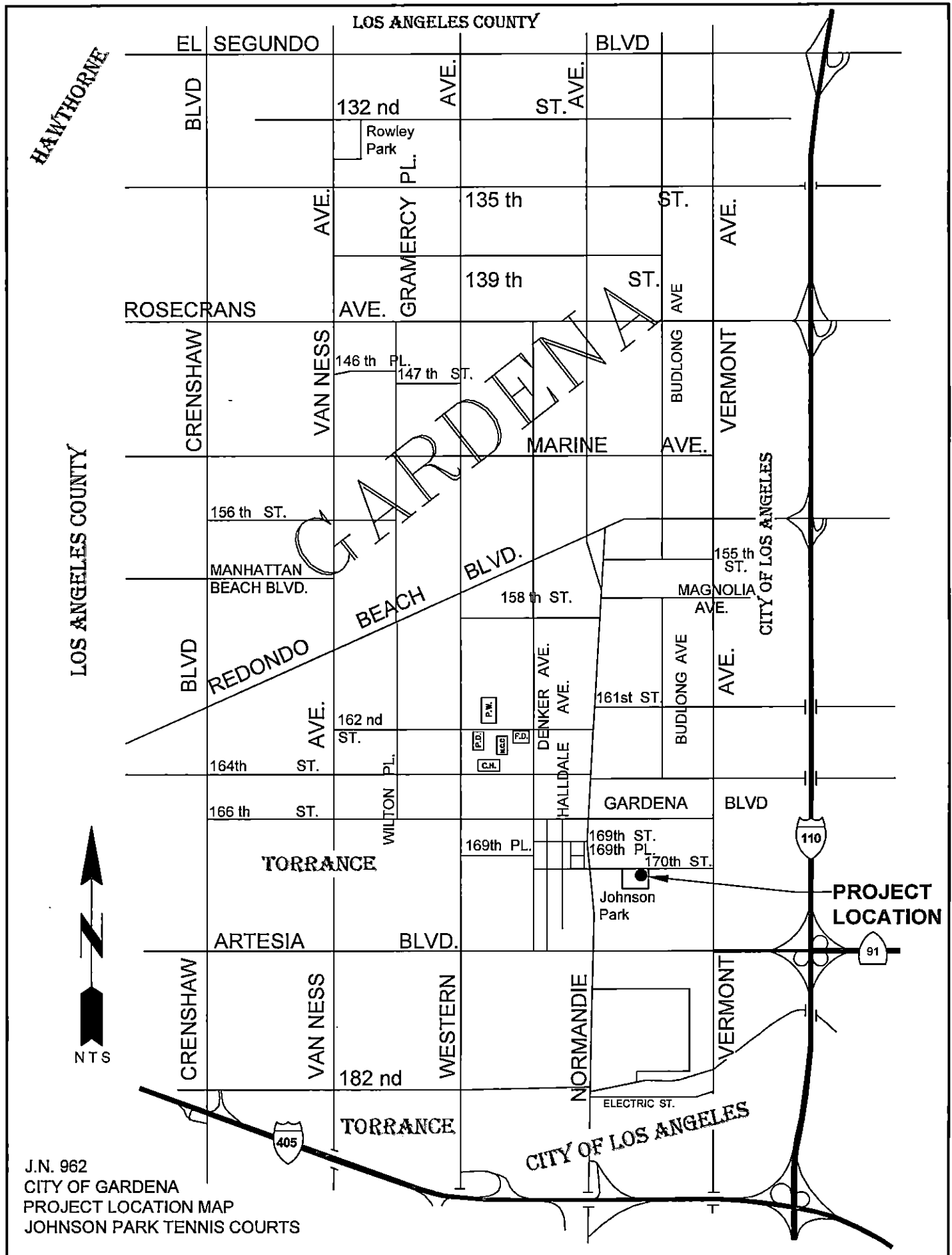
AGENDA REPORT SUMMARY

Meeting Date: MARCH 12, 2019

TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA TITLE: *AUTHORIZE CONSTRUCTION CONTRACT CHANGE ORDER (CCO) IN THE AMOUNT OF \$25,565.00 FOR THE ROWLEY PARK TENNIS COURT RESURFACING TO INCLUDE JOHNSON PARK TENNIS COURTS, JN 962*

<u>COUNCIL ACTION REQUIRED:</u>	<u>Action Taken</u>
Authorize Construction Contract Change Order	
<u>RECOMMENDATION AND STAFF SUMMARY:</u>	
<p>Staff respectfully recommends that the City Council authorize the construction contract change order for the Rowley Park Tennis Court Resurfacing to TrueLine Construction & Resurfacing, Inc. in the amount of \$25,565.00 to include Johnson Park Tennis Courts Resurfacing.</p> <p>Staff solicited informal competitive bids for the Rowley Park Tennis Court Resurfacing and Council awarded the construction contract to the lowest responsible bidder, TrueLine, on December 18, 2018. Trueline submitted approximately 52% below the second low bid. Johnson Park scope was not originally included due to budget uncertainty.</p> <p>The Rowley Park Tennis Court Resurfacing scope and size is identical to Johnson Park and TrueLine is willing to honor the same price of \$25,565.00 including additional bonds and insurance.</p> <p>Currently, there are sufficient funds in the project to resurface the courts in both parks. In addition, the change order with TrueLine will provide a consistency in the two parks and will expediate the Johnson Park Tennis Courts resurfacing.</p> <p>The change order resurfacing is anticipated to start in mid-April, 2019, pending inclement weather, and ten (10) working days will be added to the original contract.</p>	
<u>FINANCIAL IMPACT/COST:</u>	
Budget Amount: \$25,565.00 Funding Source: Park in-lieu or Measure A if eligible	
<u>ATTACHMENT:</u>	
Project Location Map	
Submitted by: <u>Joseph Cruz</u>	Joseph Cruz, General Services Director
Date: <u>3/6/19</u>	
Concurred by: <u>Edward Medrano</u>	Edward Medrano, City Manager
Date: <u>3/7/19</u>	





CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
CITY COUNCIL CHAMBER ■ 1700 WEST 162nd STREET ■ 7:00 P.M.
Telephone: (310) 217-9524 ■ E-mail address: CDDPlanningZoning@cityofgardena.org

REPORT OF ACTIONS
MARCH 5, 2019

5. Site Plan Review #7-18; Vesting Tentative Tract Map #3-18

A request for site plan review and tentative tract map approval for the construction of nine new single-family homes in the Normandie Estates Specific Plan area per section 18.44.010.A and Title 17 of the Gardena Municipal Code, and direction to staff to file a Notice of Exemption.

Project Location: 1348 West 168th Street (APN # 6111-012-003)

Applicant: Maupin Development, Inc.

Commission Action: Commission approved PC Resolution No. 5-19, approving Site Plan Review #7-18 and Vesting Tentative Tract Map #3-18.

Ayes: Langley, Pierce, Sherman, Jackson

Noes:

Absent: Henderson

City Clerk Action: Receive and File

City Council Action: Call for Council Review, Appeal Decision, or Receive and File

**ALL CASE MATERIALS ARE AVAILABLE FOR REVIEW IN THE
OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT**



City of Gardena

City Council Meeting

Agenda Item No. 8. B. (1) (a) (b) (c)

Department: COMMUNITY
DEVELOPMENT

Meeting Date: 03/12/2019

Resolutions No. 6366 and 6363

Ordinance No. 1803

AGENDA REPORT SUMMARY

TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA TITLE: PUBLIC HEARING:

Project Location: 14031 South Vermont Avenue and 1017 West 141st Street

Applicant: KB Home Greater Los Angeles Inc.

- (a) RESOLUTION NO. 6366, Approving a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting program for a General Plan Amendment and Zone Change of 3.9 gross acres located at 14031 South Vermont Avenue and 1017 West 141st Street
- (b) RESOLUTION NO. 6363, Approving General Plan Amendment #1-18 changing the land use designation of Property located at 14031 South Vermont Avenue and 1017 West 141st Street from General Commercial to Medium-Density Residential;
- (c) ORDINANCE NO. 1803, Approving Zone Change #2-18 changing the zoning of a 3.9 gross acre site at 14031 South Vermont Avenue, 1101 West 141st Street, and 1017 West 141st Street to Medium-Density Residential (R-3)

COUNCIL ACTION REQUIRED:

- Conduct a Public Hearing
- Adopt Resolutions No. 6366 and 6363; and Introduce Ordinance No. 1803

Action Taken

STAFF SUMMARY:

Staff respectfully recommends that the City Council conduct a public hearing and adopt Resolution No. 6366 and Resolution No. 6363 and introduce Ordinance No. 1803.

On July 5, 2018, the applicant, KB Home Greater Los Angeles Inc. filed an application to develop a 63-unit residential project consisting of attached townhomes in 14 buildings on the two parcels located 14031 South Vermont Avenue and 1017 West 141st Street, comprising 3.9 gross acres (the "Property").

An Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Program (MMP) were prepared by the City's Consultant, and the documents were circulated for a 30-day review period.

At the February 19, 2019, Planning Commission hearing, the Commission recommended that the City Council approve the General Plan Amendment and Zone Change, approve the MND and adopt the MMP for these actions. The Planning Commission also approved the MND and adopted the MMP and approved entitlements for a Vesting Tentative Tract Map, Site Plan approval and variance relating to a 63-unit condominium project on this site. These approvals are only effective if the City Council approves the General Plan Amendment and Zone Change, but these approvals are not before the City Council.

A full analysis of the project is contained in the Planning Commission packet that is attached by reference.

FINANCIAL IMPACT/COST: None

ATTACHMENTS:

- Planning Commission Packet dated February 19, 2019
- Resolution No. 6366
- Resolution No. 6363
- Ordinance No. 1803

Submitted by: , Raymond Barragan, CDD Manager

Date: 8 MARCH 2019

Concurred by: , Edward Medrano, City Manager

Date: 3/8/19

RESOLUTION NO. 6366

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A GENERAL PLAN AMENDMENT AND ZONE CHANGE OF 3.9 GROSS ACRES LOCATED AT 14031 SOUTH VERMONT AVENUE AND 1017 WEST 141ST STREET

(EA #13-18; APNS: 6115-017-036 and 6115-018-004)

WHEREAS, on July 5, 2018, the applicant, KB Home Greater Los Angeles Inc., filed an application to develop a 63-unit residential project consisting of attached townhomes in 14 buildings on the two parcels located at 14031 South Vermont Avenue, 1101 West 141st Street, and 1017 West 141st Street, comprising 3.9 gross acres (the "Property"); and

WHEREAS, in order to develop the residential project, the following entitlements (collectively, the "Project") are required: General Plan Amendment changing the land use designation from General Commercial to Medium Density Residential (GPA #1-18); Zone Change to change the zoning from General Commercial (C-3) to Medium-Density Residential (R-3) (ZC #2-18); Vesting Tract Map to create 63 townhome lots (VTTM 82263); Site Plan Review for the proposed Project (SPR #8-18); and a variance to approve the proposed wall for perimeter fencing along South Vermont Avenue which is eight (8) feet on the South Vermont side and six (6) feet on the Project side along South Vermont Avenue (VAR #1-18); and

WHEREAS, after preparation of an Initial Study (IS) for the Project, it was determined that a Mitigated Negative Declaration ("MND") was required as the project could have a significant impact on the environment without mitigation; and

WHEREAS, an MND was prepared and the draft IS/MND was circulated for a 30-day public review period between November 29, 2018 and December 28, 2018; and

WHEREAS, the applicant originally applied for a General Plan Amendment and Zone Change for High Density Residential, but after recalculating the density it was determined that the development met the Medium Density residential standards; and

WHEREAS, on February 19, 2019, the Planning Commission of the City of Gardena held a duly-noticed public hearing on the draft IS/MND and the Project at which time it considered all evidence, both written and oral; and

WHEREAS, after the close of the public hearing, the Planning Commission adopted Resolution No. PC 4-19 which: approved the Mitigated Negative Declaration for the Vesting Tentative Tract Map, Site Plan Review, and Variance; approved the entitlements for the Vesting Tentative Tract Map, Site Plan Review, and Variance; recommended that the City Council approve the Mitigated Negative Declaration for the General Plan Amendment and Zone Change; and recommended that the City Council approve the General Plan Amendment; and approve the Zone Change; and

WHEREAS, after the Planning Commission meeting, it was discovered that the property designated as 1101 West 141st Street had a land use designation of medium-density residential and a zoning designation of Low-Density Multiple-Family Residential (R-2); and

WHEREAS, the property at 1101 West 141st Street was always shown as part of the project and included in the zone change map provided to the Planning Commission; and

WHEREAS, on March 12, 2019, the City Council held a public hearing on the Project at which time it considered all evidence, both written and oral;

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

SECTION 1. FINDINGS.

A. The City retained Kimley-Horn, an environmental consultant, to prepare the IS/MND, a copy of which is attached hereto as Exhibit A.

B. The IS/MND was prepared and noticed in accordance with all requirements of the California Environmental Quality Act (Public Resources Code § 21000 *et seq.*) and the CEQA Guidelines (14 Cal. Code of Regs. § 15000 *et seq.*) (collectively, "CEQA").

C. The IS/MND adequately assesses the impacts of the Project. Although the IS/MND analyzed the project for high density residential, this does not impact any of the analysis in the IS/MND because the development standards for the two zones are identical, with the exception of density requirements and the allowance of tandem parking, which this Project does not propose.

D. The modification from high-density to medium density residential is not due to any change in plans; the modification arises because the density was originally calculated based on net acreage after deducting for dedication and interior drive aisles and fire access requirements. In reviewing the matter, staff determined that the density should have been based on the gross acreage, prior to dedication, resulting in a density of 16.15 units/acre rather than 24.57 units/acre.

E. The IS/MND determined that there were potentially-significant impacts with regard to the following topics: Biological Resources (Nesting Migratory Birds); Cultural Resources (Archaeological and Paleontological Resources); Geology and Soils; Hazards and Hazardous Materials; and Noise.

1. Following compliance with the conditions of approval that will be imposed on the project for Biological Resources, Cultural Resources, and Geology and Soils, potential impacts will be reduced to less than significant and no mitigation is required. For ease of reference, the conditions of approval that relate to these impacts are attached hereto as Exhibit B.

2. The Mitigation Measures listed in the Mitigation Monitoring and Reporting Program (“MMRP”), which is attached hereto as Exhibit C, relating to Hazards and Hazardous Materials and Noise, will mitigate those impacts below a level of significance.

F. The City received three comment letters on the IS/MND from the Gabrieleno Band of Mission Indians – Kizh Nation, County of Los Angeles Fire Department, and County Sanitation Districts of Los Angeles County. None of the comment letters addressed the adequacy of the MND, as shown on the Comment Memo from Kimley-Horn, attached hereto as Exhibit D. However, in response to the comment letter provided by the Gabrieleno Band of Mission Indians – Kizh Nation, a condition will be added to the approvals to provide for an onsite monitor. In response to the comment letter from the County Sanitation Districts, minor changes were made to the MND to reflect the clarifications, as shown in Exhibit D.

G. The Initial Study, Mitigated Negative Declaration and the Comment Memo were all independently reviewed by City staff and the Planning Commission. In making all of the findings herein, the City Council has exercised its independent judgment.

H. The Custodian of Record for the proceedings relating to the Project, including the MND and MMRP, is Raymond Barragan, Community Development Manager, City of Gardena, 1700 West 162nd Street, Gardena, California 90247. Mr. Barragan’s phone number is 310/217-9546 and his email address is rbarragan@cityofgardena.org.

SECTION 2. APPROVAL.

Based on the findings set forth above, as well as the record of proceedings, the City Council hereby approves the MND for General Plan Amendment #1-18 and Zone Change #2-18 and directs that the Comment Memo be filed with the document. As adopted, the MND consists of the draft IS/MND dated November 2018 as revised by the Comment Memo dated February 11, 2019. The City Council further adopts the MMRP attached hereto as Exhibit C. Staff is directed to file a Notice of Exemption.

SECTION 3. This Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that 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 said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

PASSED, APPROVED AND ADOPTED this 12th day of March, 2019.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



PETER L. WALLIN, City Attorney

Attachments:

- Exhibit A – Draft IS/MND
- Exhibit B – Excerpted Conditions of Approval
- Exhibit C – Mitigation Monitoring and Reporting Program
- Exhibit D – Comment Memo

March 12, 2019 Council Meeting

Agenda Item 8.B.(1)

Project: KB Homes

Please be advised that the Brochure, DVD & Map that were submitted for this project are available for viewing in the City Clerk's Office.

BIOLOGICAL RESOURCES

COA – Nesting Migratory Birds: During construction, grubbing, brushing, or tree removal shall be conducted outside of the state identified nesting season for migratory birds (i.e., typically March 15 through September 1), if possible. If construction activities cannot be conducted outside of nesting season, a Pre-Construction Nesting Bird Survey within and adjacent to the Project site shall be conducted by a qualified biologist within three days prior to initiating construction activities. If active nests are found during the Pre-Construction Nesting Bird Survey, a Nesting Bird Plan (NBP) shall be prepared by a qualified biologist and implemented during construction. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, nesting sage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity.

CULTURAL RESOURCES

COA – Archaeological Resources: Prior to initiation of ground-disturbing activities, field personnel shall be alerted to the possibility of buried prehistoric or historic cultural deposits. If cultural resources are encountered during ground-disturbing activities, work within a 100-foot radius of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service (NPS) 1983) shall be contacted immediately to evaluate the find. The archaeologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with NPS standards. The significance of the find shall be evaluated pursuant to State CEQA Guidelines §15064.5. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the archaeologist.

COA – Archaeological Resources Monitoring: A Native American Monitor from the Gabrieleño Band of Mission Indians – Kizh Nation shall be retained by the Applicant prior to issuance of a grading permit. The Native American Monitor shall be on site during all ground disturbances (including but not limited to pavement removal, post-holing, auguring, boring, grading, excavation and trenching) to protect cultural resources that may be present.

COA – Paleontological Resources: For ground disturbances greater than 3.0 feet where sediments are known to produce significant fossil discoveries, prior to initiation of ground-disturbing activities, field personnel shall be alerted to the possibility of buried paleontological resources. If fossils or fossil bearing deposits are encountered during ground-disturbing activities, work within a 100-foot radius of the find shall halt and a professional vertebrate paleontologist shall be contacted immediately to evaluate the find. The paleontologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with Society of Vertebrate Paleontology standards. The significance of the find shall be evaluated pursuant to the State CEQA Guidelines. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist.

GEOLOGY AND SOILS

COA – Geotechnical Investigation: The Project shall be designed and constructed in accordance with all recommendations contained in Section 3.00 of the Geotechnical Investigation contained as Appendix D to the Initial Study/Mitigated Negative Declaration. All recommendations are subject to modification and approval of the Building Official.

EXHIBIT C



Stonefield 63 Project Mitigation Monitoring and Reporting Program

February 2019

Lead Agency:

City of Gardena

1700 West 162nd Street
Gardena, California 90247
Raymond Barragan
(310) 217-9500

Consultant:

Kimley-Horn and Associates

765 The City Drive, Suite 200
Orange, California 92868
Rita Garcia
(714) 786-6116

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring and/or reporting procedures for mitigation adopted as conditions of approval in order to mitigate or avoid significant environmental impacts. This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor mitigation measures (MMs) outlined in the Stonefield 63 Initial Study/Mitigated Negative Declaration (IS/MND). The Stonefield 63 Project MMRP has been prepared in conformance with Public Resources Code §21081.6 and City of Gardena (City) monitoring requirements. Specifically, Public Resources Code § 21081.6 states:

(a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:

(1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.

(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

State CEQA Guidelines §15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The City of Gardena is the Lead Agency for the Stonefield 63 Project and is therefore responsible for ensuring MMRP implementation. The MMRP has been drafted to meet Public Resources Code §21081.6 requirements as a fully enforceable monitoring program.

The MMRP is comprised of the Mitigation Program and includes measures to implement and monitor the Mitigation Program. The MMRP defines the following for each MM:

- **Definition of Mitigation.** The Mitigation Measure contain the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.
- **Responsible Party or Designated Representative.** Unless otherwise indicated, an applicant would be the responsible party for implementing the mitigation, and the City of Gardena or designated representative is responsible for monitoring the performance and implementation of the mitigation measures. To guarantee that the mitigation will not be inadvertently overlooked, a supervising public official acting as the Designated Representative is the official who grants the permit or authorization called for in the performance. Where more than one official is identified, permits or authorization from all officials shall be required.

- **Time Frame.** In each case, a time frame is provided for performance of the mitigation or the review of evidence that mitigation has taken place. The performance points selected are designed to ensure that impact-related components of project implementation do not proceed without establishing that the mitigation is implemented or ensured. All activities are subject to the approval of all required permits from agencies with permitting authority over the specific activity.

The numbering system in the table corresponds with the IS/MND's numbering system. The MMRP table "Verification" column will be used by the parties responsible for documenting when the mitigation measure has been completed. The City of Gardena will complete ongoing documentation and mitigation compliance monitoring. The completed MMRP and supplemental documents will be kept on file at the City of Gardena Community Development Department.

STONEFIELD 63 PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

CONDITIONS OF APPROVAL (COA) AND MITIGATION MEASURES (MMS)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
Hazards and Hazardous Materials					
MM – HAZ-1: In accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines, an asbestos evaluation shall be performed on onsite underground utilities proposed for removal that are known or suspected to have been constructed prior to 1980. If asbestos-containing materials (ACMs) are determined to be present, the materials shall be abated by a certified asbestos abatement contractor in accordance with SCAQMD regulations and notification requirements. Demolition and disposal of ACMs shall be completed in accordance with SCAQMD's Rule 1403 procedures.	Prior to Demolition/ Grading Permit Issuance During demolition	Asbestos Evaluation, if required Contract with qualified professional for ACM abatement, if required	Community Development Manager		
Noise					
MM – NOI-1: Construction Equipment and Noise Barrier. Prior to Grading Permit issuance, the Project applicant shall demonstrate, to the satisfaction of the City of Gardena City Engineer that the Project complies with the following: • Mufflers or Engine Shrouds. Use power construction equipment with properly operating state-of-the-art noise shielding and muffling devices, consistent with manufacturers' standards. • Construction Scheduling. Schedule construction activities to avoid operating several pieces of equipment simultaneously, to the extent feasible. • Solid Noise Attenuation Barrier. Locate a temporary sound attenuation barrier capable of reducing noise by at least 15 dBA between the construction site and sensitive receptors to the north, east, and west of the Project site, at a height sufficient to break the line of sight with construction equipment.	Prior to Grading Permit issuance.	Include MM NOI-1 in Demolition/ Grading Plan Specifications Site Inspections	City Engineer		

Stonefield 63 Project

Initial Study and Mitigated Negative Declaration

Mitigation Monitoring and Reporting Program

CONDITIONS OF APPROVAL (COA) AND MITIGATION MEASURES (MMS)	IMPLEMENTATION TIMING	MONITORING/ REPORTING METHODS	RESPONSIBLE FOR APPROVAL/ MONITORING	VERIFICATION	
				DATE	INITIALS
MM – NOI-2: Shielded or Enclosed HVAC Units. Prior to issuance of the Certificate of Occupancy, the City of Gardena Building Services Department shall confirm that Project plans and specifications include shielding or enclosures for HVAC units.	Prior to Certificate of Occupancy issuance	Include MM NOI-2 in Building Plan Specifications	Building Official		
MM – NOI-3: South Vermont Boundary Wall Building Materials. The proposed block wall along South Vermont Avenue, adjacent to proposed outdoor patios of the condominium units along the eastern area of the Project site, shall be designed with materials sufficient to provide noise reduction of at least 10 dBA at the proposed condominium outdoor patios. Possible combinations of materials that may be used to provide a 10-dBA noise reduction include 16-gauge steel, 1-inch thick plywood, and any reasonable thickness of concrete, all of which must have a surface density of four pounds per square foot (FTA 2006).	Prior to Building Permit issuance	Include MM NOI-3 in Building Plan Specifications	Building Official		

EXHIBIT D



MEMORANDUM

To: Mr. Raymond Barragan
Community Development Manager, City of Gardena

From: Rita Garcia
Kimley-Horn and Associates, Inc.

Date: February 11, 2019

Subject: **Stonefield 63 Project Initial Study/Mitigated Negative Declaration
Responses to Issues Raised During Public Review**

1.0 INTRODUCTION

The Initial Study/Mitigated Negative Declaration (IS/MND) was prepared pursuant to California Environmental Quality Act (CEQA) (Public Resources Code §§21000-21177) and State CEQA Guidelines §15063 requirements.

The IS/MND and supporting documentation were made available for public review pursuant to State CEQA Guidelines §15070. The public review period began on November 29, 2018 and ended on December 28, 2018. The IS/MND and supporting documentation were made available for public review at the following locations:

- City of Gardena Website: <http://www.cityofgardena.org/>,
- Gardena Mayme Dear Library, 1731 West Gardena Boulevard, Gardena, CA 90247, and
- City of Gardena Community Development Department, 1700 West 162nd Street, Gardena, CA 90247.

The comment letters received during the public review period are listed below and provided at the end of this Memo.

Letter No / Author / Date

1. Administrative Specialist, Gabrieleno Band of Mission Indians – Kizh Nation, December 3, 2018.
2. Michael Y. Takeshita, Acting Chief; County of Los Angeles Fire Department, December 18, 2018.

3. Adriana Raza, Customer Service Specialist, County Sanitation Districts of Los Angeles County, Facilities Planning Department, December 27, 2018.

Although CEQA and the State CEQA Guidelines do not require a Lead Agency to prepare responses to issues raised regarding an IS/MND, as contrasted with the requirement to prepare responses to comments on a Draft Environmental Impact Report (State CEQA Guidelines §15088), the City of Gardena has elected to prepare the following written responses in the spirit and with the intent of conducting a comprehensive and meaningful evaluation of the proposed Project. The number designations in the responses are correlated to the comment letters.

Text changes are intended to clarify or correct information in the Draft IS/MND as initiated by the Lead Agency or due to issues raised during the public review period. Revisions to the Draft IS/MND are presented as excerpts, with deleted text indicated as ~~strikeout~~ (example) and added/modified text indicated as underlined (example).

Deleted IS/MND text <u>Added IS/MND text</u>

It is noted, none of the corrections or clarifications to the IS/MND identified in this document constitute “significant new information” pursuant to State CEQA Guidelines §15088.5. They do not involve changes in the Project or environmental setting, or significant additional data. They do not result in any new or substantially greater environmental impacts, as compared to those identified in the IS/MND. Moreover, the revisions do not affect the IS/MND’s overall conclusions.

2.0 RESPONSES TO COMMENTS

RESPONSE TO COMMENT LETTER 1

Admin Specialist

Gabrieleno Band of Mission Indians – Kizh Nation

December 3, 2018

- 1-1 This comment states that the tribe requests to be consulted if any ground disturbances would be conducted for the Project. In response to this request, the City has imposed the following Condition of Approval (COA) on the Project:

COA – Archaeological Resources Monitoring: A Native American Monitor from the Gabrieleño Band of Mission Indians – Kizh Nation shall be retained by the Applicant prior to issuance of a grading permit. The Native American Monitor shall be on site during all ground disturbances (including but not limited to pavement removal, post-holing, auguring, boring, grading, excavation and trenching) to protect cultural resources that may be present.

This comment does not address the IS/MND's adequacy or raise a significant environmental issue. As such, no further response is necessary.

RESPONSE TO COMMENT LETTER 2

Michael Y. Takeshita, Acting Chief

County of Los Angeles Fire Department (LACFD)

December 18, 2018

- 2-1 Land Development Unit: This comment addresses conditions addressed in the Tentative Map 82263 and provides contact information. This comment does not address the IS/MND's adequacy or raise a significant environmental issue. As such, no further response is necessary.
- 2-2 Forestry Division – Other Environmental Concerns: This comment provides permit guidelines if the site contains Oak trees. None are present on the site. As such, no further response is necessary.
- 2-3 Health Hazardous Materials Division: This comment provides a request to review the Phase I Environmental Site Assessment (ESA) prepared by Stantec. The Phase I ESA was emailed to Perla.Garcia@fire.lacounty.gov on January 4, 2019. No further comment was received.

- 2-4 Final Map Requirements: This comment section provides Final Map Requirements and instructs the Applicant to submit a copy of the paid fee receipt for the Fire Department Fire Prevention Land Development Final Map Review Fee via email to Nancy.rodeheffer@fire.lacounty.gov and landdev@fire.lacounty.gov. The Project is subject to compliance with these requirements, which will be verified through the Site Plan review process. This comment does not address the IS/MND's adequacy or raise a significant environmental issue. As such, no further response is necessary.
- 2-5 Access Requirements: This comment section provides Access Requirements guidelines. The Project is subject to compliance with these requirements, which will be verified through the Site Plan review process. This comment does not address the IS/MND's adequacy or raise a significant environmental issue. As such, no further response is necessary.
- 2-6 Water Systems: This comment provides Water Systems Requirements. The Project is subject to compliance with these requirements, which will be verified through the Site Plan review process. This comment does not address the IS/MND's adequacy or raise a significant environmental issue. As such, no further response is necessary.

It is noted, on June 28, 2018, the LACFD cleared the Project for public hearing.

RESPONSE TO COMMENT LETTER 3

Adriana Raza, Customer Service Specialist
County Sanitation Districts of Los Angeles County, Facilities Planning Department
December 27, 2018

- 3-1 This comment restates information presented on IS/MND pages 20 and 132. Therefore, no further response is necessary.
- 3-2 This comment provides additional information of where wastewater would flow from the local sewer line located in 141st Street at the site's southwest corner. To further clarify the current directional flow of water, IS/MND page 19 is revised, as follows:

Access to the City's sanitary sewer system would be provided with connection to an existing 8-inch line within West 141st Street, at the site's southwest corner. The wastewater would flow ~~west to Budlong Avenue~~ to the Districts' East Rosecrans Avenue Trunk Sewer. The proposed Project would be within the jurisdictional boundaries of Los Angeles County Sanitation District No. 5.

- 3-3 This comment provides a correction concerning the average water flow produced by the Joint Water Pollution Control Plant. To correct the error, IS/MND page 132 is revised, as follows:

The Project's wastewater flow would discharge to a local sewer line for conveyance to the Sanitation Districts of Los Angeles County (Districts') East Rosecrans Avenue Trunk Sewer Section 1, located in Rosecrans Avenue at Normandie Avenue. The Districts' 15-inch diameter trunk sewer has a capacity of 1.5 million gallons per day (mgd) and conveyed a peak flow of 0.5 mgd when last measured in 2011. The wastewater generated by the proposed Project would be treated at the Joint Water Pollution Control Plant located in the City of Carson. The Plant has a capacity of 400 mgd and currently produces an average recycled water flow of ~~252.7~~ 254.6 mgd.

CITY STAFF CLARIFICATION

February 11, 2019

- 4-1 The text changes presented below are intended to clarify or correct information in the Draft IS/MND, as initiated by City Staff. The Applicant initially applied for a General Plan Amendment and Zone Change for High Density Residential. However, after recalculating the density, it was determined that the development met the Medium Density residential standards. Therefore, to correct this error, the IS/MND is revised, as follows:

IS/MND page 1

This Initial Study has been conducted in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.). Pursuant to State CEQA Guidelines §15063, this Initial Study has been conducted to determine if the proposed Stonefield 63 Project ("Project") would have a significant effect on the environment. The approximately 3.9-acre Project site is located at 14031 South Vermont Avenue and 1017 West

141st Street. The Project proposes to remove all existing onsite structures and develop a residential community consisting of 63 three-story attached townhomes, at a density of ~~24.57~~ 16.15 dwelling units per net acre (DU/net AC). The requested entitlements also include a Vesting Tentative Tract Map, General Plan Amendment, Zone Change, Site Plan Review, and Variance.

IS/MND page 15

The Project Applicant seeks approval of the proposed Stonefield 63 Project. The Project proposes a residential community consisting of 63 three-story attached townhomes, at a density of ~~24.57~~ 16.15 DU/net AC; see **Exhibit 2-3: Conceptual Site Plan**. The Project proposes to remove all existing onsite improvements, including the asphalt parking lot and two casino-related buildings (approximately 9,940 SF) and construct 63 attached townhomes in 14 buildings (approximately 123,060 SF), with between four and five DU per building. The proposed buildings would be wood frame construction, with all major building elements providing at least a 1-hour fire resistance rating. The maximum proposed building height would be 35 feet (to top of roof).

IS/MND page 20

The Project requests approval of the following entitlements:

- General Plan Amendment GPA #1-18 to change the GGP land use designation from General Commercial to ~~High~~ Medium Density Residential,
- Zone Change ZC #2-18 to change the zoning from General Commercial (C-3) to ~~High~~ Medium Density Residential (R-4 ~~R-3~~),
- Vesting Tentative Tract Map (VTTM) #082263 to create 63-townhome lots
- Site Plan Review SPR #8-18 to approve the proposed Site Plan, and
- Variance VAR #1-18 to approve the proposed 6.0-foot tall wall for perimeter fencing along South Vermont Avenue.

IS/MND pages 26-27

Less Than Significant Impact. The Project site is fully improved and developed primarily as an asphalt surface parking lot. Additional onsite improvements include two single-story buildings (i.e., wood shop/storage and office/storage). The Project site and its surroundings are characterized by commercial and residential uses, which predominate in the area. The Project proposes to remove all existing onsite improvements, including the asphalt parking lot and two casino-related buildings and develop a residential community consisting of 63 attached townhomes in 14

buildings at a density of ~~24.5~~ 16.15 DU/AC. The maximum proposed building height would be 35 feet (to top of roof). Project implementation would alter the site's visual character, introducing a townhome development in place of a surface parking lot. However, the Project would not negatively impact or substantially degrade the visual quality of the site or its surroundings. While the Project would change the visual quality of the Project site by incorporating residential uses and taller buildings, this would not degrade the existing visual character, quality of the site, or surroundings. The site's visual character would be altered; however, the Project would not become visually incompatible or visually unexpected when viewed in the context of its urban surroundings. Moreover, the Project would be subject to compliance with GMC §18.42.095: Residential Design Criteria, concerning scale/massing, street-facing entries, architectural detailing, rooflines, garages, driveways, and parking, walls and fences, and materials, color, and texture, which would further the Project's compatibility with surrounding land uses. Therefore, the proposed Project would have a less than significant impact on the visual character of the site and its surroundings and no mitigation is required.

IS/MND page 30

No Impact. No Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance is mapped in the City. Further, the Project site is not the subject of a Williamson Act Contract. The Project site is zoned General Commercial (C-3) and proposed to change to ~~High~~ Medium-Density Residential (~~R-4~~ R-3). No agricultural, forest land, or timberland zoning exists in the City. Therefore, the Project would result in no impact concerning mapped farmlands, Williamson Act contracts, or agricultural, forest, or timber land zoning and no mitigation is required.

IS/MND page 34

Concerning Consistency Criterion No. 2, the AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The Project involves General Plan Amendment GPA #1-18 to change the GGP land use designation from General Commercial to ~~High~~ Medium Density Residential. The Project proposes development of 63 DU, resulting in an estimated population growth of approximately 181 persons. The proposed housing would be absorbed in part by the City's current housing demands. Additionally, the City of Gardena 2014-2021 Housing Element established goals and policies that anticipate population growth. The Project's forecast population growth would be nominal, and therefore, would not cause the SCAQMD's population or job growth projections used to develop the AQMP to be exceeded. Thus, a less than significant impact would

occur, as the Project is also consistent with the second criterion. No mitigation is required.

IS/MND page 73

No Impact. An example of a project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project proposes a residential community consisting of 63 three-story attached townhomes, at a density of ~~24.57~~ 16.15 DU/AC. Given its nature and scope, the Project would not physically divide an established community. No impact would occur in this regard and no mitigation is required.

4.10b Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. GGP Figure LU-2, *Land Use Policy Map*, depicts the City's land use designations and indicates the Project site is designated General Commercial. The General Commercial designation provides for a wide range of larger scale commercial uses to serve the needs of the City and region. The Project proposes a residential community consisting of attached townhomes, which would conflict with the intended uses for the General Commercial land use designation. Therefore, the Project proposes General Plan Amendment GPA #1-18 to change the GGP land use designation from General Commercial to High Medium Density Residential.

The City of Gardena Zoning Map depicts the City's zones and indicates the Project site is zoned General Commercial Zone (C-3). The C-3 Zone is intended for general commercial uses. GMC §§18.32.020 and 18.32.030 identify the uses permitted and conditionally permitted in the C-3 Zone, respectively. The Project proposes a residential community consisting of attached townhomes, which are not permitted uses in the C-3 Zone. Therefore, the Project proposes Zone Change ZC #2-18 to change the zoning from General Commercial (C-3) to High Medium-Density Residential (~~R-4~~ R-3). Additionally, Variance VAR #1-18 is required to approve the proposed 6.0-foot tall for perimeter fencing along South Vermont Avenue.

The minimum permitted density for the ~~R-4~~ R-3 Zone is ~~20~~ 17 DU/AC; see GMC ~~§18.18.020.A~~ 18.16.050.D. The Project proposes to develop a residential community on the approximately 3.9-acre site consisting of 63 three-story attached

townhomes, at a density of ~~24.57~~ 16.15 DU/AC, and therefore meets this requirement.

IS/MND page 133

The Project proposes General Plan Amendment GPA #1-18 to change the GGP land use designation from General Commercial to High Medium Density Residential. The Project would change the site's land use designation to a more water-intensive use, thus, would increase water demands associated with the Project site beyond what the UWMP assumed/planned. However, GSWC has analyzed the proposed Project to determine if sufficient water supplies are available to serve the Project from existing entitlements and resources. GSWC has confirmed water service would be available to the Project site from GSWC's Southwest District water system, and service could be provided from their existing water facilities within West 141st Street.¹ Thus, GSWC would have adequate water supplies from existing entitlements. Project impacts concerning water demand would be less than significant and no mitigation is required. Further, GSWC provides conservation programs along with incentives to conserve water in the City. Although the GSWC service area population is expected to increase, the overall baseline potable demand in acre-feet per year (AFY) is expected to decrease due to further water use efficiency and recycled water programs.²

3.0 COMMENT LETTERS

The comment letters received during the public review period are provided on the following pages.

¹ J. Zhao, P.E., PhD., personal communication, February 27, 2018.

² Golden State Water Company. (2016). *2015 Urban Water Management Plan – Southwest*. Rancho Cordova, CA: Kennedy/Jenks Consultants.

Garcia, Rita

From: Administration Gabrieleno Indians <admin@gabrielenoindians.org>
Sent: Monday, December 3, 2018 2:39 PM
To: Garcia, Rita
Subject: NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR: Stone 63 Project
Attachments: Stone 63 Project .pdf

Categories: External

Please see attachment

Sincerely,
Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org





GABRIELENO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Notice of Intent to Adopt An Initial Study/ Mitigated Negative Declaration

December 3, 2018

City of Gardena
1700 West 162nd St
Gardena, CA 90247

Good Afternoon Rita Garcia,

We have received your Notice of Intent to adopt a Negative Declaration for the Stone 63 Project in the location of the County of Los Angeles. Our Tribal Government would like to be consulted if any ground disturbance will be conducted for this project.

Sincerely,
Gabrieleno Band of Mission Indians/Kizh Nation
(1844) 390-0787 Office

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

www.gabrielenoindians@yahoo.com

gabrielenoindians@yahoo.com

From: Cuadra, Alexandra
To: Garcia, Rita
Subject: STONEFIELD 63 PROJECT
Date: Thursday, December 27, 2018 10:23:22 AM
Attachments: FFER 201800133000.pdf
Importance: High

Good Morning,

Please see the attached EIR Letter.

Alexandra Cuadra
Secretary III, Forestry Division
Los Angeles County Fire Department
5823 Rickenbacker Road, Room 123
Commerce, Ca 90040
Phone- (323)890-4330
Alexandra.Cuadra@Fire.Lacounty.gov





COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

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MARK RIDLEY-THOMAS
SECOND DISTRICT

SHEILA KUEHL
THIRD DISTRICT

JANICE HAHN
FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

December 18, 2018

Rita Garcia, Project Manager
City of Gardena
Community Development Department
765 The City Drive
Orange, CA 92868

Dear Ms. Garcia:

NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, "STONEFIELD 63 PROJECT," PROPOSES TO REMOVE ALL EXISTING ONSITE IMPROVEMENTS AND DEVELOP 63 THREE-STORY ATTACHED TOWNHOMES IN 14 BUILDINGS, AT A DENSITY OF 24.57 DWELLING UNITS PER NET ACRE, 14031 SOUTH VERMONT AVENUE AND 1017 WEST 141ST STREET, GARDENA, FFER 201800133

The Notice of Availability/Notice of Intent to Adopt a Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments.

LAND DEVELOPMENT UNIT:

The Fire Prevention Division, Land Development Unit, has no additional comments regarding this project. The conditions that were addressed in the Tentative Map 82263 dated October 19, 2018 have not been changed at this time.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

EL MONTE
GARDENA
GLENDALE
HAWAIIAN GARDENS
HAWTHORNE
HERMOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK

INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER

LAWDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES

PARAMOUNT
PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Rita Garcia, Project Manager
December 18, 2018
Page 2

Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department Land Development Unit's, Inspector Nancy Rodeheffer at (323) 890-4243.

The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

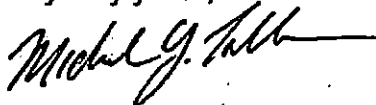
The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department will not be able to provide comments until after we review a copy of the Phase I Environmental Site Assessment (ESA) prepared by Stantec. Please provide HHMD with a pdf copy of the Phase I ESA by emailing it to Perla.Garcia@fire.lacounty.gov with a reference of FFER 201800133.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT:	TR 82263	MAP DATE:	June 28, 2018
ADDRESS:	1017 W. 141 ST Street	Planner:	Raymond Barragan
City:	Gardena		
Inspector:	Nancy Rodeheffer FPEA II	Report Date:	October 19, 2018
Required Fire Flow	1,500 GPM		

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT BE APPROVED AT THIS TIME AND TO PROCEED WITH THE PUBLIC HEARING PROCESS.

FAILURE TO COMPLY WITH THE LAND DEVELOPMENT UNIT HOLDS DURING THE TENTATIVE MAP PROCESS PRIOR TO PUBLIC HEARING, AND OR THE FINAL MAP REVIEW PRIOR TO RECORDATION, MAY RESULT IN THE BUILDING PLANS NOT BEING APPROVED DURING THE FIRE DEPARTMENT FIRE PREVENTION ENGINEERING SECTION BUILDING PLAN REVIEW.

FINAL MAP REQUIREMENTS:

1. Submit 3 copies of the Final Map to the County of Los Angeles Fire Department Fire Prevention Land Development Unit for review and approval prior recordation.
2. Provide proof of payment of the County of Los Angeles Fire Department Fire Prevention Land Development Unit Final Map review fees prior to clearance of the final map recordation

Submit a copy of the paid fee receipt for the Fire Department Fire Prevention Land Development Final Map Review Fee(s) via email to nancy.rodeheffer@fire.lacounty.gov and landdev@fire.lacounty.gov

ACCESS REQUIREMENTS:

1. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
2. Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extent to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 82263 MAP DATE: June 28, 2018
ADDRESS: 1017 W. 141ST Street Planner: Raymond Barragan
City: Gardena
Inspector: Nancy Rodeheffer FPEA II Report Date: October 19, 2018
Required Fire Flow 1,500 GPM

building as measured by an approved route around the exterior of the building or facility. 2016 County of Los Angeles Fire Code Section 503 Section 503.1.1.

3. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan/exhibit, tentative map and Final Map along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
4. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4.
5. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
6. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
7. Maintain a minimum unobstructed width of 28 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear o sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department vehicular access road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Fire Code 503.1.1 and 503.2.2. Cross hatch the Fire Department vehicular access on the site plan and clearly depict the required width.

All access devices and gates shall meet the following requirements:
Any single gated opening used for ingress and egress shall be a minimum of 26 feet in width, clear to sky.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 82263 MAP DATE: June 28, 2018
ADDRESS: 1017 W. 141ST Street Planner: Raymond Barragan
City: Gardena
Inspector: Nancy Rodeheffer FPEA II Report Date: October 19, 2018
Required Fire Flow 1,500 GPM

Any divided gate opening (when each gate is use for a single direction of travel i.e., ingress or egress) shall be a minimum width of 20 feet clear to sky. Gates and or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 foot turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of -way to the intercom control device.

8. All limited access devices shall be of a type approved by the fire department.
9. All proposed gates shall comply with the county of Los Angeles Regulation #5 and be equipped with Fire Department approved locking device. The proposed vehicular gate shall provide 28 feet open width, clear to the sky and unobstructed. Revise the site plan to comply and note that the gate will be equipped with Fire Department approved locking device.
10. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 37 ½ tons and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3
11. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
12. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
13. Fire Apparatus Access Roads shall not be obstructed in any manner, including the parking of vehicles, or the use of traffic calming devices, including but not



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 82263 MAP DATE: June 28, 2018
ADDRESS: 1017 W. 141ST Street Planner: Raymond Barragan
City: Gardena
Inspector: Nancy Rodeheffer FPEA II Report Date: October 19, 2018
Required Fire Flow 1,500 GPM

limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4

WATER SYSTEMS REQUIREMENTS:

1. The required fire flow for the public and on-site fire hydrants at this location is **1,500 gallons per minute (GPM) at 20 PSI, for a 2 hour duration, over and above maximum daily domestic demand.**
2. For all occupancies other than one and two -family dwellings, and Group R-3 buildings, including commercial, industrial, multi-family dwellings, private schools, and institutions, fire hydrant spacing shall be 300 feet ((91.44m). No portion of lot frontage shall be more than 200 feet (60.96m) from, via vehicular access, a public hydrant. No portion of a building shall be more than 400 feet (121.92m) from, via vehicular access, a properly spaced public hydrant:
3. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
4. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction.. Fire Code 501.4
5. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

December 27, 2018

Ref. Doc. No.: 4836937

Mr. Raymond Barragan
City of Gardena
1700 West 162nd Street
Gardena, CA 90247-3778

Dear Mr. Barragan:

NOI Response for the Stonefield Project
Vesting Tentative Tract Map No. 82263 and SPR No. 8-18

The Sanitation Districts of Los Angeles County (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the subject project on November 29, 2018. The proposed project is located within the jurisdictional boundaries of District No. 5. We offer the following comments:

1. PROJECT DESCRIPTION, *page 1*, item no. 3 – The expected increase in average wastewater flow from the project, described in this section as 63 attached condominium units, is 12,189 gallons per day, the structure on the project site is demolished.
2. UTILITIES AND INFRASTRUCTURE, *page 19*, second paragraph under item no. 2.4.4 – Based on the Districts' records, the local sewer line located in 141st Street at the site's southwest corner, conveys wastewater flow to the Districts' East Rosecrans Avenue Trunk Sewer.
3. UTILITIES AND SERVICE SYSTEMS, *page 132*, item no. 4.18e impacts – The Joint Water Pollution Control Plant currently produces an average water flow of 254.6 million gallons per day.

All other information concerning Districts' facilities and sewerage service contained in the document is current.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:dc

cc: A. Schmidt
A. Howard

RESOLUTION NO. 6363

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT #1-18 CHANGING THE LAND USE DESIGNATION OF PROPERTY LOCATED AT 14031 SOUTH VERMONT AVENUE AND 1017 WEST 141ST STREET FROM GENERAL COMMERCIAL TO MEDIUM-DENSITY RESIDENTIAL

(GPA #1-18; APNS: 6115-017-036 and 6115-018-004)

WHEREAS, on July 5, 2018, the applicant, KB Home Greater Los Angeles Inc., filed an application to develop a 63-unit residential project consisting of attached townhomes in 14 buildings on the two parcels located at 14031 South Vermont Avenue, 1101 West 141st Street and 1017 West 141st Street, comprising 3.9 gross acres (the "Property"); and

WHEREAS, in order to develop the residential project, the following entitlements (collectively, the "Project") are required: General Plan Amendment changing the land use designation from General Commercial to Medium Density Residential (GPA #1-18); Zone Change to change the zoning from General Commercial (C-3) to Medium-Density Residential (R-3) (ZC #2-18); Vesting Tract Map to create 63 townhome lots (VTTM 82263); Site Plan Review for the proposed Project (SPR #8-18); and a variance to approve the proposed wall for perimeter fencing along South Vermont Avenue which is eight (8) feet on the South Vermont side and six (6) feet on the Project side along South Vermont Avenue (VAR #1-18); and

WHEREAS, the applicant originally applied for a General Plan Amendment and Zone Change for High Density Residential but, after recalculating the density, it was determined that the development met the Medium Density residential standards; and

WHEREAS, a Mitigated Negative Declaration ("MND") was prepared for the Project and there was a public review period on the MND from November 29, 2018 through December 28, 2018; and

WHEREAS, on February 19, 2019, the Planning Commission of the City of Gardena held a duly-noticed public hearing on the Project at which time it considered all evidence, both written and oral; and

WHEREAS, after the close of the public hearing, the Planning Commission adopted Resolution No. PC 4-19 which: approved the Mitigated Negative Declaration for the Vesting Tentative Tract Map, Site Plan Review, and Variance; approved the entitlements for the Vesting Tentative Tract Map, Site Plan Review, and Variance; recommended that the City Council approve the Mitigated Negative Declaration for the General Plan Amendment and Zone Change; and recommended that the City Council approve the General Plan Amendment; and approve the Zone Change; and

WHEREAS, after the Planning Commission meeting, it was discovered that the property designated as 1101 West 141st Street already has a land use designation of medium density residential; and

WHEREAS, on March 12, 2019, the City Council held a public hearing on the Project at which time it considered all evidence, both written and oral; and

WHEREAS, after the close of the public hearing and prior to adopting this Resolution, the City Council adopted Resolution No. 6366 approving the Mitigated Negative Declaration for the General Plan Amendment and Zone Change;

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

SECTION 1. Section 18.52.010 of the Gardena Municipal Code provides that the land use and zoning of property may be amended “[w]henver the public necessity, convenience, general welfare, or good land use and zoning practices require. . .” The City Council hereby approves the General Plan land use designation change for the Property from General Commercial to Medium Density Residential as shown on Exhibit A, attached hereto, recognizing that the property designated as 1101 West 141st Street already has a General Plan land use designation of Medium Density Residential. In taking this action, the City Council makes the following specific findings:

A. The change is in the best interests of the general welfare and represents good land use planning practices.

B. The Project site is in the City’s northeast quadrant, in a predominantly commercial and residential area. The current land use designation is General Commercial. Single-family and multiple family residential uses lie directly to the west of the site, although that area has a General Plan land use designation of medium density. The zone change, and corresponding General Plan amendment, represent a logical extension of the residential uses to the west and residential uses is more compatible with the single-family residential uses to the west than commercial uses.

C. The Property is currently underutilized. The Property was originally operated as excess parking for the Lucky Lady Casino and its predecessor but is no longer used for this purpose. Instead, it is used for onsite wood shop/storage, office/storage, and shipping containers for the Casino. Additionally, the parking lot is also used by a vehicle repossession/auction company as an onsite parking lot. The Project represents a better use of the Property than the current uses.

SECTION 2. That this Resolution shall be effective immediately.

BE IT FURTHER RESOLVED that 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 said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.


PASSED, APPROVED AND ADOPTED this 12th day of March, 2019.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

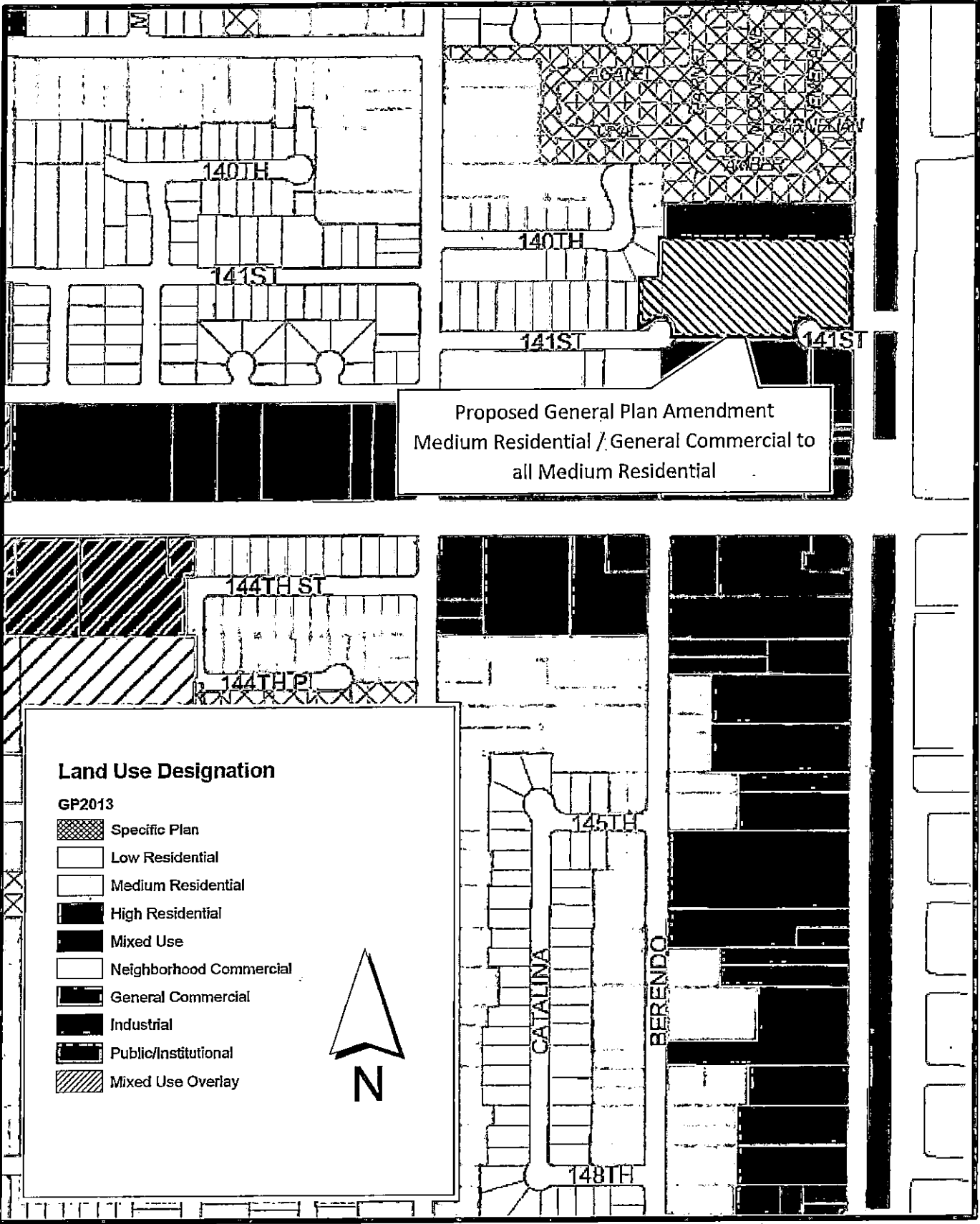


PETER L. WALLIN, City Attorney

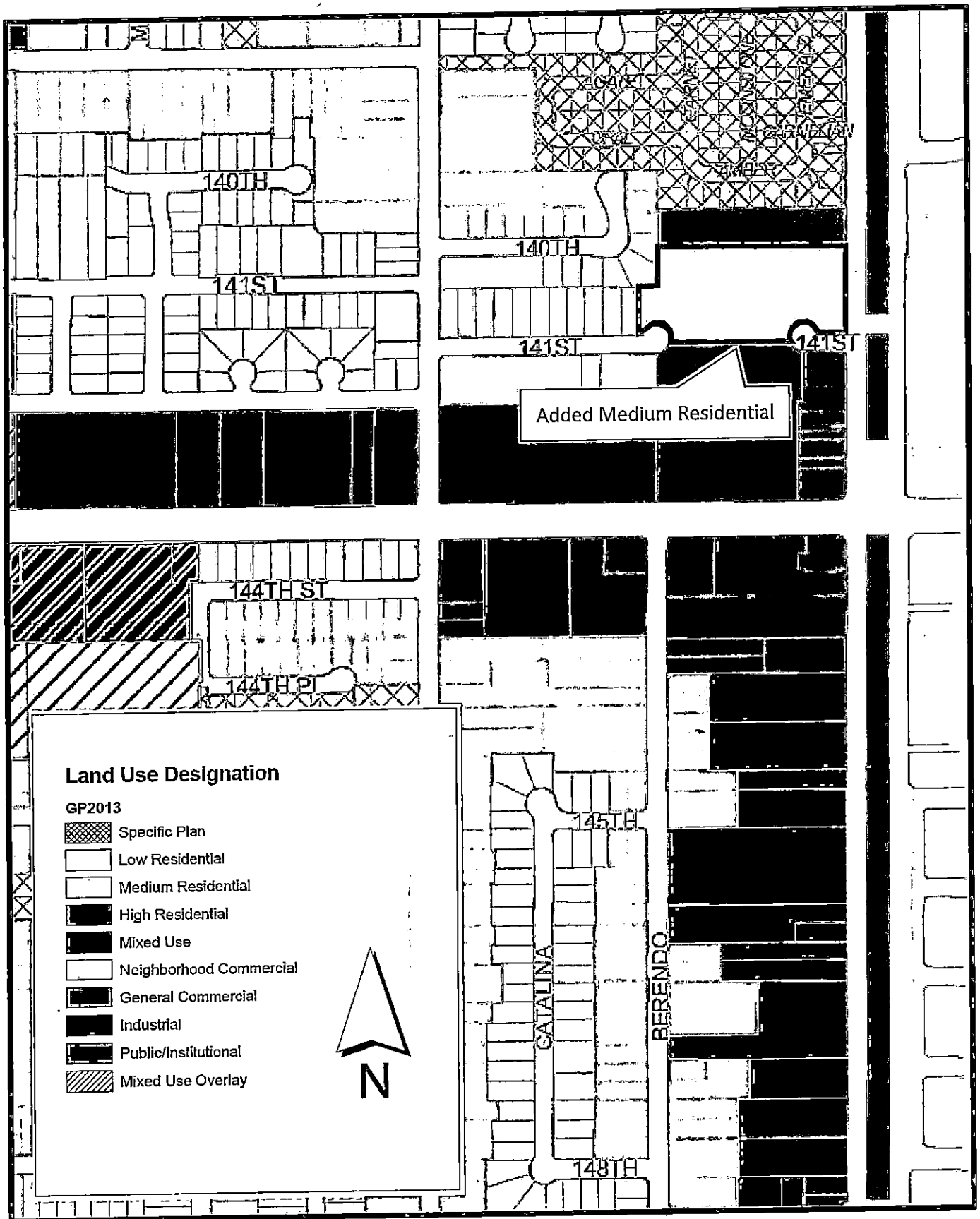
Attachment:

Exhibit A – Land Use Map

Proposed General Plan Land Use Map Amendment



Adopted General Plan Land Use Map Amendment



ORDINANCE NO. 1803

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING ZONE CHANGE #2-18 CHANGING THE ZONING OF A 3.9 GROSS ACRE SITE AT 14031 SOUTH VERMONT AVENUE, 1101 WEST 141ST STREET, AND 1017 WEST 141ST STREET TO MEDIUM-DENSITY MULTIPLE-FAMILY RESIDENTIAL (R-3)

(ZC #2-18; APNS: 6115-017-036 and 6115-018-004)

WHEREAS, on July 5, 2018, the applicant, KB Home Greater Los Angeles Inc., filed an application to develop a 63-unit residential project consisting of attached townhomes in 14 buildings on the two parcels located at 14031 South Vermont Avenue, 1101 West 141st Street, and 1017 West 141st Street, comprising 3.9 gross acres (the "Property"); and

WHEREAS, in order to develop the residential project, the following entitlements (collectively, the "Project") are required: General Plan Amendment changing the land use designation from General Commercial to Medium Density Residential (GPA #1-18); Zone Change to change the zoning from General Commercial (C-3) to Medium-Density Residential (R-3) (ZC #2-18); Vesting Tract Map to create 63 townhome lots (VTTM 82263); Site Plan Review for the proposed Project (SPR #8-18); and a variance to approve the proposed wall for perimeter fencing along South Vermont Avenue which is eight (8) feet on the South Vermont side and six (6) feet on the Project side along South Vermont Avenue (VAR #1-18); and

WHEREAS, the applicant originally applied for a General Plan Amendment and Zone Change for High Density Residential but, after recalculating the density, it was determined that the development met the Medium Density residential standards; and

WHEREAS, a Mitigated Negative Declaration ("MND") was prepared for the Project and there was a public review period on the MND from November 29, 2018 through December 28, 2018; and

WHEREAS, on February 19, 2019, the Planning Commission of the City of Gardena held a duly-noticed public hearing on the Project at which time it considered all evidence, both written and oral; and

WHEREAS, after the close of the public hearing, the Planning Commission adopted Resolution No. PC 4-19 which: approved the Mitigated Negative Declaration for the Vesting Tentative Tract Map, Site Plan Review, and Variance; approved the entitlements for the Vesting Tentative Tract Map, Site Plan Review, and Variance; recommended that the City Council approve the Mitigated Negative Declaration for the General Plan Amendment and Zone Change; and recommended that the City Council approve the General Plan Amendment; and approve the Zone Change; and

WHEREAS, after the Planning Commission meeting it was discovered that the property designated as 1101 West 141st Street had a land use designation of medium density residential and a zoning designation of Low-Density Multiple-Family Residential (R-2); and

WHEREAS, the property at 1101 West 141st Street was always shown as part of the project and included in the zone change map provided to the Planning Commission; and

WHEREAS, on March 12, 2019, the City Council held a public hearing on the Project at which time it considered all evidence, both written and oral; and

WHEREAS, after the close of the public hearing and prior to adopting this Ordinance the City Council adopted Resolution No. 6366 approving the Mitigated Negative Declaration and Resolution No. 6363 approving the General Plan amendment change from General Commercial to Medium Density Residential;

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

SECTION 1. Section 18.52.010 of the Gardena Municipal Code provides that the land use and zoning of property may be amended “[w]henver the public necessity, convenience, general welfare, or good land use and zoning practices require. . .” The City Council hereby approves the zone change of the property at 14031 South Vermont Avenue and 1017 West 141st Street from General Commercial (C-3) to Medium Density Multiple Family Residential (R-3) and the zone change of the property designated as 1101 West 141st Street from Low-Density Multiple-Family Residential (R-2) to Medium Density Multiple Family Residential (R-3) as shown on Exhibit A, attached hereto. In taking this action, the City Council makes the following specific findings:

A. The change is in the best interests of the general welfare and represents good land use planning practices.

B. The zone change is consistent with General Plan Amendment #1-18 that was approved by Resolution No. 6363 changing the land use designation to Medium Density Residential and will make the zoning consistent with the General Plan.

C. The Project site is in the City’s northeast quadrant, in a predominantly commercial and residential area. The current land use designation is General Commercial. Single-family and multiple-family residential uses lie directly to the west of the site, although that area has a General Plan land use designation of medium density and a zoning designation of Low-Density Multiple-Family Residential (R-2) and Medium Density Multiple-Family Residential (R-3). The zone change, and corresponding General Plan amendment, represent a logical extension of the residential uses to the west and residential uses is more compatible with such uses than commercial uses.

D. The Property is currently underutilized. The Property was originally operated as excess parking for the Lucky Lady Casino and its predecessor but is no longer used for this purpose. Instead, it is used for onsite wood shop/storage, office/storage, and shipping containers for the Casino. Additionally, the parking lot is also used by a vehicle repossession/auction company as an onsite parking lot. The Project represents a better use of the Property than the current uses.

company as an onsite parking lot. The Project represents a better use of the Property than the current uses.

SECTION 2. This Ordinance shall take effect on the thirty-first (31st) day after passage.

SECTION 3. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2019.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

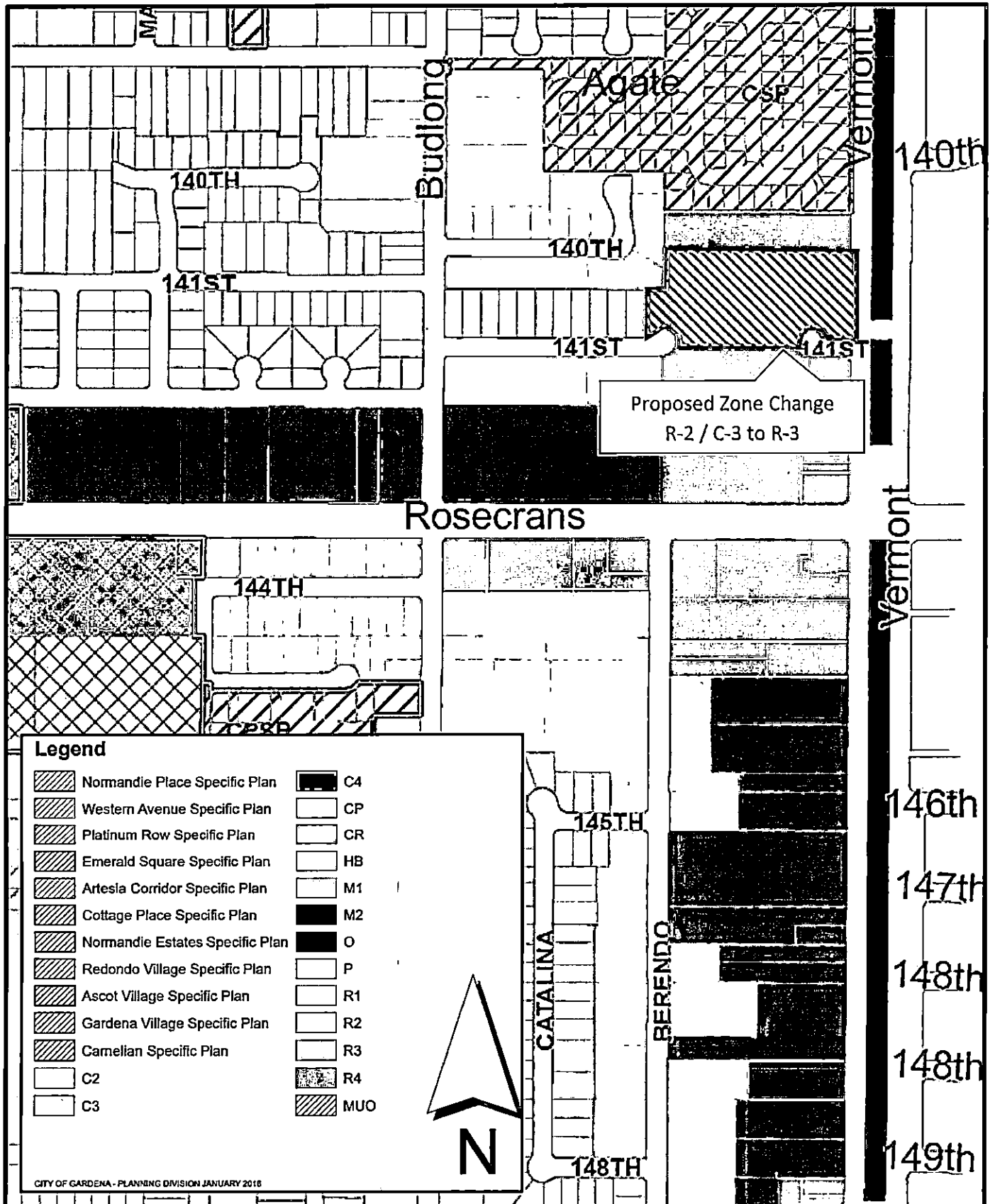


PETER L. WALLIN, City Attorney

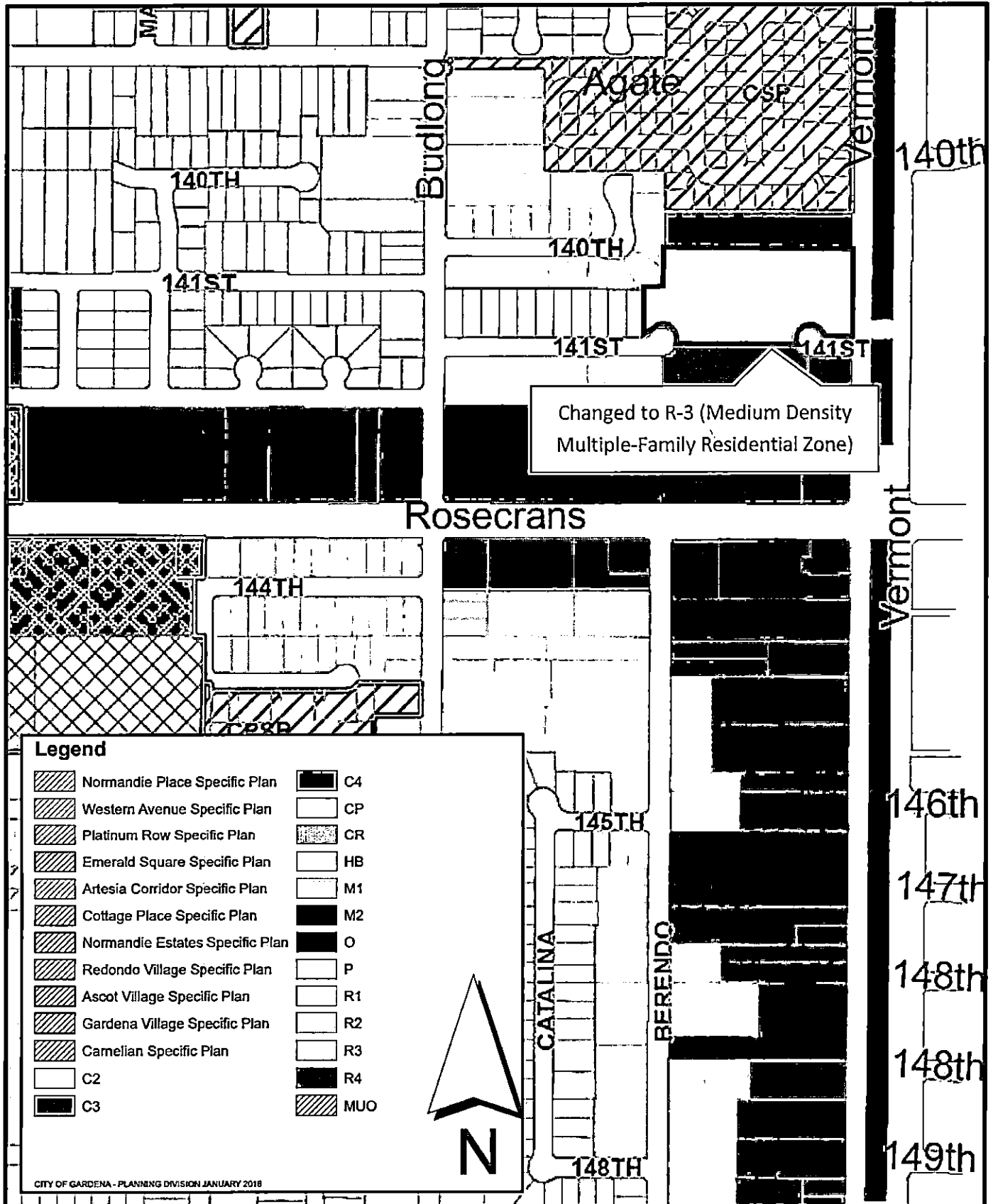
Attachment:

Exhibit A – Land Use Map

Proposed Zone Change #2-18



Adopted Zone Change #2-18



CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT
RESOLUTION NO. PC 4-19
GPA #1-18; ZC #2-18; VTTM 82263; SPR #8-18; VAR #1-18; APNS: 6115-017-
036 AND 6115-018-004
AGENDA ITEM #5

DATE: February 19, 2019

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

FROM: Edward Medrano, Director
Community Development Department

CASE PLANNER: Raymond Barragan, Community Development Manager

APPLICANT: KB Home Greater Los Angeles Inc.

LOCATION: 1017 West 141st Street and 14031 South Vermont Avenue (APNs: 6115-017-036 and 6115-018-004)

REQUEST: The applicant requests the following entitlements for the construction of a 63-unit townhome development on a 3.9 gross acre property:

- 1) General Plan Amendment (GPA#1-18) changing the land use designation of the property from General Commercial to Medium Density Residential;
- 2) Zone Change (ZC#2-18) changing the zoning of the property from General Commercial (C-3) to Medium Density Residential (R-3);
- 3) Vesting Tentative Tract Map (VTTM#088263) dividing the property for 63 condominium units;
- 4) Site Plan Review (SPR#8-18) allowing the development of the 63 townhomes; *and*
- 5) Variance (VAR #1-18) to allow block wall in front yard setback without 10 feet of street landscaping.

Approval of these items requires adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) (EA#13-18).

BACKGROUND

On July 5, 2018, the applicant, KB Home Greater Los Angeles Inc. filed an application to develop a 63-unit residential project consisting of attached townhomes in 14 buildings on the two parcels located 14031 South Vermont Avenue and 1017 West 141st Street, comprising 3.9 gross acres (the "Property").

An Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Program (MMP) were prepared by the City's Consultant, and the documents were circulated for a 30-day review period. A public hearing was noticed and scheduled for February 19, 2019.

PROJECT DESCRIPTION/SETTING

The project site is a 3.9 gross acre site consisting of two properties located on the east side of Vermont Avenue, just north of Rosecrans Avenue. The project site's topography is relatively flat and the dimensions of the subject property are approximately 605 deep by 275 wide. The site is fully improved and developed primarily as an asphalt surface parking lot. Additional onsite improvements include two single-story buildings totaling approximately 9,940 square feet along South Vermont Avenue, and a lookout tower. Five shipping containers used for Larry Flynt's Lucky Lady Casino furniture storage are situated along the site's northern boundary. The parking is excess for the Casino and is not needed to meet minimum parking standards. A vehicle repossession/auction company currently utilizes the onsite surface parking lot. The company stores approximately 400 vehicles on the lot and operates four days a week between 9 a.m. and 5 p.m.

The project site is bounded to the north by commercial (C-3 zone), Vermont Avenue to the east with residential uses across Vermont Avenue (City of Los Angeles), commercial uses (C-3) to the south and single-family and multiple family residential uses (R-2 and R-3 zones) to the west.

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	C-3	General Commercial	Vehicle Storage/Commercial
North	C-3	General Commercial	Liquor Store
South	C-3	General Commercial	Restaurant/Card Club
West	R-2/R-3	Low and Medium-Density Family Res.	Single Family and Multiple Family Residential
East	LAC	N/A	Commerical

The applicant proposes to demolish all existing structures and construct a residential community consisting of 63 three-story attached townhomes with two floor plans ranging from 1,857 to 2,006 square feet. Fourteen buildings are proposed with a range of four to five units per building. The project would provide for multi-generational housing, and the resulting density would be 16.15 units per acre.

The applicant originally applied for a General Plan Amendment and Zone Change to High Density Residential as the units per acre was calculated based on taking out the acreage for interior drive aisles and fire access. Upon calculating on gross acreage, it was determined that the actual General Plan land use category and zoning should be medium density.

In addition, the applicant proposes the following:

- 160 parking spaces (126 parking spaces in garages and 34 guest parking spaces);
- A total of 9,800 square feet of private open space via ground level patios;
- A total of 36,707 square feet of common and general open space via courtyards, paseos, and a tot lot; and
- Landscaping throughout the development.

Vehicular and pedestrian access is proposed from 141st Street via a two-way driveway and pedestrian walkway and main gate. All garages are located away from public view. Ten units will face toward Vermont Avenue and nine units will face the rear of the property. The interior units will front a combination of four courtyards and pedestrian walkways creating a village-like feel. The entire development will be surrounded by block walls.

All infrastructure will be installed in one phase (grading, storm drain, water, wastewater, dry utilities, and street improvements). Home construction will take place over approximately six phases, the timing of which is dependent on sales of homes in the previous phase. No public financing is required for development of this site; however, the developer may use SCIP (Statewide Infrastructure Program) or similar funding mechanism to finance certain fees.

The project requires changes to the General Plan Land Use map and Zoning Map to allow residential development. The General Plan land use designation will go from General Commercial to Medium Density Residential. The zoning will also go from General Commercial (C-3) to Medium-Density Residential (R-3). The Planning Commission will make a recommendation to, and the City Council will give, final approval for these two legislative actions.

In addition to the legislative approvals, the applicant is also seeking a Vesting Tentative Tract Map to create the 63-townhome lots in accordance with Gardena Municipal Code section 17.08.020 and the Subdivision Map Act, a site plan approval in accordance with Gardena Municipal Code Chapter 18.44, and a variance to allow a block wall within the front yard setback that exceeds the allowed height without the minimum landscaping in accordance with Chapter 18.48.

The Planning Commission is being asked to take the following actions:

- 1) Adopt the MND and MMP for purposes of the Vesting Tentative Tract Map, Site Plan, and Variance and recommend that the City Council adopt the same for the General Plan Amendment, and Zone Change;

- 2) Recommend that the City Council adopt the General Plan Amendment and Zone Change (the "Legislative Actions");
- 3) Approve the Vesting Tentative Tract Map, subject to City Council approval of the Legislative Actions;
- 4) Approve the Site Plan, subject to City Council approval of the Legislative Actions; and
- 5) Approve the Variance, subject to City Council approval of the Legislative Actions.

ANALYSIS

GENERAL PLAN AMENDMENT AND ZONE CHANGE

Per GMC Section 18.52.010, whenever the public necessity, convenience, general welfare, or good land use and zoning practices require, the council may amend, supplement or change the land use designation, regulations, zone boundaries or classifications of property in accordance with the procedures of the California Government Code, as supplemented by the provisions of the GMC.

The demand for commercial uses at the project site is anticipated to be very weak due to the mid-block location of the northernmost portion of the Lucky Lady Card Club. Additionally, the property is directly adjacent to single and multiple family residential uses on its western border and residential uses are seen as more compatible with those existing uses than the commercial land use and zoning designation. The project site is located within walking distance to neighborhood and community shopping centers as it is located 623 feet north of a community shopping center. Therefore, it makes sense from a land use perspective to activate the project site with a thriving, walkable, residential community.

The density for the residential uses to the west are R-2, which allows 2 units per lot, and R-3, which allows 17 units per acre. The applicant is requesting that the existing General Plan Land Use designations and zoning for the subject property be changed to allow residential development. As stated above, Medium-Density land use and zoning is the correct designation as the resulting density is 16.15 units per acre which meets the GMC requirement for development in the (R-3) zone of 17 units per acre.

The Gardena General Plan, Land Use Goal 1 states that the City shall preserve and protect existing single family and low/medium density residential neighborhoods while promoting the development of additional high quality housing types. The project implements this goal and the following policies:

- o LU 1.1: Promote sound housing and attractive and safe residential neighborhoods.
- o LU 1.2: Protect existing sound residential neighborhoods from incompatible uses and development.
- o LU 1.3: Protect the character of lower density residential neighborhoods.
- o LU 1.4: Locate new medium- and high density residential developments near neighborhood and community shopping centers with commensurate high levels of community services and facilities.

- o LU 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multifamily residential developments.
- o LU 1.6: Ensure residential densities are compatible with available public service and infrastructure systems.
- o LU 1.8: Minimize through-traffic on residential streets.
- o LU 1.10: Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments.
- o LU 1.11: Design infill development to be compatible and consistent with the existing low-density character of residential neighborhoods.
- o LU 1.12: Require infill development to provide adequate amenities to minimize the impact of such development on the immediate neighborhood and on City services generally, including off-street parking to meet the additional demand placed on street parking.

Furthermore, the Applicant has proposed a use that will create both a productive and attractive development. The property will be developed with a modern 63-unit, townhouse-style condominium project that will provide for enough space for multi-generational living, which has become a growing trend in this country, especially among the Asian, Black and Hispanic populations, all of which are strongly represented in Gardena.

The zone change and general plan amendment sets the stage for the transition of underutilized parcels of land to quality housing that will help the city reach its regional housing goals, as well as provide much needed revenue from fees, property taxes, and utility user tax. (See Exhibits A and B to PC Resolution No. 04-19.)

DEVELOPMENT STANDARDS

Development Standard Comparison		
<i>Standard</i>	<i>R-3</i>	<i>Project</i>
Lot Area:	5,000 Sq. Ft.	3.9 ac (111,687 Sq. Ft.)
Lot Width	50'	275'
Lot Depth	80'	605'
Density	17 DU/acre maximum	16.15 DU/ acre
Building Height	35' maximum	35'
Setback		
• Front	20' minimum	20'
• Side	5' (1 – 2 stories) 7.5' (2 with subterranean or 3) 10' (exceeding 3 stories and abut R-1/2)	south property line: 13' north property line: 10'6"
• Rear	5' (1 – 2 stories) 7.5' (2 with subterranean or 3) 10' (exceeding 3 stories	Minimum: 20'

	and abut R-1/2)	
Distance Between Buildings	Main and Accessory: 6' Main and Main: 15' <ul style="list-style-type: none"> Building front to front (interior courts): 20' Building front to front (driveway between): 30'	25' NA
Off Street Parking	Two (2) per unit .5 guest parking per unit Total: 157.5 126 parking spaces in garages 31.5 guest parking	Two (2) per unit .5 guest parking per unit Total: 160 126 parking spaces in garages 34 guest parking
Useable Open Space	Total: 600 Sq. Ft. (37,800 Square feet for project) <ul style="list-style-type: none"> 25% private (150 Sq. Ft.) min no < 4' 1/3 of required open space shall be common and available for all residents. <i>(9,450 sq. ft. of private open space required for project and 11,340 sq. ft. of common open space required for project)</i>	Total: 46,507 Sq. Ft. Common: 36,707 Sq. Ft. <i>(25,367 sq. ft. over minimum in R-3)</i> Private: 9,800 Sq. Ft. <i>(350 sq. ft. over minimum in R-3)</i>
Fences	Max: 8' next to commercial/industrial development, otherwise 7'. Where there is substantial difference in grade, Director decides which side to use in order to protect safety and general welfare of affected property owners. 3.5' in the setback area	Max: 6' on all sides measured from development side – 8 feet from side and front sides; variance in front needed for being in setback;
Refuse areas	Accommodate 2 - 96 gallons bins in garage (green waste not needed because no individual landscaped yards)	Trash bins will be located within garage of each unit.

Landscaping	N/A	22,500 sf
Projections	Front yards: 4' Side/rear yard: 4" per foot	N/A
Protection of Intersection visibility	45 degree angle	NA

VESTING TENTATIVE TRACT MAP #082263

The purpose of a vesting tentative tract map review is to identify those conditions that should be applied to ensure that each parcel is designed so as to comply with the State Subdivision Map Act and good design practice. As stated above, the applicant proposes a VTTM for the 63-unit condominium project. (See Exhibit C to PC Resolution No. 04-19.)

The condominium parcel of the project will be regulated by specific covenants, conditions and restrictions (CC&Rs) that are enforced by a Homeowners Association. The condominium owners will have mutual ownership of the "common" areas within the development, and individual ownership of the "air space" occupied by each unit. These areas will be delineated on a condominium plan, which will be recorded by the County Recorder's office, along with the CC&Rs.

The State Subdivision Map Act includes a list of grounds for denial; if any one of the findings is made, the map must be denied:

- ❖ The map and design and improvement of the proposed subdivision is not consistent with applicable general and specific plan (§ 66474; § 66473.5)
 - The Land Use Plan and the zoning map currently designate the project site as General Commercial; however, a general plan amendment and zone change are included in the proposed entitlements to maintain consistency with the proposed multi-family residential use. The project will involve 63 residential townhome-style condominiums and will conform to all the applicable development standards of the High-Density (R-3) Residential zone and will be consistent with the goals of the Land Use Plan as revised and the Housing Element of the General Plan.
 - The City's Housing Element identifies various goals and policies that will set the stage for new opportunities for housing. Housing Plan Goal 4 provides for adequate residential sites through appropriate land use and zoning to accommodate the City's share of regional housing needs. Policies for Goal 4 include implementing land use policies that allow for a range of residential densities (Policy 4.1) and encourage development at maximum attainable densities (Policy 4.4). The zone change from commercial to residential (R-3) zoning on the project site would allow for

a density that is somewhat Mediumer than the conventional zoning of the most adjacent R-2 and R-3 zones; thus, allowing for a wider range of densities. Therefore, the project is consistent with the City's General Plan Land Use Plan and Housing Element Plan.

- ❖ The site is not physically suitable for the type or density of development (§ 66474)
 - The site is 3.9 gross acres. The site is essentially flat and is currently serviced by all utilities. The subject parcel can accommodate the 63 units within the fourteen proposed buildings. The development adheres to the Municipal Code standards with the exception of the wall in the front yard setback for which a variance has been requested.
- ❖ The design of the subdivision or the proposed improvements are likely to cause serious public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (§ 66474)
 - The Property is currently developed with a parking lot and underutilized commercial buildings. There is no natural environment, fish or wildlife in the area that will be harmed. The subdivision has been adequately designed to provide adequate access for pedestrians and vehicles, guests and residents along with adequate emergency access. Vehicular and pedestrian access is proposed from 141st Street. The townhomes will not create environmental damage nor will they create any public health problems, as further documented in the Mitigated Negative Declaration.
- ❖ The design of the subdivision or type of improvements will conflict with public access easements. (§ 66474)
 - There are no public easements on the subject property.
- ❖ The design of the subdivision does not provide for, to the extent feasible, future passive or natural heating and cooling opportunities (§ 66474.5)
 - The project is located on a site with an east – west orientation. Passive cooling opportunities exist as each unit contains large windows that open to allow ocean air from the west in addition to breezes from the north and east. The same large windows allow sunlight in to provide passive heating opportunities.
 - The Project will incorporate the following energy efficient features:
 - ☐ Low 'E' glass
 - ☐ Solar power will be pre-wired on all buildings

- ☐ Compliance with all Title 24 requirements, including Cal Green requirements
- ☐ Radiant barriers to prevent heat from coming into the units from the outside.

The developer shall pay in lieu park fees in accordance with Chapter 17.20 of the Gardena Municipal Code. Total parkland (common open space) required for the project is 0.542 gross acres of land. The applicant is providing a total of .742 acres of open space; therefore, a credit for the additional amount provided is given. Total in lieu park fees due for the .342 acres, is \$837,461.53 and shall be paid in full to the City prior to final map. The credit for the .2 acres shall only be given if the CC&Rs adequately provide for the private ownership, maintenance and the use is restricted for recreational purposes by recorded covenant that runs with the land. A condition has been added to require this in the CC&Rs. The fair market value of land is based on applicant's purchase price of the property in accordance with Gardena Municipal Code section 17.20.040.

With the conditions of approval (Exhibit D) and approval of the associated entitlements, the project and project design will be consistent with the General Plan, Medium-Density (R-3) residential zone and the State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code.

SITE PLAN REVIEW

The applicant is proposing a site plan that is consistent with the conceptual site plan shown in Exhibit E to PC Resolution No. 04-19. Site plans may be approved where the Commission finds that the proposed development, including the uses and physical design is consistent with the general plan and municipal code and that the development will not adversely affect the orderly and harmonious development of the area and the general welfare of the City.

The following factors shall be considered in determining whether the site plan shall be approved. Though the Specific Plan, by definition, sets its own development standards, staff has identified where the SP standards are consistent with other Municipal Code provisions.

1. The dimensions, shape and orientation of the parcel;

The site is an 111,687 square foot rectangular parcel (3.9 gross acres) and measures 275 feet by 605 feet. The parcel is an interior lot and has an east/west orientation. The parcel fronts Vermont Avenue to the east. The dimension and orientation of the project site sets the stage for a development that offers open space opportunities, ample parking, and landscaping. The site also provides a substantial buffer from existing residential uses located west of the project site so privacy is maintained.

2. The placement of buildings and structures on the parcel;

The proposed project consists of 14 separate buildings each containing between four to five attached single-family housing units. Each unit includes an attached two-car garage. Twenty-nine units face the outer perimeter of the property. The remaining buildings and units face interior courtyards. All individual courtyards lead to areas that connect to the open space areas, access to guest parking and to the public right of way. Attached garages are located in the back of units and face interior driveways.

The placement of the buildings is consistent with GMC section 18.42.095B by orienting unit doorways to various interior walkways. The unique dimensions of the site and the proposed project layout help to orient the various units to the most public areas of the development. A substantial setback from all existing adjacent residential uses maintains privacy.

3. The height, setbacks, bulk and building materials;

The proposed height of each building is 35 feet. Of this height, 30 feet is habitable space while the remainder is uninhabitable architectural detailing.

The proposed buildings fronting Vermont Avenue has a setback of approximately 20 feet from the wall. Buildings facing the south (side) of the parcel are setback a minimum of 12 feet from the property line. Buildings fronting the west (back) are setback a minimum of 20 feet from the property line. Buildings fronting the north of the parcel are setback a minimum of 10 feet from the property line.

The proposed project consists of a modern architectural theme consisting of 360-degree, geometric architecture and contemporary materials such as fiber cement siding and metal awnings.

The proposed height, setbacks, bulk, and building materials of the development are consistent with section 18.42.095 of the Municipal Code. The general perception of the size and volume of the buildings is compatible with that of the surrounding neighborhood. A varied façade helps to decrease the massing of the buildings while the minimum 20 foot setback are greater than that of the residential neighborhoods that abut the property to the west.

4. The distance between buildings or structures;

The proposed distance between buildings and structures varies throughout the site. Distance between buildings separated by the interior driveways are 26 feet. Buildings are separated by the main center driveway at a minimum of six feet from curb. Buildings fronting the interior courtyards have setbacks ranging from 25 feet. Therefore, the project will be consistent with the Gardena Municipal Code.

5. The location, number, and layout of off-street parking and loading spaces;

Per Municipal Code Chapter 18.40, a development of this size requires 158 parking spaces, 2 parking spaces per unit, plus one-half space per unit for guest parking. The proposed project meets and incorporates this requirement by providing a total of 160 parking spaces; 126 garage spaces (two per unit) and 34 guest spaces. All visitor parking spaces are located along the central main driveway, adjacent the common open space area and adjacent to the main entrance. Two accessible parking spaces are provided. No loading spaces are provided or required.

The proposed layout of the off-street parking spaces is consistent with Municipal Code section 18.42.095 Subsection E. The location of off-street parking spaces does not detract from the architectural details or divide the visual impact of the site. Garage parking is located within interior driveways, away from pedestrian walkways, and guest parking is located along the main road with various landscaping amenities.

6. The internal vehicular patterns and pedestrian safety features;

Primary vehicular access to the site is proposed off 141st Street. A main driveway runs east-west along the central portion of the property. Stemming from the main driveway to the south and north are several dead end driveways that provide vehicular access to the garages of the individual units. All secondary driveways provide for two-way traffic; however, they do not provide for through traffic.

Proposed pedestrian amenities include walkways that run throughout the project site. And a perimeter wall will enclose the community on all elevations.

The proposed internal vehicular patterns and pedestrian safety features of the site are consistent with Municipal Code Section 18.42.095 E. By separating driveways from pedestrian walkways, the proposed development helps to ensure automobile uses do not detract from the pedestrian orientation of the site. Similarly, callouts for enhanced paving techniques in crosswalks help to promote the visual quality of the neighborhood.

7. The location, amount, and nature of landscaping;

A conceptual landscape plan and plant palette were prepared by Weiland Design Group, Inc. Total proposed area of common area landscaping in the development is 22,500 square feet. The project exceeds the landscape requirement as the GMC only requires that fifty percent of the front yard setback be landscaped. The Landscape Plan proposes a palette of trees and shrubs throughout the property. Street trees are located along the Vermont Avenue frontage. A mix of trees is located in the common open space area in the center of the site. Various other landscaping is placed throughout the development.

In addition, the proposed plant palette includes species that are tolerant of local environmental conditions and require low maintenance. As a condition of approval, all landscaping is to be maintained by the development's homeowners association. The Landscape Plan are attached for further reference.

When all entitlements have been granted, the landscape plan will conform to the Medium Density Residential (R-3) standards, and the project will be consistent with the Gardena Municipal Code.

8. The placement, height and, direction of illumination of light standards;

The area of the property fronting Vermont Avenue shall be lighted by streetlights located on the public right of way. Appropriate lighting, such as street lamps and/or landscape lighting will be utilized throughout the development for safety and aesthetic purposes. Lighting standards will be either shielded or located in such a manner as to mitigate the impact to interior living spaces.

9. The location, number, size and height of signs;

The provisions of Chapter 18.58 of the Gardena Municipal Code shall apply to signs within the proposed project. Address numbers will be lighted for safety and aesthetics.

10. The location, height and materials of walls, fences or hedges;

Multiple wall and fence types are proposed for use throughout the development. They will be utilized for soil retention, privacy, sound attenuation, articulation, and security purposes. Perimeter walls shall be in the form of decorative concrete block or a stucco surface of similar material. These walls all measure six feet from the development side, but measure eight feet from the lowest adjacent grade.

Gardena Municipal Code Section 18.42.085 provides that there should be an eight foot fence between residentially zoned properties and commercial and industrial properties. Additionally Section 18.42.070C provides that where there is a substantial difference in the finished grade on either side of the fence, the height shall be measured from a grade as determined by the Director in order to protect the safety and general welfare of affected property owners. In this case the Director has determined that in order to provide safety and privacy to the residential community, all perimeter walls should be measured from the lowest adjacent grade.

The proposed walls and fences of the development that front public streets are consistent with Municipal Code Section 18.42.095 Subsection F. The walls are compatible with the finish material and architecture of the main buildings. Landscaping along the main walls also helps to soften the overall appearance of the wall from the public right-of-way.

The nonconformity of the front wall is discussed below in the variance section.

11. The location and method of screening refuse and storage areas, roof equipment, pipes, vents, utility equipment and all equipment not contained in the main buildings of the development;

Refuse areas for the proposed project are located within the enclosed garages of each individual residence. Where utilities or all other equipment not contained in the main building exist, a combination of screen walls, trellises, vines, or espaliers and shrubbery are to be used to screen them from sight.

The screening of refuse areas and utility equipment is consistent with Municipal Code Sections 18.42.130 and 18.42.140 by ensuring trash receptacles are entirely hidden from view and mechanical equipment is to be screened.

12. Compatibility and overconcentration of uses in the immediate area; and

Zones within the immediate area include General Commercial (C-3) and Low-Density Multiple Family (R-2) and Medium Density Multiple Family (R-3) to the West, City of Los Angeles to the East, industrial (M-1) to the east and General Commercial (C-3) to the South. Land uses in the immediate area are a mix of residential, commercial, and non-conforming light industrial uses. Staff does not foresee incompatibility between the proposed development and existing uses within the immediate area.

13. Such other information which the community development director or commission may require to make the necessary findings that the provisions of this code are being complied with. (Ord. 1738 § 45 (part), 2012: prior code § 10-3.2203)

At this time, no additional information is required to make the necessary findings that the provisions of this code comply with the proposed plan.

The Land Use Plan and the zoning map currently designate the project site as General Commercial and General Commercial (C-3); however, a general plan amendment and zone change are included in the proposed entitlements to maintain consistency with the proposed multi-family residential use. While the project will involve 63 residential townhomes, the development as a whole will conform to all applicable development standards of the Medium Density (R-3) Residential standards, except as allowed by the variance, and will be consistent with the goals of the Municipal Code and General Plan. The development will not adversely affect the orderly and harmonious development of the area or impact the general welfare of the City.

VARIANCE

The applicant is proposing to build a block wall between the homes that face Vermont Avenue and the sidewalk along Vermont. The wall is six feet in height when measured from the development side and eight feet when measured from the Vermont side due to the grade differential. The Gardena Municipal Code does not give adequate guidance in measuring the front yard setback in the case of a cluster development. While there is a 20 foot setback between the perimeter wall and the homes along Vermont, the wall does encroach in the front setback when measured from Vermont. Additionally, due to the location of the wall, the applicant cannot provide for the required 10 feet of landscaping along Vermont Avenue and still have adequate width for a sidewalk.

A variance is allowed when certain findings can be made:

- There are special circumstances, including size, shape, topography, location or surroundings which would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications;
- That the variance shall be subject to conditions to assure that the adjustment shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the zone in which the property is located;
- That granting the variance will not be materially detrimental to the public health, safety, convenience and welfare or injurious to property and improvements in the same vicinity and zone in which the property is located; and
- That granting the variance will not adversely affect or be in conflict with the General Plan.

The front of this property has been determined to be Vermont Avenue which is classified as an arterial roadway, which is a principal urban thoroughfare designed to carry 40,000 to 60,000 vehicles a day. In order to provide security and privacy t the development, it is necessary to allow a block wall along in the setback and without providing 10 feet of landscaping. There are other residential uses along South Vermont which also have security fences in the front yard setback which exceed the allowed 3 ½ feet in height and which have minimal landscaping. Many of the commercial properties along Vermont Avenue also lack any landscaped setback.

The property is being conditioned to provide a three foot landscaped area along Vermont Avenue on the street side of the wall. The conditions will require that the landscaping be kept in a thriving manner and that the wall be maintained graffiti free.

Although the wall will not have the 10 foot landscaped setback from the street side, it will not be detrimental to the public health, safety or welfare as it will actually be a much needed improvement over existing conditions which will remove the eyesore of the existing building which has been painted in non-matching colors to cover the graffiti that exists. And currently there is no landscaping along Vermont Avenue. The wall, with the landscaping, will therefore enhance the visual environment and create a positive image along one of the gateways to the City.

ENVIRONMENTAL REVIEW

Kimley-Horne Consulting prepared an Environmental Initial Study and Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) under contract to the City.

The IS/MND was prepared and noticed in accordance with all requirements of the California Environmental Quality Act (Public Resources Code § 21000 *et seq.*) and the CEQA Guidelines (14 Cal. Code of Regs. § 15000 *et seq.*) (collectively, "CEQA"). (Exhibit A to PC Resolution No. 03-19.)

The IS/MND adequately assesses the impacts of the Project. Although the IS/MND analyzed the project for high density residential and it has since been determined that the proper land use and zone change is to medium density residential, this does not impact any of the analysis in the IS/MND because the development standards for the two zones are identical with the exception of density requirements and the allowance of tandem parking, which this Project does not propose. (Comment Memo, Exhibit D to PC Resolution No. 03-19.)

The modification from high-density to medium density residential is not due to any change in plans; the modification arises because the density was originally calculated based on net acreage after deducting for dedication and interior drive aisles and fire access requirements. In reviewing the matter, staff determined that the density should have been based on the gross acreage, prior to dedication, resulting in a density of 16.15 units/acre rather than 24.57 units/acre.

The IS/MND determined that there were potentially significant impacts with regard to the following topics: Biological Resources (Nesting Migratory Birds); Cultural Resources (Archaeological and Paleontological Resources); Geology and Soils; Hazards and Hazardous Materials; and Noise.

1. Following compliance with the conditions of approval that will be imposed on the project for Biological Resources, Cultural Resources, and Geology and Soils, potential impacts will be reduced to less than significant and no mitigation is required for the impacts identified thereunder. (For ease of reference, the conditions of approval that relate to these impacts are attached hereto as Exhibit C to PC Resolution No. 03-19.)

2. The Mitigation Measures listed in the Mitigation Monitoring and Reporting Program ("MMP"), which is attached hereto as Exhibit C to PC Resolution No. 03-19, relating to Hazards and Hazardous Materials and Noise, will mitigate those impacts below a level of significance.

The City received three comment letters on the IS/MND from the Gabrieleno Band of Mission Indians – Kizh Nation, County of Los Angeles Fire Department, and County Sanitation Districts of Los Angeles County. None of the comment letters addressed the adequacy of the MND, as shown on the Comment Memo from Kimley-Horn, attached hereto as Exhibit D. However, in response to the comment letter provided by the Gabrieleno Band of Mission Indians – Kizh Nation, a condition will be added to the approvals to provide for an onsite monitor. In response to the comment letter from the County Sanitation Districts, minor changes were made to the MND to reflect the clarifications, as shown in the Comment Memo.

The Initial Study, Mitigated Negative Declaration and the Comment Memo were all independently reviewed by City staff and the Planning Commission. In making all of the findings herein, the Planning Commission has exercised its independent judgment.

The Initial Study was prepared to determine whether implementation of the project may cause significant adverse environmental impacts. On the basis of this evaluation, it was found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures were added to the project. Ultimately, approval of the MND and adoption of the MMP for the purposes of the site plan review, variance and the tentative tract map lies with the Planning Commission and approval of the MND and adoption of the MMP lies with the City Council for purposes of approving the general plan amendment and zone change.

ECONOMIC IMPACT

The project will be required to pay school impact fees to LAUSD, in lieu park fees in the amount of \$837,461.53 as discussed above, and the multi-family residential impact fee required by Chapter 15.48 of the Gardena Municipal Code of \$1,000 per unit.

RECOMMENDATION

Staff recommends the Planning Commission adopt Resolution No. PC 03-19 and PC 04-19 which do the following:

- 1) Adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for purposes of the Vesting Tentative Tract Map, Site Plan Review and Variance and recommends that the City Council adopt the same for the General Plan Amendment and Zone Change;
- 2) Recommends that the City Council adopt the General Plan Amendment and Zone Change;
- 3) Approves the Vesting Tentative Tract Map subject to the Legislative approvals; *and*
- 4) Approves the Site Plan subject to the Legislative approvals.

ATTACHMENTS

Resolution No. PC 03-19

- Exhibit A -- Draft IS/MND dated November 2018

- Exhibit B – Excerpted Conditions of Approval
- Exhibit C – Mitigation Monitoring and Reporting Program
- Exhibit D – Comment Memo

Resolution No. PC 04-19

- Exhibit A – Draft General Plan Amendment Resolution
 - Exhibit – General Plan Land Use Map change
- Exhibit B – Draft Ordinance Rezoning Property
 - Exhibit – Zone Change Map
- Exhibit C – Tract Map
- Exhibit D – Conditions of Approval
- Exhibit E – Site Plan

PC RESOLUTION NO. 04-19

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT AND ZONE CHANGE, AND APPROVING A VESTING TENTATIVE TRACT MAP, SITE PLAN REVIEW, AND VARIANCE ALL RELATED TO THE DEVELOPMENT OF A 63-UNIT TOWNHOME PROJECT ON A 3.9 GROSS ACRE PARCEL AT 14031 SOUTH VERMONT AVENUE AND 1017 WEST 141ST STREET

(GPA #1-18; ZC #2-18; VTTM 082263; SPR #8-18; VAR #1-18; APNS: 6115-017-036 and 6115-018-004)

WHEREAS, on July 5, 2018, the applicant, KB Home Greater Los Angeles Inc. filed an application to develop a 63 unit residential project consisting of attached townhomes in 14 buildings on the two parcels located 14031 South Vermont Avenue and 1017 West 141st Street, comprising 3.9 gross acres (the "Property"); and

WHEREAS, in order to develop the residential project, the following entitlements (collectively, the "Project") are required: General Plan amendment changing the land use designation from General Commercial to Medium Density Residential (GPA #1-18); Zone Change to change the zoning from General Commercial (C-3) to Medium-Density Residential (R-3) (ZC #2-18); Vesting Tract Map to create 63 townhome lots (VTTM 82263); Site Plan Review for the proposed Project (SPR #8-18); and a variance to approve the proposed wall for perimeter fencing along South Vermont Avenue in the front setback without a ten-foot landscape area along Vermont Avenue (VAR #1-18); and

WHEREAS, the applicant originally applied for a General Plan Amendment and Zone Change for High Density Residential, but after recalculating the density it was determined that the development met the Medium Density residential standards; and

WHEREAS, a Mitigated Negative Declaration ("MND") was prepared for the Project and the draft MND was circulated for a 30- day public review period between November 29, 2018 and December 28, 2018; and

WHEREAS, on February 19, 2019, the Planning Commission of the City of Gardena held a duly noticed public hearing on the draft IS/MND and the Project, and the IS/MND at which time it considered all evidence, both written and oral, and

WHEREAS, at the close of the public hearing and prior to the adoption of this Resolution, the Planning Commission adopted PC Resolution No. 03-19, approving the IS/MND and adopting the Mitigation Monitoring Reporting Program for the Vesting Tract Map, Site Plan Review, and Variance and recommending that the City Council approve the IS/MND and adopt the Mitigation Monitoring and Reporting Program for the General Plan amendment and Zone Change;

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

SECTION 1. GENERAL PLAN AND ZONING RECOMMENDATION.

The Planning Commission hereby recommends that the City Council: adopt the Resolution attached hereto as Exhibit A changing the General Plan land use designation for the Property from General Commercial to Medium Density Residential; and adopt the Ordinance attached hereto as Exhibit B changing the zoning from the Property from General Commercial (C-3) to Medium-Density Residential (R-3). In making this recommendation the Planning Commission incorporates the findings set forth in those Exhibits as their own.

SECTION 2. VESTING TRACT MAP APPROVAL.

Tentative Tract Map No. 082263, dated June 28, 2018, and shown on Exhibit C, dividing the property into 63 townhome lots is hereby approved, subject to the conditions of approval attached as Exhibit D, based on the fact that none of the findings which would prohibit the approval of a map are present and the map satisfies all of the requirements of the Gardena Municipal Code and the Subdivision Map Act.

A. The map and design and improvement of the proposed subdivision is consistent with applicable general and specific plan (Government Code § 66474; § 66473.5).

The Planning Commission has recommended that the City Council adopt a resolution amending the General Plan and Zoning to Medium Density Residential. If approved, the map will be consistent with the Land Use Plan of the Community Development Element of the General Plan. There are no applicable Specific Plans.

B. The site is physically suitable for the type or density of development (Government Code § 66474).

The site is a 3.9 gross acre piece of property consisting of two parcels which are flat, and serviced by all necessary utilities. The site has been previously developed. The size and topography of the parcels allows the development of the 63 townhomes in 14 buildings while adhering to Gardena Municipal Code standards. Furthermore, the zoning allows for a density of 17 dwelling units to the acre and the density of this project is 16.15 units per acre. The site also provides adequate ingress and egress. Therefore, the site is physically suitable for the type and density of the proposed development.

C. The design of the subdivision and the proposed improvements will not cause serious public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (Government Code § 66474).

The property has already been fully developed and has been used for excess parking for the adjacent casino. There are several buildings along Vermont Avenue which are used for a wood shop/storage and an office/storage. A vehicle repossession/auction company currently utilizes the onsite surface parking. There is no natural environment, fish, or

wildlife in the area which will be harmed by the proposed project. Furthermore, the subdivision has been designed to provide adequate access for pedestrians and vehicles, guests and residents, and emergency access. The townhomes will be located adjacent to existing residential uses. A mitigated negative declaration was prepared for the Project and approved by the Planning Commission for purposes of the Vesting Tract Map, Site Plan, and Variance. The mitigated negative declaration determined that there would not be any public health problems, substantial environmental damage, or injury to fish and wildlife or their habitat.

D. The design of the subdivision or type of improvements will not conflict with public access easements (Government Code § 66474).

There are no public access easements on the property and therefore no conflict with such easements.

E. The design of the subdivision provides for, to the extent feasible, future passive or natural heating and cooling opportunities (Government Code § 66473.1).

The project is located on a site with an east – west orientation. Passive cooling opportunities exist as each unit contains large windows that open to allow ocean air from the west in addition to breezes from the north and east. The same large windows allow sunlight in to provide passive heating opportunities.

The Project will incorporate the following energy efficient features:

- ☐ Low ‘E’ glass
- ☐ Solar power will be pre-wired on all buildings
- ☐ Compliance with all Title 24 requirements, including Cal Green requirements
- ☐ Radiant barriers to prevent heat from coming into the units from the outside.

There are no grounds upon which to deny the map. Therefore, with the conditions of approval, the subdivision and subdivision design will be consistent with the General Plan and State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code.

SECTION 3. SITE PLAN REVIEW APPROVAL.

Site Plan Review (#8-18) for the construction of a 63 unit condominium development in 14 buildings, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit E. The plans being approved are those dated, July 2, 2018, as the same may be modified by the conditions of approval.

A. The proposed development, including the uses and physical design, is consistent with the intent and general purpose of the general plan and provisions of the municipal code.

As part of the Project, Developer has sought approval of a General Plan Amendment to the land use designation and zone change designation. Staff has determined that based on the calculation of density on gross acreage the General Plan land use and zoning should both be changed to medium density residential and the Planning Commission has recommended approval of these changes.

The Medium Density Residential land use category provides for a high quality, multiple-family living environment consisting of two to three story multi-unit buildings. The medium-density residential zone (R-3) implements this land use designation. The allowed density is a maximum of 17 units per acre under both the General Plan Land Use Plan and the City's Zoning Code.

In recommending approval of the General Plan Amendment and Zone Change, the Planning Commission has determined that multiple-density residential zoning represents good planning practices. The proposed density is approximately 16 units per acre and therefore falls within the maximum density requirements, so it is consistent with the proposed General Plan and zoning.

The proposed development will allow for multi-generational housing which satisfies a growing demographic target in the housing market. Additionally, the proposed site plan provides for 36,707 square feet of open space via courtyards, paseos, and a tot lot.

The Project is also consistent with the following Goal and Policies of the General Plan Land Use Plan:

- LU Goal 1 – Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.
 - LU 1.1: Promote sound housing and attractive and safe residential neighborhoods.
 - LU 1.2: Protect existing sound residential neighborhoods from incompatible uses and development.
 - LU 1.3: Protect the character of lower density residential neighborhoods.
 - LU 1.4: Locate new medium- and high density residential developments near neighborhood and community shopping centers with commensurate high levels of community services and facilities.
 - LU 1.5: Provide adequate residential amenities such as open space, recreation, off-street parking and pedestrian features in multifamily residential developments.
 - LU 1.6: Ensure residential densities are compatible with available public service and infrastructure systems.
 - LU 1.8: Minimize through-traffic on residential streets.
 - LU 1.10: Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments.

- LU 1.11: Design infill development to be compatible and consistent with the existing low-density character of residential neighborhoods.
- LU 1.12: Require infill development to provide adequate amenities to minimize the impact of such development on the immediate neighborhood and on City services generally, including off-street parking to meet the additional demand placed on street parking.

As part of the Project, the Property is being rezoned from commercial to medium-density residential. This residential development is more compatible with the residential development immediately to the west, which is comprised of low-density and medium density multiple-family zoning, than the commercial zoning designation and will therefore better protect the existing residential neighborhood. The development will be gated and surrounded by 6 to 8 foot walls, thereby creating a safe neighborhood and protecting the development from commercial uses on Vermont Avenue which is an arterial street. There are retail amenities in the near vicinity. The Project will have an open-space area, landscaping within the development, and will have adequate off-street parking. There is adequate infrastructure to service the development. The project has been designed to eliminate any additional traffic on the east side of 141st street, thereby further protecting the character of that neighborhood.

As shown in the staff report, which is incorporated by reference, the site plan meets or exceeds all development standards of the zoning code with the exception of allowing a wall for perimeter fencing along South Vermont Avenue which is eight feet on the South Vermont side and six feet on the Project side along South Vermont Avenue that exception is approved by the variance below.

B. The proposed development will not adversely affect the orderly and harmonious development of the area and the general welfare of the city.

As set forth above and in the staff report, which is incorporated by reference, the proposed site plan meets all of the development requirements, and the proposal, as conditioned, will be compatible with, and not detrimental to, the surrounding land uses and general welfare of the City.

SECTION 4. VARIANCE APPROVAL.

Variance # 1-18 to approve the proposed perimeter wall along South Vermont Avenue is hereby approved based on the following findings and the conditions set forth in Exhibit D.

A. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this title would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

The project is a medium-density, residential cluster development, making it difficult to apply traditional setback requirements. The City has determined that Vermont Avenue is the front side of the development. The residences along Vermont Avenue have a 20 foot setback between the residence and the wall. However, the development does not provide for the required landscaped setback along Vermont. There are special circumstances that apply to this property that justify a variance from this requirement. The property is located next to South Vermont Avenue which is identified in the City's General Plan as an arterial roadway, which is a principal urban thoroughfare designed to carry 40,000 to 60,000 vehicles a day. In order to provide the necessary security and privacy to the development, it is necessary to allow an eight foot block wall along South Vermont Avenue (six feet on the residential side due to grade differential) in the setback. If the developer was required to provide a ten-foot landscape setback on Vermont, it would push the eastern edge of the development into the development footprint and necessitate the elimination of units, thereby putting the financial feasibility of the project in jeopardy. Other residential uses along South Vermont Avenue also have security fences in the front yard setback which exceed the allowed 3 ½ feet in height.

- C. That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.***

The Project is located in an area that has a mix of residential and commercial uses along Vermont Avenue. Other properties in the area have security fences in the setback area. The Project has been conditioned to provide a minimum of a three-foot landscape area along Vermont Avenue on the street side of the wall.

- C. That the granting of the variance will not be materially detrimental to the public health, safety, convenience and welfare or injurious to property and improvements in the same vicinity and zone in which the subject property is situated.***

Currently there is not any landscaping along this stretch of Vermont Avenue. There is an existing wall which exists right next to the sidewalk which has been painted in non-matching colors to cover graffiti. Similarly, the building which currently exists sits right on the edge of the sidewalk and is also covered in paint to cover graffiti. The variance, as conditioned, will provide an improved sidewalk as landscaping will be required to be planted. Additionally, the Project will be subject to a condition which requires the Homeowners Association to maintain the wall in a graffiti free manner. Allowing for the new wall will actually improve the neighborhood as it will remove an eyesore.

- D. That the granting of such variance will not adversely affect or be in conflict with the policies of the General Plan of the city.***

Allowing the proposed block wall along Vermont Avenue would not impact the City's General Plan. Vermont is a gateway to the City. The new wall and landscaping will be consistent with Goal 1 and Policy DS 1.4 and DS 1.6 of the Community Design Plan by enhancing the visual environment and creating a positive image of the City in gateway areas by providing landscaping.

SECTION 5. CUSTODIAN OF RECORD.

The Custodian of Record for the proceedings relating to the Project, including the MND and MMRP, is Raymond Barragan, Community Development Manager, City of Gardena, 1700 W. 162nd Street, Gardena, California 90247. Mr. Barragan's email is rbarragan@cityofgardena.org and his phone number is 310/217-9546.

SECTION 6. NOTICE OF DETERMINATION.

Staff is hereby directed to file a Notice of Determination of the approvals granted herein with the County Recorder's office within five working days from the date of approval.

SECTION 7. EFFECTIVE DATE. This Resolution shall only become effective if the City Council approves the General Plan Amendment and Zone Change as recommended in Section 1 above.

PASSED, APPROVED, AND ADOPTED this 19th day of February 2019.

BRENDA JACKSON, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

RAYMOND BARRAGAN, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Raymond Barragan, 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 19th day of February 2019, by the following vote of the Planning and Environmental Quality Commission:

AYES:

NOES:

ABSENT:

Attachments:

Exhibit A – Draft General Plan Amendment Resolution (with map)

Exhibit B – Draft Ordinance Rezoning Property (with map)

Exhibit C – Vesting Tentative Tract Map 082263

Exhibit D – Conditions of Approval

Exhibit E – Site Plan

EXHIBIT A

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT #1-18 CHANGING THE LAND USE DESIGNATION OF 3.9 GROSS ACRES LOCATED AT 14031 SOUTH VERMONT AVENUE AND 1017 WEST 141ST STREET FROM GENERAL COMMERCIAL TO MEDIUM-DENSITY RESIDENTIAL

(GPA #1-18; APNS: 6115-017-036 and 6115-018-004)

WHEREAS, on July 5, 2018, the applicant, KB Home Greater Los Angeles Inc. filed an application to develop a 63 unit residential project consisting of attached townhomes in 14 buildings on the two parcels located 14031 South Vermont Avenue and 1017 West 141st Street, comprising 3.9 gross acres (the "Property"); and

WHEREAS, in order to develop the residential project, the following entitlements (collectively, the "Project") are required: General Plan amendment changing the land use designation from General Commercial to Medium Density Residential (GPA #1-18); Zone Change to change the zoning from General Commercial (C-3) to Medium-Density Residential (R-3) (ZC #2-18); Vesting Tract Map to create 63 townhome lots (VTM 82263); Site Plan Review for the proposed Project (SPR #8-18); and a variance to approve the proposed wall for perimeter fencing along South Vermont Avenue which is eight feet on the South Vermont side and six feet on the Project side along South Vermont Avenue (VAR #1-18); and

WHEREAS, the applicant originally applied for a General Plan Amendment and Zone Change for High Density Residential, but after recalculating the density it was determined that the development met the Medium Density residential standards; and

WHEREAS, a Mitigated Negative Declaration ("MND") was prepared for the Project and there was a public review period on the MND from November 29, 2018 through December 28, 2018; and

WHEREAS, on February 19, 2019, the Planning Commission of the City of Gardena held a duly noticed public hearing on the Project at which time it considered all evidence, both written and oral, and

WHEREAS, after the close of the public hearing the Planning Commission adopted PC Resolution No. XX which: approved the Mitigated Negative Declaration for the Vesting Tentative Tract Map, Site Plan Review, and Variance; approved the entitlements for the Vesting Tentative Tract Map, Site Plan Review, and Variance; recommended that the City Council approve the Mitigated Negative Declaration for the General Plan Amendment and Zone Change; and

recommended that the City Council approve the General Plan Amendment; and approve the Zone Change; and

WHEREAS, on _____, 2019, the City Council held a public hearing on the Project at which time it considered all evidence, both written and oral; and

WHEREAS, after the close of the public hearing and prior to adopting this Resolution the City Council adopted Resolution No. 19-XX approving the Mitigated Negative Declaration for the General Plan amendment and Zone Change; and

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

SECTION 1. Section 18.52.010 of the Gardena Municipal Code provides that the land use and zoning of property may be amended “[w]henver the public necessity, convenience, general welfare, or good land use and zoning practices require. . .” The City Council hereby approves the General Plan land use designation change for the Property from General Commercial to Medium Density Residential as shown on Exhibit A, attached hereto. In taking this action, the City Council makes the following specific findings:

A. The change is in the best interests of the general welfare and represents good land use planning practices.

B. The Project site is in the City’s northeast quadrant, in a predominantly commercial and residential area. The current land use designation is General Commercial. Single-family and multiple family residential uses lie directly to the west of the site, although that area has a General Plan land use designation of medium density. The zone change, and corresponding General Plan amendment, represent a logical extension of the residential uses to the west and residential uses is more compatible with the single-family residential uses to the west than commercial uses.

C. The Property is currently underutilized. The Property was originally operated as excess parking for the Lucky Lady Casino and its predecessor, but is no longer used for this purpose. Instead, it is used for onsite wood shop/storage, office/storage, and shipping containers for the Casino. Additionally, the parking lot is also used by a vehicle repossession/auction company as an onsite parking lot. The Project represents a better use of the Property than the current uses.

SECTION 2. This Resolution shall take effect on the thirty-first day after passage.

SECTION 3. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and

adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2019.

TASHA CERDA, Mayor

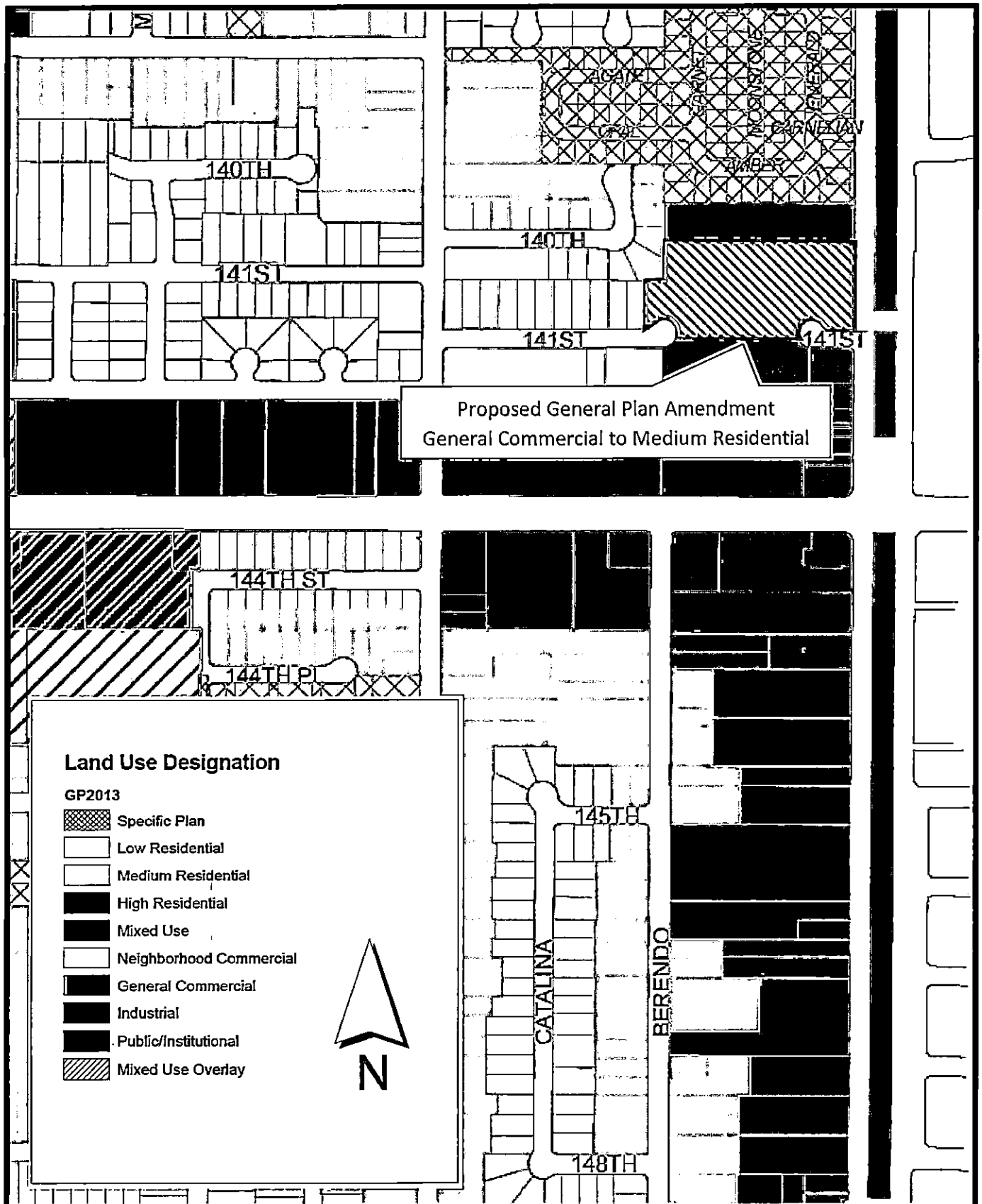
ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

PETER L. WALLIN, City Attorney

Proposed General Plan Land Use Map Amendment



Adopted General Plan Land Use Map Amendment

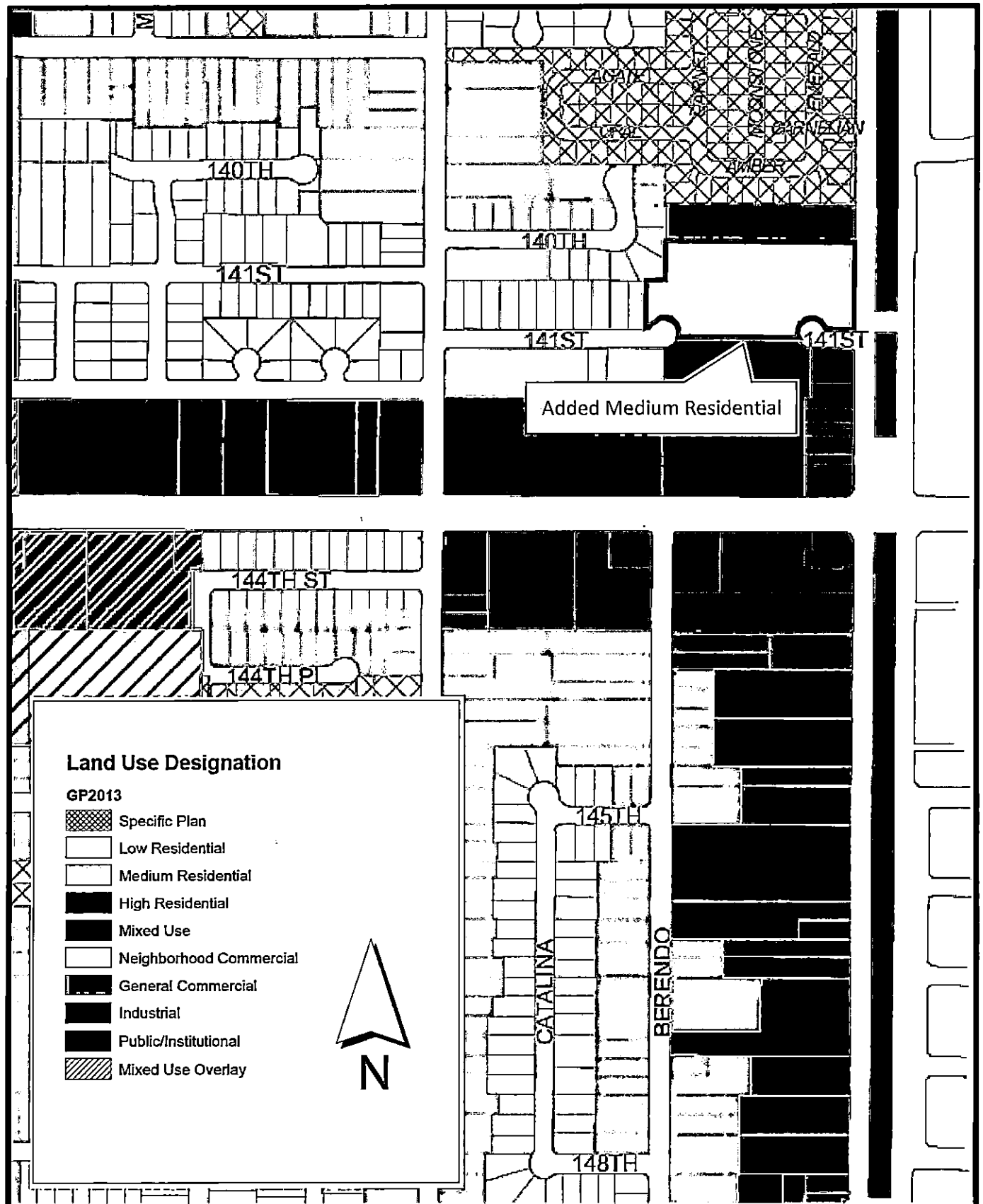


EXHIBIT B

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA APPROVING ZONE CHANGE # 2-18 CHANGING THE ZONING OF A 3.9 GROSS ACRES AT 14031 SOUTH VERMONT AVENUE AND 1017 WEST 141ST STREET FROM GENERAL COMMERCIAL (C-3) TO MEDIUM-DENSITY RESIDENTIAL (R-3)

(ZC #2-18; APNS: 6115-017-036 and 6115-018-004)

WHEREAS, on July 5, 2018, the applicant, KB Home Greater Los Angeles Inc. filed an application to develop a 63 unit residential project consisting of attached townhomes in 14 buildings on the two parcels located 14031 South Vermont Avenue and 1017 West 141st Street, comprising 3.9 gross acres (the "Property"); and

WHEREAS, in order to develop the residential project, the following entitlements (collectively, the "Project") are required: General Plan amendment changing the land use designation from General Commercial to Medium Density Residential (GPA #1-18); Zone Change to change the zoning from General Commercial (C-3) to Medium-Density Residential (R-3) (ZC #2-18); Vesting Tract Map to create 63 townhome lots (VTTM 82263); Site Plan Review for the proposed Project (SPR #8-18); and a variance to approve the proposed wall for perimeter fencing along South Vermont Avenue which is eight feet on the South Vermont side and six feet on the Project side along South Vermont Avenue (VAR #1-18); and

WHEREAS, the applicant originally applied for a General Plan Amendment and Zone Change for High Density Residential, but after recalculating the density it was determined that the development met the Medium Density residential standards; and

WHEREAS, a Mitigated Negative Declaration ("MND") was prepared for the Project and there was a public review period on the MND from November 29, 2018 through December 28, 2018; and

WHEREAS, on February 19, 2019, the Planning Commission of the City of Gardena held a duly noticed public hearing on the Project at which time it considered all evidence, both written and oral, and

WHEREAS, after the close of the public hearing the Planning Commission adopted PC Resolution No. XX which: approved the Mitigated Negative Declaration for the Vesting Tentative Tract Map, Site Plan Review, and Variance; approved the entitlements for the Vesting Tentative Tract Map, Site Plan Review, and Variance; recommended that the City Council approve the Mitigated Negative Declaration for the General Plan Amendment and Zone Change; and recommended that the City Council approve the General Plan Amendment; and approve the Zone Change; and

WHEREAS, on _____, 2019, the City Council held a public hearing on the Project at which time it considered all evidence, both written and oral; and

WHEREAS, after the close of the public hearing and prior to adopting this Ordinance the City Council adopted Resolution No. 19-XX approving the Mitigated Negative Declaration and Resolution No. 19-XX approving the General Plan amendment change from General Commercial to Medium Density Residential;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 18.52.010 of the Gardena Municipal Code provides that the land use and zoning of property may be amended “[w]henver the public necessity, convenience, general welfare, or good land use and zoning practices require. . .” The City Council hereby approves the zone change for the Property from General Commercial (C-3) to Medium Density Residential (R-3) as shown on Exhibit A, attached hereto. In taking this action, the City Council makes the following specific findings:

A. The change is in the best interests of the general welfare and represents good land use planning practices.

B. The zone change is consistent with General Plan amendment #1-18 that was approved by Resolution No. XXXX changing the land use designation to Medium Density Residential and will make the zoning consistent with the General Plan.

C. The Project site is in the City’s northeast quadrant, in a predominantly commercial and residential area. The current land use designation is General Commercial. Single-family and multiple family residential uses lie directly to the west of the site, although that area has a General Plan land use designation of medium density and a zoning designation of Low-Density Multiple-Family Residential (R-2) and Medium Density Residential (R-3). The zone change, and corresponding General Plan amendment, represent a logical extension of the residential uses to the west and residential uses is more compatible with such uses than commercial uses.

D. The Property is currently underutilized. The Property was originally operated as excess parking for the Lucky Lady Casino and its predecessor, but is no longer used for this purpose. Instead, it is used for onsite wood shop/storage, office/storage, and shipping containers for the Casino. Additionally, the parking lot is also used by a vehicle repossession/auction company as an onsite parking lot. The Project represents a better use of the Property than the current uses.

SECTION 2. This Ordinance shall take effect on the thirty-first day after passage.

SECTION 3. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2019.

TASHA CERDA, Mayor

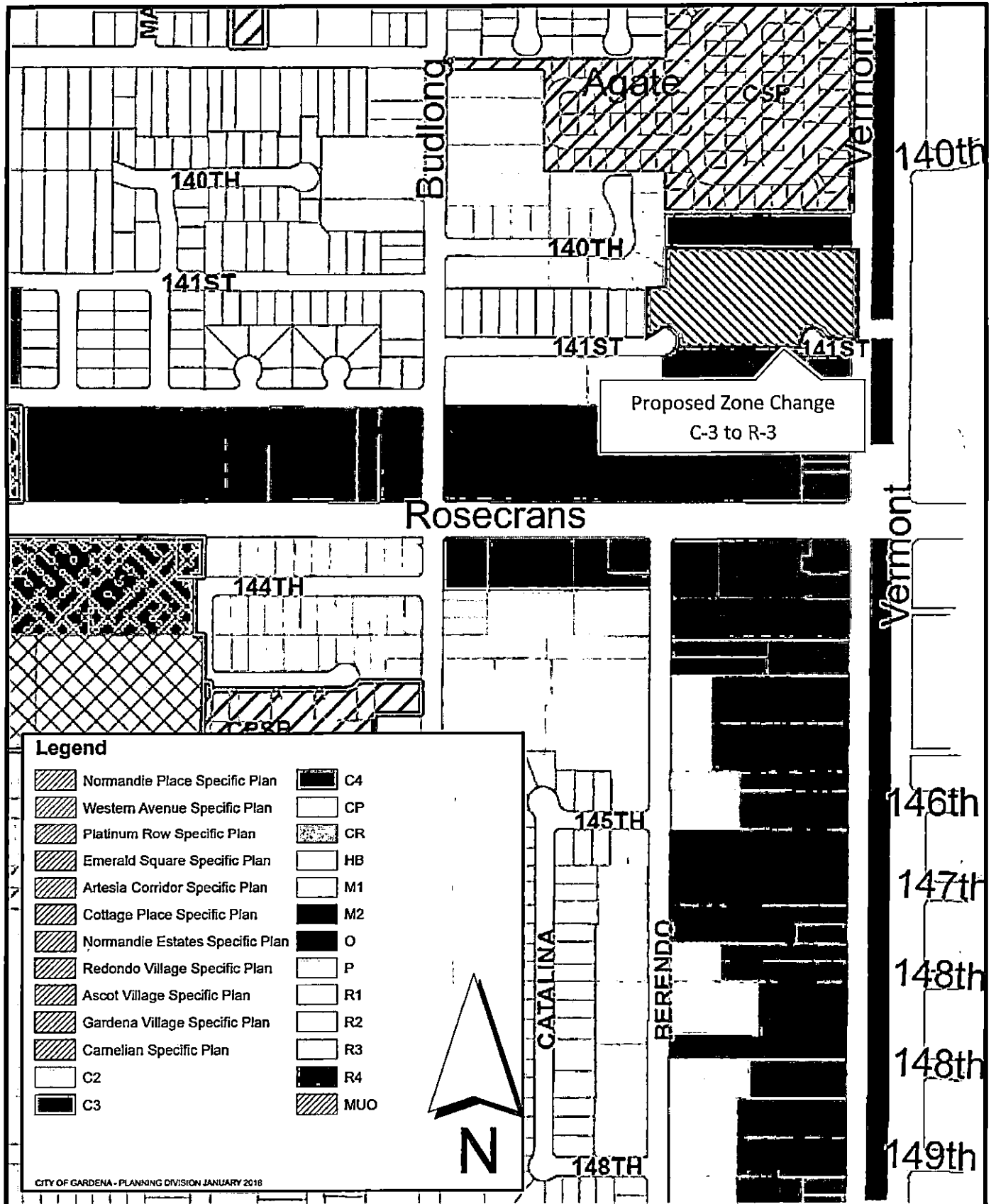
ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

PETER L. WALLIN, City Attorney

Proposed Zone Change #2-18



Adopted Zone Change #2-18

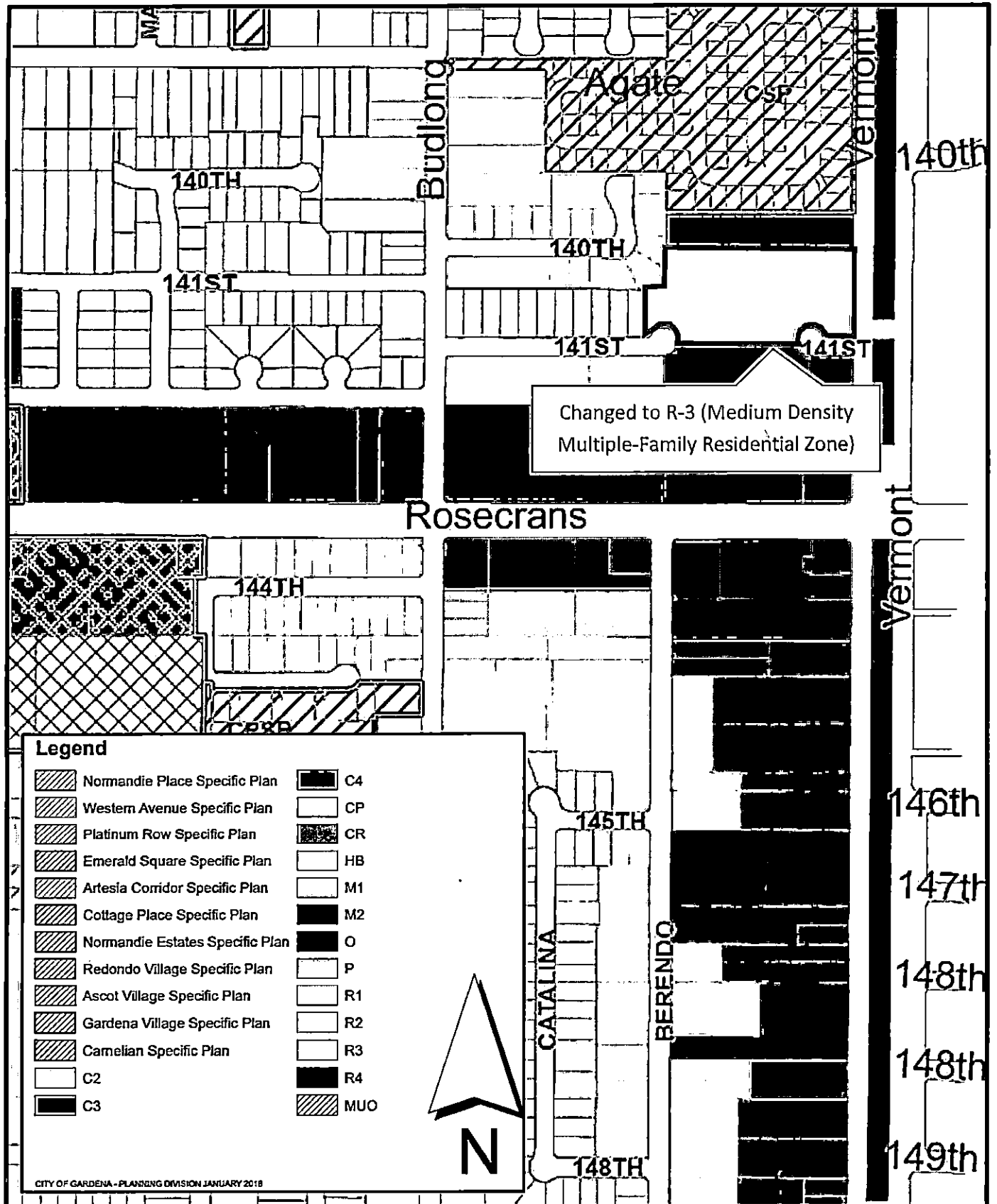


EXHIBIT D

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #8-18; GENERAL PLAN AMENDMENT #1-18; ZONE CHANGE #2-18; VESTING TENTATIVE TRACT MAP NO. 082263 (#4-18); AND VARIANCE #1-18

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), Title 17 (Subdivisions) 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. Applicant shall provide the City with a copy of the Covenants, Conditions and Restrictions (CC&Rs) which shall apply to the townhomes for review and approval prior to approval of the final map or issuance of a certificate of occupancy. The CC&Rs shall include, at a minimum, the following provisions, as may be further detailed in these conditions:
- a. Any revisions to the CC&Rs shall require prior city approval.
 - b. Maintenance and repair obligations of all private streets/driveways.
 - c. Maintenance and repair obligations of all open spaces and Common Area.
 - d. Prohibition against outdoor storage.
 - e. Prohibition against alterations to architectural treatments.
 - f. Requirement that all garage spaces be maintained in such a manner as to be able to be used for parking of two cars.
 - g. Prohibition against parking in driveways areas and in front of garages.
 - h. Prohibition against residents using guest parking spaces.
 - i. A requirement that trash cans shall be kept in the garage or out of public view.

When the draft is provided to the City for review, it shall be accompanied by a table specifying where each of the above conditions can be found.

- GC 5. Applicant shall pay a multiple-unit residential development impact fee of \$1,000/unit for a total of \$63,000.
- GC 6. California Government Section 66020(d)(1) requires that the project applicant be notified of all fees, dedications, reservations and other exactions imposed on the development for purposes of defraying all or a portion of the cost of public facilities related to development. Fees for regulatory approvals, including Planning processing fees, building permit fees and park development fees, are not included under this noticing requirement. The applicant has ninety (90) days from the date of adoption of this Resolution to protest the impositions described above. The applicant is also notified of the 180-day period from the date of this notice during which time any suit to protest impositions must be filed, and that timely filing of a protest within the 90-day period is a prerequisite.
- GC 7. 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 8. The site layout and physical appearance of the structures shall be in accordance with the plans presented to and 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 General Services Director.
- GC 9. 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 10. Trash pick-up and other exterior facility cleaning activities shall be restricted to the hours of 7 a.m. to 10 p.m., seven days a week. These activities shall be prohibited during peak traffic hours. Any and all roof-mounted equipment, devices or materials shall be totally screened from public view. The screen enclosures shall be constructed of the same or similar materials, colors and texture of the building.
- GC 11. Parking shall be prohibited in the driveway areas and in front of the garages.

- GC 12. Residents' vehicles shall be stored in the garages at all times while on the site. Residents shall not be allowed to use Guest Parking for their own vehicles.
- GC 13. Requirement that all garage spaces be maintained in such a manner as to be able to be used for parking of two cars.
- GC 14. The entire site, all walls and fencing, and all building walls shall be maintained at all times free and clear of litter, rubbish, debris, weeds and graffiti. Graffiti shall be removed within 24 hours and if paint is used to cover the graffiti, it shall be of the same color and texture as the building wall.
- GC 15. Conditions GC11-14 shall be incorporated in the CC&Rs.
- GC 16. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including review of all documents required by these conditions of approval.
- GC 17. 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 Site Plan Review #8-18, General Plan Amendment #1-18, Zone Change #2-18, Tentative Tract Map #4-18 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. Site Plan Review #8-18 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. **Nesting Migratory Birds:** During construction, grubbing, brushing, or tree removal shall be conducted outside of the state identified nesting season for migratory birds (i.e., typically March 15 through September 1), if possible. If construction activities cannot be conducted outside of nesting season, a Pre-Construction Nesting Bird Survey within and

adjacent to the Project site shall be conducted by a qualified biologist within three days prior to initiating construction activities. If active nests are found during the Pre-Construction Nesting Bird Survey, a Nesting Bird Plan (NBP) shall be prepared by a qualified biologist and implemented during construction. At a minimum, the NBP shall include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The size and location of all buffer zones, if required, shall be based on the nesting species, nesting sage, nest location, its sensitivity to disturbance, and intensity and duration of the disturbance activity.

- PL3. **Archaeological Resources:** Prior to initiation of ground-disturbing activities, field personnel shall be alerted to the possibility of buried prehistoric or historic cultural deposits. If cultural resources are encountered during ground-disturbing activities, work within a 100-foot radius of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service (NPS) 1983) shall be contacted immediately to evaluate the find. The archaeologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with NPS standards. The significance of the find shall be evaluated pursuant to State CEQA Guidelines §15064.5. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the archaeologist.
- PL4. **Archaeological Resources Monitoring:** A Native American Monitor from the Gabrieleño Band of Mission Indians – Kizh Nation shall be retained by the Applicant prior to issuance of a grading permit. The Native American Monitor shall be on site during all ground disturbances (including but not limited to pavement removal, post-holing, auguring, boring, grading, excavation and trenching) to protect cultural resources that may be present.
- PL5. **Paleontological Resources:** For ground disturbances greater than 3.0 feet where sediments are known to produce significant fossil discoveries, prior to initiation of ground-disturbing activities, field personnel shall be alerted to the possibility of buried paleontological resources. If fossils or fossil bearing deposits are encountered during ground-disturbing activities, work within a 100-foot radius of the find shall halt and a professional vertebrate paleontologist shall be contacted immediately to evaluate the find. The paleontologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with Society of Vertebrate Paleontology standards. The significance of the find shall be evaluated pursuant to the State CEQA Guidelines. If the discovery proves to be significant, before construction activities

resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist.

PL6. **Geotechnical Investigation:** The Project shall be designed and constructed in accordance with all recommendations contained in Section 3.00 of the Geotechnical Investigation contained as Appendix D to the Initial Study/Mitigated Negative Declaration. All recommendations are subject to modification and approval of the Building Official.

PL7. The Project has been conditioned to provide a minimum of a three-foot landscape area along Vermont Avenue on the street side of the wall. Applicant shall work with the City's Engineering Department for an approved sidewalk plan prior to building permit.

PL8. Colors and materials as shown on pages A5.0 and A5.1 (Plot date September 14, 2018) are approved. Deviation from colors and material shall not be made unless approved by the Community Development Director.

ENVIRONMENTAL

EN1. The applicant shall comply with all mitigation measures and standard conditions set forth in the Mitigation Monitoring Program that are hereby incorporated as conditions of approval.

VESTING TENTATIVE TRACT MAP

VTTM 1. The final tract map shall be recorded with the Los Angeles County Recorder's office within a period not to exceed twenty-four (24) months from the date of approval, unless an extension is granted in accordance with Gardena Municipal Code section 17.08.070 or by State law. If said map is not recorded within such time, the life of the map shall be deemed expired and said approval shall be considered null and void.

VTTM 2. The tentative tract map shall conform to the provisions of the State Subdivision Map Act and Title 17 of the Gardena Municipal Code (Subdivisions).

VTTM 3. In accordance with Section 17.08.170 of the Gardena Municipal Code, the applicant shall dedicate all necessary rights-of-way for public improvements, and shall construct such improvements at no cost to the City. Such improvements may include, but not be limited to, site grading and drainage, new sidewalk, curb and gutter, driveways, street trees, roadway paving, street lights, traffic control devices, gas mains, electric power lines, telephone and cable lines, all of which shall be installed in accordance with the specifications of the Public Works Department. All utilities shall be underground.

- VTM 4. Pursuant to Government Code § 66495, at least one exterior boundary line of the land being subdivided must be adequately monumented or referenced before the map is recorded.
- VTM 5. In accordance with Government Code § 66473.1, the design of the subdivision shall provide, to the extent feasible, for future passive/natural heating or cooling opportunities.
- VTM 6. Private driveways shall be indicated on the final map as “Private Driveway and Fire lane” with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested and accepted prior to construction.
- VTM 7. Prior to initial phase associated with building construction, all above-ground and underground infrastructure shall be installed.
- VTM 8. The developer shall pay in lieu park fees in accordance with Chapter 17.20 of the Gardena Municipal Code. Total parkland (common open space) required for the project is .542 gross acres of land. Total in lieu park fees due is \$837,461.53 and shall be paid in full to the City prior to final map. This fee is based on the fair market value of land as determined by applicant’s purchase price of the property in accordance with Gardena Municipal Code section 17.20.040., with credit given for open space in excess of the required. The credit for the .2 acres shall only be given if the CC&Rs adequately provide for the private ownership, maintenance and the use is restricted for recreational purposes by recorded covenant that runs with the land.
- VTM 9 The VTM shall be revised to remove incorrect information relative to density and shall be replaced with the established density of 16.15 units per acre.
- VTM 10 The VTM shall be revised with the correct parking ratio for Medium-Density (R-3) residential development standards and remove all reference to net acreage.

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 the State and Federal accessibility codes.
- BS3. The applicant shall obtain all city-required permits.
- BS4. The applicant shall comply with the current Los Angeles County Fire Code requirements and obtain all department clearances.
- BS5. The applicant/owner/contractor shall comply with all State and City recycling programs.

- BS6. The applicant shall ensure that the Conditions of Approval are printed on the working drawings.
- BS7. The applicant shall pay all required fees including, but not limited to, plan check fees, permit fees, school fees etc.
- BS8. The applicant shall provide a Phase map to the Building and Safety Division prior to any construction.
- BS9. The applicant shall submit applications for all new building and unit addresses prior to obtaining building permits.
- BS10. The applicant shall submit a preliminary Water Quality Management Plan for review and approval to the Building and Engineering divisions, prior to the submittal of any grading plan, that accomplishes 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 20-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 of all Structural and Treatment Control BMPs;
 - f. Identifies the entity 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 forms to be submitted annually by the project owner to the Public Works Division that certifies that the project's Structural and Treatment BMPs are being inspected and maintained in accordance with the project's WQMPs; and

- 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.
- BS11. The applicant shall provide a copy of the Covenants, Conditions and Restrictions to requirements for maintenance and funding of the projects structural and treatment water quality best management practices as approved by the City in the projects WQMP.
- BS12. The following Conditions of Coordination of Water Quality BMPs must be addressed:
- a. Landscape Plans: 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.
 - b. Building Permits: Prior to submittal of building plans, the applicant shall review the approved Water Quality Management Plan (WQMP) 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.
- BS13. The applicant/developer shall maintain landscaping and irrigation systems in a healthy and well-kept manner at all times. Dead or damaged landscaping shall be replaced immediately.
- BS14. The owner/applicant shall maintain property in a clean and orderly condition at all times and remove any graffiti from site within 48 hours of discovery. Removal of graffiti shall be conducted with matching colors and materials.
- BS15. The applicant shall ensure that Conditions BS13 and BS14 shall be included in the CC&Rs.

PUBLIC WORKS

- PW1. Applicant shall provide Sewer Cleaning, Video and Capacity Analysis.
- PW2. Applicant shall provide 11 feet easement along Vermont Ave., 15feet radius corner cut off and 2 feet easement along 141st St.
- PW3. Applicant shall pay \$8,820.00 sewer fee.
- PW4. Applicant shall remove and replace all sidewalk along 141st St. and Vermont Ave.
- PW5. Applicant shall remove and replace all curb and gutter along 141st St. and Vermont Ave.

- PW6. Applicant shall remove and replace concrete driveway.
- PW7. Applicant shall remove all abandoned driveways and replace with new curb, gutter and sidewalk.
- PW8. Applicant shall install Curb Ramp at North West corner of 141st and Vermont Ave.
- PW9. Applicant shall remove all trees along sidewalk.
- PW10. Applicant shall re-paint new curbs per existing.
- PW11. Applicant shall remove and replace existing traffic sign along Vermont Ave. and 141st St.
- PW12. Applicant shall show all sidewalk structures on plans (i.e. poles, hydrants and traffic signal conduit)
- PW13. Applicant shall provide traffic control plans per W.A.T.C.H. (Work Area Traffic Control Handbook) or California M.U.T.C.D.
- PW14. Applicant shall provide street improvement plan showing all requirements. Street plans shall be designed and signed by a registered Civil Engineer.
- PW15. Applicant shall complete Indemnification form.
- PW16. Public Works Encroachment/Excavation permit required for all work in public right-of-way.
- PW17. Requirements based on preliminary review only.
- PW18. Additional requirements may be imposed upon full plan submittal and review.

GOLDEN STATE WATER COMPANY

- GS1. The Tentative Tract Map No 082263, sheet 1 and sheet 2 show construction of 63 new townhome units. The applicant shall contact GSWC for review of the existing water main once LA County Fire Department has issued their fire protection requirements on the aforementioned project.
- GS2. The applicant shall contact GSWC to initiate application for new service installation.

LOS ANGELES COUNTY SANITATION DISTRICT

- SD1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' East

Rosecrans Avenue Trunk Sewer Section 1, located in Rosecrans Avenue at Normandie Avenue. The Districts' 15-inch diameter trunk sewer has a capacity of 1.5 million gallons per day (mgd) and conveyed a peak flow of 0.5 mgd when last measured in 2011.

- SD2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently produces an average recycled water flow of 252.7mgd.
- SD3. Payment of a connection fee will be required before a permit to connect to the sewer fee is issued. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

LOS ANGELES COUNTY FIRE DEPARTMENT

- FD1. The applicant shall comply with all applicable Los Angeles County Fire Department requirements.

KB Home Greater Los Angeles Inc. certifies that it has read, understood, and agrees to the Project Conditions listed herein.

KB Home Greater Los Angeles Inc.

By _____



City of Gardena

City Council Meeting

Agenda Item No. 8. C. (1)

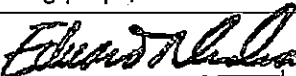
Department: Elected & Administrative Offices

Meeting Date: March 12, 2019

AGENDA REPORT SUMMARY

TO: THE HONORABLE MAYOR AND THE CITY COUNCIL

AGENDA TITLE: APPROVAL OF CONTRACT WITH CALIFORNIA CONSULTING SERVICES, INC. FOR GRANT WRITING SERVICES

COUNCIL ACTION REQUIRED: Approve one-year contract	Action Taken
STAFF SUMMARY AND RECOMMENDATION: Upon direction of the City Council, staff researched grant writing firms to increase the City's likelihood of obtaining new sources of grant funding. The California Consulting grants team consists of 20 grant writers as well as support staff. Through years of experience, the grant writers have a proven track record of success and have mastered their skills of identifying, researching and obtaining funding for significant projects at every level of government. The aggressive, hard-working and results-oriented style has translated into millions of dollars for clients. These professional grant writers are diligent and stay current on every Federal and State grant available on a myriad of different topics and public policy areas. Whether it is recreation, education, parks, or public safety California Consulting's grants team knows where to locate grant funds and how to successfully write the applications. The following services will be provided: NEEDS ASSESSMENT: California Consulting staff will meet with the City to identify priority projects, needs, objectives and tangible goals. Based on their knowledge of federal, state, and private funding opportunities their staff then will closely monitor funding opportunities that fit the City's needs. GRANT WRITING: California Consulting is the State's largest and most effective grant resources referral company. They have secured well over \$152 million in State and Federal competitive grants for clients including more than 900 awarded grant applications. Skillful grant writers will craft the City's applications and take them from scratch and turn them into highly competitive documents. GRANT ADMINISTRATION: After the grant is awarded there is often post-award compliance that needs to be addressed. California Consulting staff has extensive experience in the area of grants administration, evaluation, and reporting post-award. They will assist the City staff to meet all post-award requirements. GRANTS RESEARCH AND IDENTIFICATION: The staff of California Consulting has been consistently able to take an "idea" from a client and turn it into reality by finding the correct grant that fits the need. Their team of experts has the ability to conduct national searches and find any and all funding opportunities for clients. Staff therefore recommends that the City Council award a one-year contract to California Consulting Services, Inc. for grant writing services at the cost of \$4,000 a month.	
FINANCIAL IMPACT/COST: \$ 16,000 FY 18-19 General Fund \$ 32,000 FY 19-20 General Fund	
ATTACHMENTS: Contract – Including proposal marked as Exhibit A	
Submitted by  Edward Medrano, City Manager	
Date: 03/12/2019	

AGREEMENT BETWEEN THE
THE CITY OF GARDENA
AND
CALIFORNIA CONSULTING SERVICES, INC.
FOR GRANT WRITING SERVICES

This contract, hereinafter referred to as Agreement, is entered into by and between THE CITY OF GARDENA ("City") and CALIFORNIA CONSULTING, INC., a corporation. Based on the mutual promises and covenants contained herein, the Parties hereto agree as follows:

1. Recitals.

- A. City is desirous of obtaining services necessary to provide grant writing services.
- B. Consultant is qualified by virtue of experience, training, education and expertise to provide these services.
- C. City has determined that the public interest, convenience and necessity require the execution of this Agreement.

2. Services.

- A. The services to be performed by Consultant shall consist of the following ("Services"): As specified in Exhibit A
- B. The Services shall be performed in accordance with the Project Schedule set forth in Exhibit A. Consultant shall not be liable for any failure or delay in furnishing proposed services resulting from fire, explosion, flood, storm, Act of God, governmental acts, orders or regulations, hostilities, civil disturbances, strikes, labor difficulties, difficulty in obtaining parts, supplies, or shipping facilities, inability to obtain or delays in obtaining suitable material or facilities required for performance, temporary unavailability of qualified personnel, failure by City to provide appropriate access to equipment or personnel, or other causes beyond Consultant's reasonable control.

3. Additional Services. If City determines that additional services are required to be provided by Consultant in addition to the Services set forth above, City shall authorize Consultant to perform such additional services in writing ("Additional Services"). Such Additional Services shall be specifically described and approved by City in writing prior to the performance thereof. Consultant shall be compensated for such Additional Services in accordance with the amount agreed upon in writing by the Parties. No compensation shall be paid to Consultant for Additional Services which are not specifically approved by City in writing.

4. Agreement Administrator. For purposes of this Agreement, City designates Clint D. Osorio as the Agreement Administrator who shall monitor Consultant's performance under this Agreement. All notices, invoices or other documents shall be addressed to the Agreement Administrator, as well as all substantive issues relating to this contract. City reserves the right to change this designation upon written notice to Consultant.

5. Consultant's Proposal. This Agreement shall include Consultant's proposal or bid which is incorporated herein. In the event of any inconsistency between the terms of the proposal and this Agreement, this Agreement shall govern.

6. Timing of Performance. Time is of the essence with respect to Consultant's performance of the Services required by this Agreement. Consultant shall diligently and timely pursue and complete the performance of the Services required of it by this Agreement as set forth in Exhibit A, attached hereto and incorporated herein by reference. City, in its sole discretion, may extend the time for performance of any Service.

7. Compensation. Compensation for the Services shall be billed as set forth in Exhibit A, attached hereto. The City has opted for the monthly option at the rate of \$4000 per month. The Compensation is inclusive of all costs that may be incurred by Consultant in performance of the Services, including but not limited to such items as travel, copies, delivery charges, phone charges, and facsimile charges, unless otherwise noted.

8. Term of Agreement/Termination.

A. This Agreement shall be effect for one year as of the date of execution by the City and shall remain in effect until all Services are completed or until terminated as provided for herein.

B. City may terminate this Agreement without cause by providing written notice to Consultant not less than three days prior to an effective termination date. City's only obligation in the event of termination will be payment of fees and allowed expenses incurred up to and including the effective date of termination.

C. Unless for cause, Consultant may not terminate this Agreement.

D. Upon receipt of a termination notice, Consultant shall: (1) promptly discontinue all Services, unless the notice directs otherwise; and (2) within ten (10) days, deliver to City all files, data, reports, estimates, summaries, and such other information and materials as may have been accumulated or prepared to date by Consultant in performing the Services under this Agreement, whether completed or in progress. Consultant shall provide these documents by both hard copy and in

electronic format if available. In the event of termination for other than cause attributable to Consultant, Consultant shall be entitled to reasonable compensation for the services it performs up to the date of termination and shall be deemed released from liability for any work assigned but not completed as of the effective date of termination.

9. Invoices and Payments.

A. Payment shall be made upon receipt and approval of invoices for Services rendered. In order for payment to be made, Consultant's invoice must include an itemization as to the services rendered, date(s) of service, direct and/or subcontract costs, and be submitted on an official letterhead or invoice with Consultant's name, address, and telephone number referenced.

B. The Agreement Administrator shall review the invoices to determine whether services performed and documents submitted are consistent with this Agreement. Payment shall be made within forty-five (45) days following receipt of the invoice or the Agreement Administrator shall provide Consultant with a written statement objecting to the charges and stating the reasons therefore.

C. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to City at the time of payment.

10. Records/Audit.

A. Consultant shall be responsible for ensuring accuracy and propriety of all billings and shall maintain all supporting documentation for a minimum of three (3) years from the completion date of the Services under this agreement the following records:

1. All accounts and records, including personnel, property and financial, adequate to identify and account for all costs pertaining to this Agreement and assure proper accounting for all funds;

2. Records which establish that Consultant and any subconsultant who renders Services under this Agreement are in full compliance with the requirements of this Agreement and all federal, state and local laws and regulations

3. Any additional records deemed necessary by City to assume verification of full compliance with this Agreement.

B. City shall have the right to audit Consultant's invoices and all supporting documentation for purposes of compliance with this Agreement for a period of three years following the completion of Services under this Agreement.

C. Upon reasonable notice from City or any other governmental agency, Consultant shall cooperate fully with any audit of its billings conducted by, or of, City and shall permit access to its books, records and accounts as may be necessary to conduct such audits.

11. Successors and Assignment. This Agreement covers professional services of a specific and unique nature. Except as otherwise provided herein, Consultant shall not assign or transfer its interest in this Agreement or subcontract any services to be performed without amending this Agreement. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

12. Change in Name, Ownership or Control. Consultant shall notify the Agreement Administrator, in writing, of any change in name, ownership or control of Consultant's firm or subconsultant. Change of ownership or control of Consultant's firm may require an amendment to the Agreement.

13. Key Personnel. City has relied upon the professional training and ability of Consultant to perform the services hereunder as a material inducement to enter into this Agreement. Consultant shall provide properly skilled professional and technical personnel to perform all services under this Agreement. In the event that City, in its sole discretion, at any time during the Agreement, desires the removal of any person or persons assigned by Consultant to perform Services pursuant to this Agreement, Consultant shall remove any such person immediately upon receiving notice from City.

14. Use of Materials.

A. City shall make available to Consultant such materials from its files as may be required by Consultant to perform Services under this Agreement. Such materials shall remain the property of City while in Consultant's possession. Upon termination of this Agreement and payment of outstanding invoices of Consultant, or completion of work under this Agreement, Consultant shall return to City any property of City in its possession and any calculations, notes, reports, electronic files, or other materials prepared by Consultant in the course of performance of this Agreement.

B. City may utilize any material prepared or work performed by Consultant pursuant to this Agreement, including computer software, in any manner, which City deems proper without additional compensation to Consultant. Consultant shall have no responsibility or liability for any revisions, changes, or corrections made by City, or any use or reuse pursuant to this paragraph unless Consultant accepts such responsibility in writing.

15. Nonuse of Intellectual Property of Third Parties. Consultant shall not use, disclose or copy any intellectual property of any third parties in connection with work carried out under this Agreement, except for intellectual property for which Consultant

has a license. Consultant shall indemnify and hold City harmless against all claims raised against City based upon allegations that Consultant has wrongfully used intellectual property of others in performing work for City, or that City has wrongfully used intellectual property developed by Consultant pursuant to this Agreement.

16. Ownership of Work Product. All documents or other information created, developed, or received by Consultant shall, for purposes of copyright law, be deemed worked made for hire for City by Consultant and shall be the sole property of City. Consultant shall provide City with copies of these items upon demand, and in any event, upon termination of this Agreement.

17. Legal Requirements.

A. Consultant shall secure and maintain all licenses or permits required by law, including a City business license, and shall comply with all ordinances, laws, orders, rules, and regulations pertaining to the work.

B. Consultant warrants it fully complies with all laws regarding employment of aliens and others, and that all of its employees performing services hereunder meet the citizenship or alien status requirements contained in federal and state statutes and regulations.

C. Consultant covenants that there shall be no discrimination based upon race, color, creed, religion, sex, marital status, age, handicap, national origin or ancestry, or any other category forbidden by law in performance of this Agreement.

18. Conflict of Interest and Reporting.

A. Consultant shall at all times avoid conflicts of interest or the appearance of a conflict of interest in the performance of this Agreement. If required, Consultant shall comply with the City's Conflict of Interest reporting requirements. Consultant understands that pursuant to Gardena Municipal Code sections 2.24.020H and 2.24.025G, it is forbidden to make any contribution to a candidate or committee of a candidate for a municipal office of the City, or to an officeholder, until the completion of services to be performed under this Agreement.

B. Consultant and its representatives shall refrain from lobbying City of Gardena officials, employees and representatives for the duration of this Agreement.

19. Guarantee and Warranty. Consultant warrants to City that the material, analysis, data, programs and SERVICES to be delivered or rendered hereunder will be of the kind and quality designated and will be performed by qualified personnel. Without waiver of City's other rights or remedies, City may require Consultant to re-perform any of said services, which were not performed in accordance with these standards.

Consultant shall perform the remedial services at its sole expense.

20. Insurance.

A. Commencement of Work. Consultant shall not commence work under this Agreement until it has obtained City approved insurance. Before beginning work hereunder, during the entire period of this Agreement, for any extensions hereto, and for periods after the end of this Agreement as may be indicated below, Consultant must have and maintain in place all of the insurance coverage required in this Section. Consultant's insurance shall comply with all items specified by this Agreement. Any subcontractors shall be subject to all of the requirements of this Section and Consultant shall be responsible to obtain evidence of insurance from each subcontractor and provide it to City before the subcontractor commences work. Alternatively, Consultant's insurance may cover all subcontractors.

B. Insurance Company Requirements. All insurance policies used to satisfy the requirements imposed hereunder shall be issued by insurers admitted to do business in the State of California. Insurers shall have a current Best's rating of not less than A:VII, unless otherwise approved by City.

C. Coverage, Limits and Policy Requirements. Consultant shall maintain the types of coverage and limits indicated below:

1. Commercial General Liability Insurance - a policy for occurrence coverage for bodily injury, personal injury and property damage, including all coverage provided by and to the extent afforded by Insurance Services Office Form CG 2010 ed. 10/93 or 11/85, with no special limitations affecting City. The limit for all coverage under this policy shall be no less than one million dollars (\$1,000,000.00) per occurrence.

2. Commercial Auto Liability Insurance - a policy including all coverage provided by and to the extent afforded by Insurance Services Office form CA 0001, ed. 12/93, including Symbol 1 (any auto) with no special limitations affecting City. The limit for bodily injury and property damage liability shall be no less than one million dollars (\$1,000,000.00) per accident.

3. Policy Requirements. The policies set forth above shall comply with the following, as evidenced by the policies or endorsements to the policies:

a. The City, its appointed and elected officers, employees, agents and volunteers shall be added as additional insured to the policy.

b. The insurer shall agree to provide City with thirty (30) days prior written notice, return receipt requested, of any cancellation, non-renewal or material change in coverage.

c. For any claims with respect to the Services covered by this Agreement, Consultant's insurance coverage shall be primary insurance as respects the City, its elected and appointed officers, employees, agents and volunteers. Any insurance or self-insurance maintained by the City, its elected and appointed officers, employees, agents and volunteers shall be excess of Consultant's insurance and shall not contribute with it.

4. Worker's Compensation and Employer's Liability Insurance - a policy which meets all statutory benefit requirements of the Labor Code, or other applicable law, of the State of California. The minimum coverage limits for said insurance shall be no less than one million dollars per claim. The policy shall be issued by an insurance company which is admitted to do business in the State of California and shall contain a clause that the policy may not be canceled without thirty (30) days prior written notice, return receipt requested, is mailed to City.

5. Professional Errors & Omissions - a policy with minimum limits of one million dollars (\$1,000,000.00) per claim and aggregate. This policy shall be issued by an insurance company which is admitted to do business in the State of California and shall contain a clause that the policy may not be canceled until thirty (30) days written notice, return receipt requested, is mailed to City.

D. Additional Requirements. The procuring of such required policies of insurance shall not be construed to limit Consultant's liability hereunder or to fulfill the indemnification provisions and requirements of this Agreement. There shall be no recourse against City for payment of premiums or other amounts with respect thereto. City shall notify Consultant in writing of changes in the insurance requirements. If Consultant does not deposit copies of acceptable insurance policies or endorsements with City incorporating such changes within sixty (60) days of receipt of such notice, Consultant shall be deemed in default hereunder.

E. Deductibles. Any deductible or self-insured retention over \$25,000 per occurrence must be declared to and approved by City. Any deductible exceeding an amount acceptable to City shall be subject to the following changes: either the insurer shall eliminate or reduce such deductibles or self-insured retentions with respect to City, its officers, employees, agents and volunteers (with additional premium, if any, to be paid by Consultant); or Consultant shall provide satisfactory financial guarantee for payment of losses and related investigations, claim administration and defense expenses.

F. Verification of Compliance. Consultant shall furnish City with original policies or certificates and endorsements effecting coverage required by this Agreement. The endorsements are to be signed by a person authorized by the insurer to bind coverage on its behalf. All endorsements are to be received and approved by

City before work commences. Not less than fifteen (15) days prior to the expiration date of any policy of insurance required by this Agreement, Consultant shall deliver to City a binder or certificate of insurance with respect to each renewal policy, bearing a notation evidencing payment of the premium therefore, or accompanied by other proof of payment satisfactory to City. Consultant shall provide full copies of any requested policies to City within three (3) days of any such request by City.

G. Termination for Lack of Required Coverage. If Consultant, for any reason, fails to have in place, at all times during the term of this Agreement, including any extension hereto, all required insurance and coverage, City may immediately obtain such coverage at Consultant's expense and/or terminate this Agreement.

21. Indemnity.

A. Consultant assumes all risk of injury to its employees, agents, and contractors, including loss or damage to property.

B. Consultant shall defend, indemnify, and hold harmless the City, including its officials, officers, employees, and agents from and against all claims, suits, or causes of action for injury to any person or damage to any property arising out of any intentional or negligent acts or errors or omissions to act by Consultant or its agents, officers, employees, subcontractors, or independent contractor, in the performance of its obligations pursuant to this Agreement. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by Consultant. This indemnity shall not apply if the claim arises out of the sole negligence or willful misconduct of City, its officers, agents, employees or volunteers.

C. No official, employee, agent or volunteer of City shall be personally liable for any default or liability under this Agreement.

22. Independent Contractor. Consultant agrees to furnish consulting services in the capacity of an independent contractor and neither Consultant nor any of its employees shall be considered to be an employee or agent of City.

23. Notices. Any notice or communication given under this Agreement shall be effective when deposited, postage prepaid, with the United States Postal Service and addressed to the contracting parties. Name, address, telephone and facsimile numbers of the parties are as follows:

City of Gardena:
1700 West 162nd Street
Gardena, California 90247-3732
Attn: Clint D. Osorio
Telephone Number: (310) 217-9516
E-mail: cosorio@cityofgardena.org

Consultant: California Consulting, Inc.
Attn: Steven N. Samuelian, CEO
Telephone Number: (323) 728-9002
Facsimile Number:
E-mail: steve@californiaconsulting.org

Either party may change the information to which notice or communication is to be sent by providing advance written notice to the other party.

24. Severability. If any provision of this Agreement shall be held illegal, invalid, or unenforceable, in whole or in part, such provision shall be modified to the minimum extent necessary to make it legal, valid, and enforceable, and the legality, validity, and enforceability of the remaining provisions shall not be affected thereby.

25. Jurisdiction and Venue. This Agreement shall be deemed a contract under the laws of the State of California and for all purposes shall be interpreted in accordance with such laws. Both parties hereby agree and consent to the exclusive jurisdiction of the courts of the State of California and that the venue of any action brought hereunder shall be Los Angeles County, California.

26. Waiver. No delay or failure by either Party to exercise or enforce at any time any right or provision of this Agreement shall be considered a waiver thereof or of such Party's right thereafter to exercise or enforce each and every right and provision of this Agreement. To be valid a waiver shall be in writing but need not be supported by consideration. No single waiver shall constitute a continuing or subsequent waiver.

27. Entire Agreement.

A. This writing contains the entire agreement of the Parties relating to the subject matter hereof; and the Parties have made no agreements, representations, or warranties either written or oral relating to the subject matter hereof which are not set forth herein. Except as provided herein, this Agreement may not be modified or altered without formal amendment thereto.

B. Notwithstanding the foregoing, and to realize the purpose of this Agreement, the Agreement Administrator may issue a written modification to the Scope of Work, if this modification will not require a change to any other term of this Agreement.

28. Joint Drafting. Both parties have participated in the drafting of this Agreement.


29. Public Record. This Agreement is a public record of the City.

30. Authority to Execute. The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement.

31. Attorney's Fees. In the event that legal action is necessary to enforce the provisions of this Agreement, or to declare the rights of the parties hereunder, the parties agree that the prevailing party in the legal action shall be entitled to recover attorney's fees and court costs from the opposing party.

IN WITNESS WHEREOF, the parties have hereunto affixed their names as of the day and year written below.

CITY OF GARDENA

By 
Edward Medrano
City Manager

Date 2/19/17

ACCEPTED: CALIFORNIA CONSULTING, INC.

By _____
Steven N. Samuelian
CEO

Date _____

APPROVED AS TO FORM:


Peter Wallin, City Attorney

GRANT WRITING SERVICES AGREEMENT

DATED: February 5, 2019

PARTIES: California Consulting, Inc. (hereinafter the "Consultant"); and
City of Gardena (hereinafter the "Client")

AGREEMENT:

The undersigned hereby agree to the following terms and conditions:

Section 1. Duties of Consultant: During the term of this Agreement, Consultant shall provide the Client as follows:

- a. Grant research, targeted grant research on projects specifically identified by the client, identification of funding opportunities, and grant writing at direction of Client;
- b. Offering Client general advice on matters involving funding mechanisms, grants research, identification, and writing; and
- c. Perform post-grant award administration on the grants which are awarded to the Client, including the filing of required documents by the proscribed deadlines set by the awarding entity.

Section 2. Time for Performance of Duties: Notwithstanding any other term or condition of this Agreement, Client specifically acknowledges that Consultant has other clients and/or outside employment. Consultant shall have control over the time and manner of performing its duties described in Section 1, and shall make available such time as it, in its sole discretion, shall deem appropriate for the performance of its duties under this Agreement.

Section 3. Term of the Agreement: The effective date of this Agreement is February 15, 2019 and shall continue on a month to month basis allowing either party to discuss new terms at any time.

Section 4. Compensation: Client shall pay Consultant 4,000 per month as compensation for Consultant's services as described in Section 1. Consultant will provide Client with a written invoice. Client agrees to pay invoice within 30 (thirty) days of receipt.

Section 5. Expenses: The Client agrees to reimburse the Consultant for reasonable out-of-pocket expenses related to performing services on behalf of the Client. Such expenses typically might include, but are not limited to, mileage, conference calls, copies, binding costs, postage, parking, travel, and lodging expenses. Consultant shall provide Client with a receipt and a description of the expense with the invoice.

Section 6. Relationship: Consultant shall perform its services hereunder as an independent contractor and not as an employee of the Client or an affiliate thereof. It is expressly understood and agreed to by the parties hereto that Consultant shall have no authority to act for, represent or bind the Client or any affiliate thereof in any manner, except as may be agreed to expressly by the Client in writing from time to time.

Section 7. Confidentiality: Except in the course of the performance of its duties hereunder, each party agrees that it shall not disclose any trade secrets, know-how, or other proprietary information not in the public domain learned as a result of this Agreement. Similarly, the parties agree that they shall not disclose or divulge this Agreement, or any of its term or conditions to third parties, except as is necessary to perform the terms and conditions stated herein.

Section 8. Indemnification: The Client agrees to indemnify and hold harmless the Consultant, its members, officers, directors, employees and each person who controls Consultant or any of its affiliates from and against any losses, claims, damages, liabilities and expenses whatsoever (including reasonable costs of investigation or defending any action) to which they or any of them may become subject under any applicable law arising out of Consultant's performance under this Agreement and will reimburse Consultant for all expenses (including counsel fees) as they are incurred. Consultant maintains liability insurance in the amount of one million dollars.

Section 9. Assignment: This Agreement shall not be assignable by either party; provided however, that Consultant shall have the discretion to allocate its duties hereunder to owners, affiliates, or employees of Consultant.

Section 10. No Guaranteed Result: Client acknowledges and agrees that Consultant does not have control over third party decision makers, and therefore Consultant makes no representations, warranties or guarantees that it can achieve any particular results. Consultant, however, shall act in good faith toward the performance of its duties described above.

Section 11. Prior Agreements: This Agreement shall supersede any prior agreements between the parties, and serves as the sole and only agreement between them. This Agreement may only be modified by a writing signed by both parties.

Section 12. Governing Law: This Agreement shall be deemed to be a contract made under the laws of the State of California and for all purposes shall be construed in accordance with the laws of said State.

Section 13. Attorney's Fees: The prevailing party in any action filed that arises out of this Agreement shall be entitled to recoup their reasonable attorney's fees and costs from the other party.

Section 14. Notices: All notices will be sent via certified mail or overnight courier to:

Consultant at: California Consulting, Inc.
214 Main Street, Suite 102
El Segundo, CA 90245

Client at: City of Gardena
1700 West 162nd Street
Gardena, CA 90247

Section 15. Termination: This Agreement may be terminated by either party for any reason not in violation of federal and/or California State law upon thirty (30) days written notice to the other party. Client shall compensate Consultant for all services rendered prior to the date of termination. There shall be no liquidated damages in the event of termination under this provision.

IN WITNESS THEREOF, this Agreement is executed on the dates set forth below and effective on the date first set forth above.

“CONSULTANT”

“CLIENT”

California Consulting, Inc.

City of Gardena

By _____

Steven N. Samuelian, CEO

Name: _____

Title: _____



City of Gardena

City Council Meeting

Agenda Item No. 8. D. (1)

Department: GENERAL SERVICES

Meeting Date: 03/12/2019

AGENDA REPORT SUMMARY

TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA TITLE: AWARD CONTRACT TO *CEM CONSTRUCTION CORPORATION*. IN THE AMOUNT OF \$311,175.00 FOR:

A) PEDESTRIAN SAFETY IMPROVEMENT 2018/2019, VARIOUS LOCATIONS, JN 947; AND

B) SIDEWALK REPLACEMENT 2018/2019, VARIOUS LOCATIONS, JN 948; AND

APPROVE EXPENDITURES OF REMAINING PROJECT BUDGET, AS NEEDED

COUNCIL ACTION REQUIRED:

Award Contract and Approve Expenditures of Remaining Project Budget, as Needed

Action Taken

RECOMMENDATION AND STAFF SUMMARY:

Staff respectfully recommends that Council:

- 1) Award the contract for
 - A) Pedestrian Safety Improvement 2018/2019, Various Locations, JN 947 and
 - B) Sidewalk Replacement 2018/2019, Various Locations, JN 948to *CEM Construction Corp.*, 8207 Brookgreen Road, Downey, CA 90240 in the amount of \$311,175.00

and

- 2) Approve expenditures of remaining project budget, as needed.

The following bids were received on February 19, 2019:

- | | |
|---|-----------|
| 1) CEM Construction Corp., Downey, CA | \$311,175 |
| 2) CT&T Construction Paving Inc., Diamond Bar, CA | \$374,796 |
| 3) Kalban Inc., Santa Clarita, CA | \$456,135 |
| 4) ARAMEXX Construction, Claremont, CA | \$498,975 |
| 5) Nobest Inc., Westminster, CA | \$564,730 |

The apparent low bidder, CEM Construction Corp., is a state licensed contractor with verified successful construction experience in this field. They will be required to meet all bonding and financial standards.

This project will remove and replace approximately 11,200 S.F. of sidewalk, 2,000 L.F. of curb/gutter, and 61 street trees.

Sufficient funds to complete this project were appropriated by the City Council in the 2018-2019 Capital Improvement Budget using Measure "R" Local and SB 821 Funds.

FINANCIAL IMPACT/COST:

Amount of Project Budget Expense: \$389,590 (Construction, Inspections and Engineering)

Funding Source: Measure "R" Funds and SB 821 Funds

Anticipated Revenue: \$350,000 (Measure "R") + \$39,590 (SB 821)

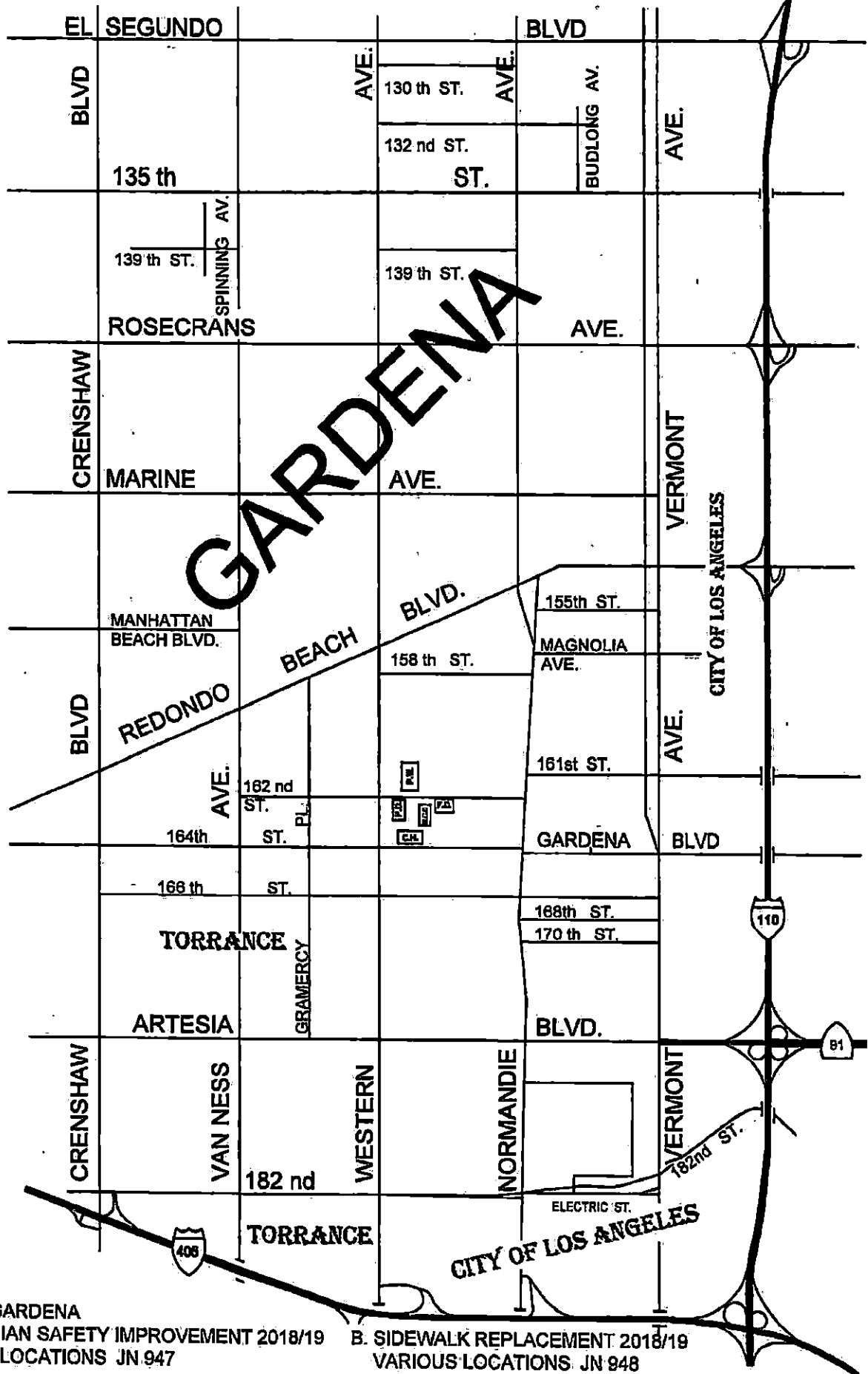
ATTACHMENT: Project Location Map

Submitted by: Joseph Cruz, Joseph Cruz, General Services Director Date: 3/6/19

Concurred by: Edward Medrano, Edward Medrano, City Manager Date: 3/7/19

HAWTHORNE

LOS ANGELES COUNTY



CITY OF GARDENA
A. PEDESTRIAN SAFETY IMPROVEMENT 2018/19
VARIOUS LOCATIONS JN 947

B. SIDEWALK REPLACEMENT 2018/19
VARIOUS LOCATIONS JN 948