



GARDENA CITY COUNCIL

Regular Meeting Notice and Agenda

Council Chamber at City Hall

1700 West 162nd Street, Gardena, California

Website: www.cityofgardena.org

Tuesday, September 14, 2021

Closed Session 7:00 p.m.

Open Session 7:30 p.m.

TASHA CERDA, *Mayor*

RODNEY G. TANAKA, *Mayor Pro Tem*

PAULETTE C. FRANCIS, *Council Member*

ART KASKANIAN, *Council Member*

MARK E. HENDERSON, *Council Member*

MINA SEMENZA, *City Clerk*

J. INGRID TSUKIYAMA, *City Treasurer*

CLINT OSORIO, *City Manager*

CARMEN VASQUEZ, *City Attorney*

LISA KRANITZ, *Assistant City Attorney*

PETER L. WALLIN, *Deputy City Attorney*

In order to minimize the spread of the COVID 19 virus Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, of the Gardena City Council Members may attend this meeting telephonically.

If you would like to participate in this meeting, you can participate via the following options:

1. VIEW THE MEETING live on SPECTRUM CHANNEL 22 or ONLINE at [youtube.com/CityofGardena](https://www.youtube.com/CityofGardena)
2. PARTICIPATE BEFORE THE MEETING by emailing the Deputy City Clerk at publiccomment@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line.
3. PARTICIPATE DURING THE MEETING VIA ZOOM WEBINAR
 - o Join Zoom Meeting Via the Internet or Via Phone Conference
 - o <https://us02web.zoom.us/j/87659902077/>
Phone number: US: +1 669 900 9128, Meeting ID: 876 5990 2077
 - o If you wish to speak live on a specific agenda item during the meeting you, may use the "Raise your Hand" feature during the item you wish to speak on. For Non-Agenda Items, you would be allowed to speak during Oral Communications, and during a Public Hearing you would be allowed to speak when the Mayor opens the Public Hearing. Members of the public wishing to address the City Council will be given three (3) minutes to speak.
4. 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 bromero@cityofgardena.org at least 24 hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

The City of Gardena thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone **courteously**;
- Listen to others **respectfully**;
- Exercise **self-control**;
- Give **open-minded** consideration to all viewpoints;
- Focus on the issues and **avoid personalizing debate**; and
- **Embrace respectful disagreement** and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.

Thank you for your attendance and cooperation

1. ROLL CALL

PUBLIC COMMENT ON CLOSED SESSION

The City Council will hear from the public only on the items that have been described on this agenda (GC §54954.3)

2. CLOSED SESSION

2.A CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION

Gov. Code Section 54956.9(d)(1)

Fouzia Almarou, et. al v. City of Gardena, et al.

United States District Court, Central District of California, Case No.2:18-cv-04908-CJC

2.B CONFERENCE WITH LABOR NEGOTIATORS

Gov. Code Section 54957.6

Agency Designated Representative: Clint Osorio, City Manager

Employee Organizations:

1. Gardena Police Officers Association (GPOA), Matt Hassholdt, Association President
2. Gardena Management Employees Organization (GMEO), Vicky L. Barker, Attorney
3. Gardena Municipal Employees Association (GMEA), Fred G. Quiel, Attorney
4. Confidential/ Unrepresented Employees

3. PLEDGE OF ALLEGIANCE

3.A Adrian Avila - 5th Grade - Denker Avenue Elementary School

Caycee Martin - 5th Grade - Denker Avenue Elementary School

4. INVOCATION

Presented by Council Member Rodney Tanaka

5. PRESENTATIONS

6. PROCLAMATIONS

- 6.A Constitution Week - September 17 through September 23, 2021
To be Proclaimed Only
[Proclaim Only-Constitution Week-2021.pdf](#)
- 6.B City Employee Recognition Day - Thursday, September 16, 2021
To be Proclaimed Only
[Proclaim Only-City Employee Recognition Day-2021.pdf](#)
- 6.C "21st Annual Keep Gardena Beautiful Day" - Saturday, September 18, 2021
To be Proclaimed Only
[Proclaim Only-Keep Gardena Beautiful Day-2021.pdf](#)

7. **APPOINTMENTS**

- 7.A Council Appointments to Commissions, Committees, Councils and Boards (Appointees to be Ratified and Sworn In)
 - Human Services Commission - Sharon Pamplin
(Appointed by Mayor Pro Tem Tanaka)
 - Gardena Beautification Committee - Ochuwa
 - Oghie Gardena Beautification Committee - Dan Medina (Appointed by Council Member Francis)
 - [Human Services Application - S. Pamplin.pdf](#)
 - [Beautification Committee - O. Oghie.pdf](#)

8. **CONSENT CALENDAR**

NOTICE TO THE PUBLIC- Roll Call Vote Required On The 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.

- 8.A Approve Minutes:
 - Regular Meeting of the City Council, July 13, 2021
 - Regular Meeting of the City Council, July 27, 2021
 - Special Meeting of the Gardena Financing Agency, July 27, 2021
 - Regular Meeting of the City Council, August 10, 2021
 - Regular Meeting of the Gardena Financing Agency, August 10, 2021
 - CONTACT: CITY CLERK**
 - [2021 07-13 REGULAR Minutes Gardena CC Meeting - FINAL.pdf](#)
 - [2021 07-27 REGULAR Minutes Gardena CC Meeting - FINAL.pdf](#)
 - [2021 07-27 Gardena Financing Agency Special Meeting - FINAL.pdf](#)
 - [2021 08-10 REGULAR Minutes Gardena CC Meeting - FINAL.pdf](#)
 - [2021 08-10 Gardena Financing Agency Regular Meeting - FINAL.pdf](#)
- 8.B Receive and File of Minutes: Planning & Environmental Quality Commission, July 20, 2021
 - CONTACT: COMMUNITY DEVELOPMENT**
 - [21_07_20 PCMIN.pdf](#)

- 8.C Approval of Warrants/Payroll Register, August 24, 2021
CONTACT: CITY TREASURER
[Warrants-Payroll_Register_Memo_08-24-21a.pdf](#)
- 8.D Approval of Warrants/Payroll Register, September 14, 2021
CONTACT: CITY TREASURER
[Warrants-Payroll Register Memo 09-14-21b.pdf](#)
- 8.E Monthly Portfolio, July 2021
CONTACT: CITY TREASURER
[July 2021 Investment Report.pdf](#)
- 8.F Personnel Report No. P-2021-16
CONTACT: HUMAN RESOURCES
[PERS RPT P-2021-16 09-14-21.doc](#)
[Attachment 1_Classification & Compensation Plan - Eff. September 14, 2021.pdf](#)
[Attachment 2_Executive Assistant to Chief of Police Job Description.docx](#)
- 8.G Approve Carnival Agreement with Baque Bros/Classic Rides for Fall Carnival at Mas Fukai on Friday, October 29, Saturday, October 30, and Sunday, October 31, 2021.
CONTACT: RECREATION & HUMAN SERVICES
[Carnival_Agreement_Council_2021 \(1\).pdf](#)
- 8.H Approve Agreement between the Los Angeles County Metropolitan Transportation Authority and the City of Gardena for Proposition A Incentive Funding for Sub-Regional Paratransit Services
CONTACT: TRANSPORTATION
[Gardena Subregional Paratransit MOU 22-27 Final.pdf](#)
- 8.I RESOLUTION NO. 6530, Authorizing the Application for Federal Transit Administration funding under the American Rescue Plan Act (ARP) of 2021
CONTACT: TRANSPORTATION
[FTA ARPA Grant RESO No. 6530_9_14_21.pdf](#)
- 8.J Approval of Final Parcel Map No. 82449
CONTACT: PUBLIC WORKS
[Parcel Map 82449.pdf](#)
- 8.K Award Construction Contract for Mas Fukai Park Improvements - Existing Fence Rehabilitation Project, JN 820, to Ed's Fencing, Inc., in the Amount of \$83,730.00; Additionally Declare CEQA Exemption, and Approve Project Plans
CONTACT: PUBLIC WORKS
[JN 820 Mas Fukai Fence Rehab Plans.pdf](#)
[NOE_JN 820 Fence Rehab.pdf](#)
[JN 820 Project Location Map_.pdf](#)
[JN 820 Mas Fukai Fence Rehab Contract.pdf](#)

9. **EXCLUDED CONSENT CALENDAR**

10. **PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET**

10.A AUGUST 17, 2021 MEETING

A General Plan conformity determination for purchase of 1.19-acre parcel located at 2501 W. Rosecrans Avenue (APN: 4059-018-013).

Commission Action: The Commission approved Resolution No. PC 11-21, which serves as the Planning Commission's General Plan conformity report in accordance with Government Code section 65402.

City Council Action: No action needed.

10.B AUGUST 17, 2021 MEETING

The Planning Commission conspired an ordinance amending Gardena Municipal Code Chapter 18.40 relating to parking and loading to permit off- site parking, street parking, and tandem parking with a conditional use permit in certain circumstances.

Commission Action: The Commission approved Resolution No. PC 12-21, recommending the City Council approve Ordinance No. 1883.

City Council Action: No action needed; this item has been set for the September 14, 2021, City Council meeting.

For the complete Planning Commission Packet [Click Here](#)
[2021_08_17 PCAX.pdf](#)

ORAL COMMUNICATIONS (LIMITED TO A 30-MINUTE PERIOD)

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.

11. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES

12. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT

- 12.A PUBLIC HEARING: RESOLUTION NO. 6531, Upholding the Decision of the Planning Commission and approving Site Plan Review #2-21 and Vesting Tentative Map #1-21, for the Construction of 30 Attached Condominium Townhomes, Including Three Affordable, Low-Income Units, in Six Buildings on a 0.9- Acre Lot Located in the High-Density Multiple-Family Residential Zone (R-4) Per Section 18.44.010 and Title 17 of The Gardena Municipal Code, and Direction to Staff to File a Notice of Exemption from CEQA pursuant to Guidelines Section 15332 (Class 32), as an In-Fill Development Project
APPLICANT: G3 Urban Inc.
LOCATION: 15717 and 15725 S. Normandie Avenue

Staff Recommendation: Conduct a Public Hearing, please allow three (3) minutes for each speaker, Adopt Resolution No. 6531, upholding the Planning and Environmental Quality Commission's decision, and approve Site Plan Review #2-21 and Vesting Tentative Map #1-21.

[Agenda Staff Report Item No. 12.A.pdf](#)

[Resolution No. 6531 with attachments.pdf](#)

[Planning Commission Packet Dated July 20, 2021 with Presentation.pdf](#)

- 12.B PUBLIC HEARING: ORDINANCE NO. 1832 , Introduction of an Ordinance adopting amendments to the Gardena Municipal Code, Chapter 18.40 relating to parking and loading, to permit off-site parking, street parking, and tandem parking with a conditional use permit in certain circumstances. The project is exempt from the provisions of CEQA pursuant to Section 15061(b)(3).

Staff Recommendation: Conduct a Public Hearing, please allow three (3) minutes for each speaker, and Introduce Ordinance No 1832

[Draft Ordinance No. 1832.pdf](#)

[Planning Commission Staff Report 7-20-2021](#)

[Planning Commission Staff Report 8-17-2021](#)

[Resolution No. PC 10-21.pdf](#)

[Resolution No. PC 12-21.pdf](#)

- 12.C ORDINANCE NO. 1834: Introduction of an Ordinance regarding City Council review of Planning Commission actions. The project is exempt from the provisions of CEQA pursuant to Section 15061(b)(3).

Staff Recommendation: Introduce Ordinance No. 1834

[Call for Review Staff Report.pdf](#)

[Call for Review Ordinance.pdf](#)

- 12.D 2021-2029 Draft Housing Element Presentation

13. DEPARTMENTAL ITEMS - ELECTED & ADMINISTRATIVE OFFICES

- 13.A ORDINANCE NO. 1833, Adding Chapter 2.68 to the Gardena Municipal Code Codifying the Gardena Beautification Commission

Staff Recommendation: Staff respectfully recommends that Council Introduce Ordinance No. 1833

[ORDINANCE No. 1833.pdf](#)

- 13.B RESOLUTION NO. 6532: A Resolution of the City Council of the City of Gardena supporting the Cities Gaming Initiative

Staff Recommendation: Adopt Resolution No. 6532

[8-18-2021 CCGA Comparative Analysis of two Sports Wagering Initiatives.pdf](#) [CCGA 9-1- 2021 -Resolution on Sports Wagering Initiative.pdf](#)
[Resolution No.6532 - Supporting the Cities Gaming Initiative.pdf](#)

- 13.C Approval of Purchase and Sale Agreement for Acquisition of Property at 2501 W. Rosecrans Avenue, Gardena, CA 90249

Staff Recommendation:

1) Approve the Purchase and Sale Agreement for the acquisition of 2501 W. Rosecrans Avenue, Gardena CA 90249;
2) Direct staff to file the attached Notice of Exemption pursuant to Categorical Exemption Guidelines section 15061(b)(3)– commonsense exemption.

[2501 W. Rosecrans Ave. Gardena CA. PSA .pdf](#)
[Notice of Exemption - Rosecrans.pdf](#)

- 13.D COVID-19 Update

14. **DEPARTMENTAL ITEMS - POLICE**

15. **DEPARTMENTAL ITEMS - PUBLIC WORKS**

16. **DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES**

17. **DEPARTMENTAL ITEMS - TRANSPORTATION**

- 17.A Approve the Purchase of two (2) 2016 Trolley Buses from Sawyer Inc. for a Total of \$174,184.

Staff Recommendation: Approve Purchase

[Trolley Purchase Information.pdf](#)
[Trolley Photographs.pdf](#)

18. **COUNCIL ITEMS**

19. **COUNCIL DIRECTIVES**

20. **CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS**

21. **COUNCIL REMARKS**

1. COUNCIL MEMBER KASKANIAN
2. COUNCIL MEMBER HENDERSON
3. COUNCIL MEMBER FRANCIS
4. MAYOR CERDA
5. MAYOR PRO TEM TANAKA

22. **ANNOUNCEMENT(S)**

23. **REMEMBRANCES**

All those who lost their lives as a result of the terrorist attacks within the United States on September 11, 2001; **Mr. Herman Thompson**; 47 years of age, beloved cousin of Dianne Dent, Assistant Site Manager with the Recreation Department - Senior Bureau; **Mrs. Savey Tufenkian**; 92 years of age, beloved sister of the owner of Waste Resources, **Mrs. Reiko Miyoshi**; long time Gardena resident for over 55 years, she is survived by her children, grandchildren, and great-grandchildren; **Mrs. Yoshiko Susie Yoshinaga**; 91 years of age. She was a loving mother of four sons, devoted wife, grandmother, and a resident of Gardena for 64 years. She was predeceased by her husband George, former City of Gardena Council appointee to various committees, and her son Robin. She is survived by her sons Paul, Mark, and Tim, and her grandchildren; and In memory of the 13 service members who lost their lives in Afghanistan on August 26, 2021.

24. **ADJOURNMENT**

The Gardena City Council will adjourn to the Closed Session portion of the City Council Meeting at 7:00 p.m. followed by the Regular City Council Meeting at 7:30 p.m. on Tuesday, September 28, 2021.

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 available on our website at www.CityofGardena.org. Dated this 10th day of September 2021.

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk

" CONSTITUTION WEEK "

— September 17 through September 23, 2021 —

September 17, 2021, marks the two hundred thirty-fourth anniversary of the drafting of THE CONSTITUTION OF THE UNITED STATES OF AMERICA by the Constitutional Convention.

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

The National Society of the Daughters of the American Revolution began the celebration of Constitution Week and is just one of the numerous devoted and patriotic organizations that will be celebrating the 234th Anniversary of the drafting of this momentous and unique document.

NOW, THEREFORE, I, TASHA CERDA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, do hereby proclaim **SEPTEMBER 17-23, 2021**, to be

CONSTITUTION WEEK

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

TO BE PROCLAIMED ONLY

" CITY EMPLOYEE RECOGNITION DAY "

❖ SEPTEMBER 16, 2021 ❖

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

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

In an effort to continue the City Council's long tradition of showing their appreciation to the City's employees, a special time of City Employee Recognition is planned for Thursday, September 16, 2021. This will include a luncheon for *ALL* City employees, as well as a time of special emphasis to those receiving recognition for years of service.

NOW, THEREFORE, I, TASHA CERDA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, am pleased to proclaim **Thursday, September 16, 2021**, to be

CITY EMPLOYEE RECOGNITION DAY

to bring public awareness of the employees of the City of Gardena who complete their daily responsibilities in a commendable manner, to show appropriate appreciation for their on-going dedication to this community, and to say thank you to all employees for their tremendous work and understanding during the months of the COVID-19 pandemic. Their work does not go unnoticed.

“ 21st ANNUAL KEEP GARDENA BEAUTIFUL DAY ”

~ Saturday, September 18, 2021 ~

On Saturday, September 18, 2021, volunteers representing community groups, individual citizens, and City of Gardena Elected Officials and City Staff, will work together for an annual *“Community Clean-Up Day.”*

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

In recognition and support of Gardena’s community-wide, beautification effort, **Saturday, September 18, 2021**, is proclaimed to be the

21ST ANNUAL KEEP GARDENA BEAUTIFUL DAY

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



OFFICE of the CITY CLERK

EMAIL: cityclerk@cityofgardena.org

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9565

CITY OF GARDENA COMMISSION (or other) APPLICATION

First/Last Name: <u>SHARON PAMPLIN</u>	Address/Zip Code: <u>13015 Spinning Avenue 90249</u>	Age: <u>59</u>
Home Phone: <u>(310) 324-9327</u>	Cell Number: <u>(310) 462-3109</u>	Business Phone: <u>(323) 586-7402</u>
Employed by: <u>United States Postal Service</u>	Email: <u>sharon.pamplin@att.net</u>	
Nature of Business (describe duties): <u>Mail Distribution / Delivery</u>	Address: <u>7001 S. Central Avenue 90051</u>	
Degrees and Titles: <u>Bachelor Degree in Public Admin</u>	Education: (High School Name & City) <u>GARDENA, GARDENA</u>	
Membership in Organizations (Professional and other):	College: <u>CAL STATE Dominguez, CA 90101</u>	
	Military Service (branch of service): <u>N/A</u>	
Community Service and Participation: <u>RTA COMMITTEE AND CETAC BOARD / Member - SECRETARY Public Works</u>		
<u>GREATER NEW BETHEL Church OUTREACH, Neighborhood Watch</u>		
Do you have any concurrent obligations and/or responsibilities which could possibly be considered as a conflict of interest? If yes, what are they? <u>No</u>		

Please provide aspects of your employment and other experience that you feel would qualify you to serve on a Commission, Committee, or other, as indicated:

14 Years of experience: 1. Air Quality Management Coordinator 2. Safety Training and
Regulatory Transportation Coordinator 4. Event PlanningHow long have you lived in Gardena: 30 yrs Do you have any relatives who work for the City of Gardena Yes ☐ No ☒

References of Gardena residents (Please do not list Mayor or Councilmembers):

Name: <u>VALERIE LOQUERY</u>	Address: <u>13331 S. Wilton Pl</u>	Phone Number: <u>(323) 972-1848</u>
Name: <u>DEBRA BAILEY</u>	Address: <u>13116 S. SAINT ANDREWS</u>	Phone Number: <u>(213) 999-5158</u>
Name: <u>SUZELIA PETERS</u>	Address: <u>2604 El Segundo #F</u>	Phone Number: <u>(310) 433-6012</u>

By order of preference, please indicate which of the following with which you would like to serve:

Economic Development Committee	<u>2</u>	Planning and Environmental Quality Commission	<u>7</u>
Gardena Beautification Committee	<u>4</u>	Rent Mediation Board (Tenant/Landlord/At Large)	<u>8</u>
Gardena Business Advisory Committee	<u>6</u>	Recreation and Parks Commission	<u>5</u>
Gardena Youth Commission	<u>9</u>	Senior Citizens Commission	<u>3</u>
Human Services Commission	<u>1</u>	Other:	

Additional Comments:

Signed: Sharon PamplinDate: 6/15/2021

Revised: 04/29/21

TASHA CERDA, Mayor / RODNEY G. TANAKA, Mayor Pro Tem
PAULETTE C. FRANCIS, Councilmember / MARK E. HENDERSON, Councilmember / ART KASKANIAN, Councilmember
MINA SEMENZA, City Clerk / J. INGRID TSUKIYAMA, City Treasurer / CLINT OSORIO, City Manager / CARMEN VASQUEZ, City Attorney

CITY OF GARDENA COMMISSION (OR OTHER) APPLICATION

Name OCHUWA OGHIE UNUORAKPOR Address (w/zip code) 2931 W 129TH PLACE GARDENA CA 90249

Age 39 Home Phone: (310)293-5595 Business Phone: (310)293-5595

Employed by READYSPACES Address 1919 VINEBURN AVE LOS ANGELES CA 90032

Nature of Business (describe duties) OVERSEE SALES AND OPERATIONS FOR FLEXIBLE WAREHOUSE & WORKSPACES FOR SMALL BUSINESS

Education: High School (name & city) CRENSHAW HIGH SCHOOL - LOS ANGELES College PEPPERDINE UNIVERSITY

Degrees and Titles MASTERS OF BUSINESS ADMINISTRATION (DIGITAL INNOVATION & INFORMATION SYSTEMS)

Military Service (branch of service) N/A

Membership in Organizations (professional and other) GARDENA HOLLYPARK COMMUNITY ASSOCIATION, PASSPORTERS, NAACP, HISTORICAL AFRICA CULTURAL CENTRE

Community Service and Participation GARDENA HOLLYPARK COMMUNITY ASSOCIATION

Do you have any concurrent obligations and/or responsibilities which could possibly be considered as a conflict of interest?

If yes, what are they? NO

Please provide aspects of your employment and other experience that you feel would qualify you to serve on a Commission,

Committee, or other, as indicated I HAVE OVER 10 YEARS EXPERIENCE IN OPERATIONS, SALES AND MARKETING

How long have you lived in Gardena? 15 YEARS Do you have any relatives who work for the City of Gardena? Yes ☒ No ☐

References of Gardena residents (please do not list Mayor or Councilmembers):

1. Name	<u>GLORIA OGHIE</u>	Address	<u>2912 W 131ST STREET GARDENA CA 90249</u>	Phone	<u>323-363-4929</u>
2. Name	<u>OMEGIE OGHIE</u>	Address	<u>13851 EMERALD LANE GARDENA CA 90247</u>	Phone	<u>323-633-7925</u>
3. Name	<u>KING NAT</u>	Address	<u>2904 W 129TH PLACE GARDENA CA 90249</u>	Phone	<u>323-356-9063</u>

By order of preference, please indicate which of the following with which you would like to serve:



Planning and Environmental Quality Commission	_____
Recreation and Parks Commission	_____
Human Services Commission	_____
Senior Citizens Commission	_____
Gardena Youth Commission	_____
Rent Mediation Board (Tenant / Owner / At-Large)	_____
Gardena Economic Business Advisory Council	_____
Gardena Beautification Committee	<u>X</u>

Additional Comments:

I DESIRE TO BE MORE INVOLVED IN THE COMMUNITY AND CONTRIBUTE TO HELP MAKE A POSITIVE IMPACT

Date 09/09/2021

Signed [Signature]

[Resumes may be submitted with this application]

MINUTES
Regular Meeting of the
Gardena City Council
Tuesday, July 13, 2021

In order to minimize the spread of the COVID 19 virus, Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all of the Gardena City Council Members may attend this meeting telephonically.

The Regular Meeting Notice and Agenda of the Gardena City Council of the City of Gardena, California, was held via Zoom and was called to order at 7:00p.m. on Tuesday, July 13, 2021; 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; Council Member Paulette C. Francis; City Manager Clint Osorio; City Attorney Carmen Vasquez; and City Clerk Mina Semenza.

At 7:05 p.m., the City Council recessed into Closed Session in the Management Information Center of the Council Chamber 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 Paulette C. Francis; City Manager Clint Osorio; and City Attorney Carmen Vasquez.

PUBLIC COMMENT ON CLOSED SESSION - None

2. CLOSED SESSION

2.A CONFERENCE WITH REAL PROPERTY NEGOTIATIONS

Government Code Section 54956.8

Property: 2501 W. Rosecrans Ave Gardena CA 90249

Agency Negotiator: Clint Osorio, City Manager

Negotiating Parties: Casey Metcalf, JP Morgan Chase BK NA

Under Negotiation: Price and Terms of Payment

2.B CONFERENCE WITH LABOR NEGOTIATORS Government Code Section 54957.6

Agency Designated Representative: Clint Osorio, City Manager

Employee Organizations:

1. Gardena Police Officers Association (GPOA), Matt Hassholdt, Association President
2. Gardena Management Employees Organization (GMEO), Vicky L. Barker, Attorney
3. Gardena Municipal Employees Association (GMEA), Fred G. Quiel, Attorney
Confidential / Unrepresented Employees

2.C CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code section 54956.9(d) (2) and (e)(3):

Claim of Happiness Garden – Kofukuen (copy available for public inspection in the City Clerk's office)

2.D CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION

Government Code Section 54956.9(d)(1)

City of Gardena vs. VisionQuest Ventures II, LLC Los Angeles Superior Court
Case No. 21TRCP00088

Mayor Cerda reconvened the meeting to the Regular Open Session at 8:53 p.m., and the City Clerk noted the return of all Council Members who were present at the meeting. When City Attorney Vasquez was asked if there were any reportable actions from the Closed Session, she stated that no reportable action had been taken.

3. PLEDGE OF ALLEGIANCE

Emily Garcia and Tina Duong led the Pledge of Allegiance. Emily attends UC San Diego and Tina attends UC Riverside. Both are also Recreation Leaders at City of Gardena.

4. INVOCATION

Mayor Pro Tem Rodney G. Tanaka led the Invocation.

5. PRESENTATIONS

5.A Certificate of Commendation in Special Recognition of Retirement and Long-Time Service to the City of Gardena:

Damaso Bautista, Police Sergeant - 27 years 8 months

Police Sergeant Damaso Bautista accepted recognition

5.B Certificate of Recognition to Brenda Jackson in Appreciation of Her Service to the Community as a Member of the Planning & Environmental Quality Commission –

Mayor Cerda recognized Brenda Jackson for her exemplary service - Certificate to be mailed to Ms. Jackson

5.C "Update on Fireworks" by Chief of Police Mike Saffell

Chief Mike Saffell presented an update on Fireworks. Mayor Pro Tem Tanaka thanked Chief Saffell, Captain Osorio and the Fireworks task force.

6. PROCLAMATIONS

6.A Parks and Recreation Month - July 2021 – ***A video was presented - Proclaimed by Mayor Cerda***

7. APPOINTMENTS - ***No Appointments were made***

8. **CONSENT CALENDAR**

- 8.A Waiver of Reading in Full of All Ordinances Listed on This Agenda and that they Be read by Title Only

CONTACT: CITY CLERK

- 8.B Approve Minutes: Regular Meeting of the City Council, May 25, 2021

CONTACT: CITY CLERK

- 8.C Ratify Administrative Approval of the Supportive Services Program Contract SSP192003 Amendment Three.

CONTACT: RECREATION AND HUMAN SERVICES

- 8.D RESOLUTION NO. 6524, Authorizing the Filing of a Claim with the Los Angeles County Metropolitan Transportation Authority for Local Transportation Funds

CONTACT: TRANSPORTATION

RESOLUTION NO. 6524

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AUTHORIZING THE FILING OF A CLAIM WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY FOR LOCAL TRANSPORTATION FUNDS

- 8.E Approve Update to GTrans Major Service Change Policy

CONTACT: TRANSPORTATION

- 8.F RESOLUTION NO. 6522, Denying Conditional Use Permit #3-20 to Allow a Church in the High Density Multiple-Family Residential Zone (R-4)

CONTACT: COMMUNITY DEVELOPMENT

RESOLUTION NO. 6522

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, DENYING CONDITIONAL USE PERMIT #3-20 TO ALLOW A CHURCH IN THE HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONE (R-4)

- 8.G Approval of Final Tract Map No. 83037

CONTACT: PUBLIC WORKS

- 8.H Authorize City Manager to Sign a Letter of Intent in a Form Approved by the City Attorney and Execute All Future Documents with EV Connect, Inc. to Apply for Volkswagen Environmental Mitigation Trust Fund's Light-Duty Electric Vehicle Infrastructure Program

CONTACT: PUBLIC WORKS

This item was pulled by Mayor Cerda and discussed under Excluded Consent Calendar.

- 8.I Approval of Warrants/Payroll Register, July 13, 2021

CONTACT: CITY TREASURER

July 13, 2021: Wire Transfer: 12022-12028; Prepay: 163679-163683; Check Nos. 163684 -163867 – for a total Warrants issued in the amount of \$2,569,203.19; Total Payroll Issued for July 2, 2021: \$1,486,732.32.

- 8.J Personnel Report No. P-2021-13

CONTACT: HUMAN RESOURCES

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Kaskanian, and carried by the following roll call vote to Approve all Items on the Consent Calendar with the exception of 8.H:

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

Noes: None

Absent: None

9. EXCLUDED CONSENT CALENDAR

- 8.H Authorize City Manager to Sign a Letter of Intent in a Form Approved by the City Attorney and Execute All Future Documents with EV Connect, Inc. to Apply for Volkswagen Environmental Mitigation Trust Fund's Light-Duty Electric Vehicle Infrastructure Program

CONTACT: PUBLIC WORKS

This item was pulled for discussion by Mayor Cerda.

Public Speaker: Zahid Ahmed spoke on this item and voiced his concerns. City Manager Osorio responded to Mr. Ahmed's questions and recommendations.

It was moved by Council Member Henderson, seconded by Council Member Kaskanian, and carried by the following roll call vote to Approve Item 8.H:

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

Noes: None

Absent: None

10. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

10.A JULY 6, 2021, MEETING

Environmental Assessment #4-21, Site Plan Review #2-21, and Vesting Tentative Map #1-21

APPLICANT: Mitch Gardner, G3 Urban Inc.

LOCATION: 15717 and 15725 S. Normandie Avenue

Commission Action: The Commission opened the public hearing and continued the item to the July 20, 2021, Planning Commission meeting.

City Council Action: No Action Required

No action taken; this item was continued to the 7/20/2021 PEQC Meeting

10.B JULY 6, 2021, MEETING

Conditional Use Permit #4-21

The Commission considered a request for a conditional use permit to allow a towing company and associated outdoor storage in the industrial (M-1) zone and directed staff to file a Notice of Exemption.

APPLICANT: Rajpal Dhillon, U.S. Tow Inc.

LOCATION: 1638 W. 130th Street

Commission Action: The Commission approved Resolution No. PC 8-21, approving Conditional Use Permit #4-21.

Council Action: Call for Council Review or Receive and File

Council Member Francis called for review; the Public Hearing date was set for 8/10/2021 Council Meeting.

ORAL COMMUNICATIONS

1. Anonymous - read into record by City Clerk Semenza.
2. Wanda Love - gave credit to city departments and Economic Development Manager Spencer Dela Cruz for an amazing PPE Unite giveaway event on June 10, 2021. She acknowledged the owners of Jersey Mike and Three Spice Thai Kitchen for providing lunch. Serviced over 440,000 face masks, hand sanitizers and face shields for over 800 businesses. She thanked City Manager Osorio, Chief Saffell, Spencer Dela Cruz, Allan Rigg, Kevin Kwak, Parks and Rec and everyone who was involved.

11. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES – *No Items*

12. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT – *No Items*

13. DEPARTMENTAL ITEMS - ELECTED & ADMINISTRATIVE OFFICES

13.A COVID-19 Update

City Manager Osorio presented the update.

Council Members Kaskanian and Francis both had questions regarding City Manager Osorio's report.

13.B ORDINANCE NO. 1831, Adding Chapter 2.66 to the Gardena Municipal Code Codifying the Gardena Economic Business Advisory Commission

ORDINANCE NO 1831

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA ADDING CHAPTER 2.66 TO THE GARDENA MUNICIPAL CODE CODIFYING THE GARDENA ECONOMIC BUSINESS ADVISORY COMMISSION

City Manager Osorio presented the Staff Report.

Council Member Francis asked what the difference is between commission and committee; and why does it need to be codified. City Attorney Vasquez responded and answered Council Member Francis' questions.

Public Speaker: Wanda Love asked for clarification of City Attorney Vasquez's response, which she provided.

Council Member Henderson introduced Ordinance No. 1831.

It was moved by Council Member Henderson, seconded by Council Member Kaskanian, and carried by the following roll call vote to approve the Introduction of Ordinance No. 1831:

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

Noes: None

Absent: None

14. DEPARTMENTAL ITEMS – POLICE – No Items

15. DEPARTMENTAL ITEMS - PUBLIC WORKS – No Items

16. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES – No Items

17. DEPARTMENTAL ITEMS - TRANSPORTATION

17.A Approve Transit Service to the Inglewood Sports and Entertainment District

City Manager Osorio presented the Staff Report.

Director Crespo presented a PowerPoint.

There was a discussion regarding the following: marketing and the pickup / drop off from Harbor Gateway; if we need permission from City of Inglewood or SoFi if our buses ride their streets; if there is somewhere in Gardena where the people could park and the buses could shuttle them; if we would have a shared responsibility for public safety with LAPD or Metro PD; if we are anticipating a full bus run, and are we going to lose money because of overtime; and if we could add Crenshaw at 120th as a line. Director Crespo answered all of Council's questions.

Public Speaker: Zahid Ahmed voiced his concerns regarding parking at Harbor Gateway, suggested using CSUDH, Hustler Casino and El Camino College; he also mentioned getting the help of college students to create a marketing plan.

It was moved by Council Member Kaskanian, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to approve Transit Service to the Inglewood Sports and Entertainment District:

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

Noes: None

Absent: None

17.B Approve Contract with Pulsar Advertising, Inc. in the Amount of \$74,567, and a Project Total of \$84,567

City Manager Osorio presented the Staff Report.

Public Speaker: Zahid Ahmed voiced his concern and suggested using LA County Metro's plan; he also mentioned getting the help of college students to create a marketing plan.

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Francis, and carried by the following roll call vote to approve Contract with Pulsar Advertising, Inc.:

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

Noes: None

Absent: None

18. COUNCIL ITEMS – No Items

19. COUNCIL DIRECTIVES

Council Member Henderson

- (1) Asked if Staff could look into tightening up using local hires for jobs – Council Member Francis seconded it.

20. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

City Manager Osorio gave a verbal report of information to follow-up on matters that had been directed or requested by the Mayor and Members of Council. Those items were, as follows:

- (1) A memo regarding our Franchise Agreement with Waste Resources regarding their automatic rate increase;
- (2) A memo regarding Council Member Kaskanian's directive regarding placing a sign board at 162nd and Western;
- (3) A memo regarding Mayor Cerda's directive regarding a crossing guard at Gardena Blvd and Brighton Ave;
- (4) Blood Drive on 7/17/2021 from 9:00a.m. to 3:00p.m. at Rush Gym;
- (5) City Manager Osorio shared his screen showing a flyer for our National Night Out & Back to School giveaway taking place on Tuesday, 8/3/2021 from 7:00-9:00p.m.;
- (6) Dodger Night on 7/23/2021; Mayor Cerda will be throwing out the first pitch;
- (7) 21st annual Keep Gardena Beautiful Day on 9/18/2021; and
- (8) He mentioned it was our Chief Financial Officer Ray Beeman and our City Attorney Carmen Vasquez's birthdays.

21. COUNCIL REMARKS

- (1) MAYOR PRO TEM TANAKA - He attended the SBCCOG-Board Meeting where they said good-bye to Olivia Valentine and congratulated Drew Boyles for taking over as President. Attended the South Bay COG Legislative Briefing where multiple bills were announced and mainly discussed: The American Rescue Plan; A Family Plan; Fire Fighters getting a raise from the government and Redistricting. Also attended Arnold Ramirez's funeral; Coffee with a Cop at Dunkin' Donuts and was glad that the event was brought back; attended Mother's Touch Chicken Grand Opening; attended the South Bay COG Steering Committee Meeting regarding Op-Ed Opposing SB 9 and thanked Mayor Boyle's for his help. He reminded everyone about the funeral services for one of our employees and expressed his condolences for the passing of Mayor Cerda grandmother. Also stated that he will be going to the SoFi Stadium for a tour.
- (2) COUNCIL MEMBER KASKANIAN - He reported that he was out of the country and does not have anything to report. He wished Chief Fiscal Officer Beeman and City Attorney Vasquez a Happy Birthday and thanked City Manager Osorio for doing a great job for the City.

- (3) COUNCIL MEMBER HENDERSON - He thanked City Manager and City staff for being responsive to a lot of their inquiries, requests, and reports. He encourages the community to get vaccinated. Since the last meeting he attended the South Bay COG Fiber Network discussion. He had a preliminary meeting with LAUSD regarding "How we can collaborate, partner and widen our footprint" regarding providing broadband connectivity in our community. He attended the District 1 and 2 Meetings including the ICA Meeting where the focus is public safety and SB 9 was discussed. Also, all 88 cities in LA County talked about how they can maintain local control. He thanked and acknowledged his lovely wife for celebrating their wedding anniversary.
- (4) MAYOR CERDA - Since the last meeting, she attended the private swearing-in ceremony for her new Planning Commissioner Jules LaRoss Kanhan and thanked her former commissioner for doing a great job for eight years. She attended a birthday party for a three-year-old in the city who is fascinated with trash trucks. She thanked Waste Resources for stopping by the birthday party and doing a great job in making it a special day. She attended the Gardena High School Virtual Class Reunion of 1981. She also attended the funeral services for Arnold Ramirez and expressed that he will be missed and that it was a pleasure to have met him and traveled with him. She attended the Second Time Around Club meeting via phone conference and thanked Parks and Recreation for helping facilitate the meeting. Lastly, she stated that she is still seeing a lot of graffiti around Gardena and encourages everyone to use the Gardena Direct App to report anything that does not look right, to keep our community looking great.
- (5) COUNCIL MEMBER FRANCIS - Since the last meeting she attended the Grand Opening for Mom's Touch restaurant; Coffee with a Cop; the final farewell for Sergeant Bautista, stated that it was a wonderful experience; also attended, the South Bay Cities Council of Governments Homeless Task Force Meeting; the Second Time Around Meeting via phone conference. She congratulated the Parks and Recreation Staff in celebration of Parks and Recreation Month commended them for being the best. She reminded everyone to volunteer for the "Keep Gardena Beautiful Day" on Saturday, September 18, 2021, stating that it's a great opportunity to help clean our neighborhoods and for more information on how to participate, contact (310)217-9503. Also stated that due to the new variant news she encourages everyone to continue washing their hands, wearing their mask and practice social distance. She wished City Attorney Vasquez and Chief Fiscal Officer Beeman a Happy Birthday. Lastly, she sends her condolences to the families who have lost loved ones.

22. ANNOUNCEMENT(S)

Mayor Cerda announced:

- (1) Blood Drive taking place on 8/17/2021 from 9:00a.m to 3:00p.m. at Rush Gym; it is being sponsored by Connect to Lead, and hosted by the City;
- (2) Gardena Dodger Day on 7/23/2021;
- (3) District 1 Workout Day on 7/31/2021 from 8:00 to 10:00a.m. at Rowley Park and is open everyone to attend; and
- (4) National Night Out & Back to School Giveaway happening on Tuesday, 8/3/2021 from 7:00 to 9:00p.m.

23. REMEMBRANCES

Mabel J. Bailey; long-time Gardena resident and mother of Herman Bailey, was laid to rest on June 29, 2021. **Mr. Marcelino Almaraz**; 93 years of age. Long-time Gardena resident, former City of Gardena Public Works employee, and beloved father of Esther Trujillo, Gardena Sister City Association member and Gardena Beautification Committee Member.

24. ADJOURNMENT

At 10:50p.m., Mayor Cerda adjourned the Gardena City Council Meeting to the Closed Session portion of the City Council Meeting at 7:00 p.m., and the Regular City Council Meeting at 7:30 p.m. on Tuesday, July 27, 2021.

APPROVED:

Tasha Cerda, Mayor

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

By: _____
Becky Romero, Deputy City Clerk

MINUTES
Regular Meeting of the
Gardena City Council
Tuesday, July 27, 2021

In order to minimize the spread of the COVID 19 virus, Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all of the Gardena City Council Members may attend this meeting telephonically.

The Regular Meeting Notice and Agenda of the Gardena City Council of the City of Gardena, California, was called to order via Zoom at 7:00 PM on Tuesday, July 27, 2021; Mayor 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 Paulette C. Francis. Other Employees and City Officials Present: City Manager Clint Osorio; City Attorney Carmen Vasquez; and City Clerk Mina Semenza

At 7:03 p.m., the City Council recessed into Closed Session in the Management Information Center of the Council Chamber 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 Paulette C. Francis; City Manager Clint Osorio; and City Attorney Carmen Vasquez.

PUBLIC COMMENT ON CLOSED SESSION - None

2. CLOSED SESSION

2.A CONFERENCE WITH LABOR NEGOTIATORS

Government Code Section 54957.6

Agency Designated Representative: Clint Osorio, City Manager

Employee Organizations:

1. Gardena Police Officers Association (GPOA), Matt Hassholdt, Association President
2. Gardena Management Employees Organization (GMEO), Vicky L. Barker, Attorney
3. Gardena Municipal Employees Association (GMEA), Fred G. Quiel, Attorney
4. Confidential/ Unrepresented Employees

2.B CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION

Government Code Section 54956.9(d)(1)

City of Gardena vs. VisionQuest Ventures II, LLC Los

Angeles Superior Court Case No. 21TRCP00088

2.C CONFERENCE WITH REAL PROPERTY NEGOTIATIONS

Government Code Section 54956.8

Property: 2501 W. Rosecrans Ave Gardena CA 90249

Agency Negotiator: Clint Osorio, City Manager

Negotiating Parties: Casey Metcalf, JP Morgan Chase BK NA

Under Negotiation: Price and Terms of Payment

Mayor Cerda reconvened the meeting to the Regular Open Session at 7:59p.m., and the City Clerk noted the return of all Council Members who were present at the meeting. When City Attorney Vasquez was asked if there were any reportable actions from the Closed Session, she stated that no reportable action had been taken.

3. **PLEDGE OF ALLEGIANCE**

Kayla Bibb and Gabby Coronado led the Pledge of Allegiance. Kayla attends Cal State San Bernadino and Gabby attends UCLA. Both are also Recreation Leader I at City of Gardena.

4. **INVOCATION**

Mayor Pro Tem Rodney G. Tanaka led the Invocation.

5. **PRESENTATIONS**

5.A City of Gardena Pavement Management Program Update (PMP)

Presentation was given by Peter Buckham of Buckham Infrastructure Group.

6. **PROCLAMATIONS - No Items**

7. **APPOINTMENTS - No Appointments were made**

8. **CONSENT CALENDAR**

8.A Waiver of Reading in Full of All Ordinances Listed on This Agenda and that they Be read by Title Only

8.B Approve Minutes:

Special Meeting - 6th Cycle 2021-2029 3rd Housing Element Workshop, June 1, 2021

Study Session - Updates on GTrans' Projects and Programs, June 3, 2021

Regular Meeting of the City Council, June 8, 2021

CONTACT: CITY CLERK

8.C Receive and File of Minutes: Planning & Environmental Quality Commission, June 15, 2021

CONTACT: COMMUNITY DEVELOPMENT

8.D Receive and File of Minutes: Planning & Environmental Quality Commission, July 6, 2021
CONTACT: COMMUNITY DEVELOPMENT

8.E Personnel Report No. P-2021-14
CONTACT: HUMAN RESOURCES

8.F Approval of Warrants/Payroll Register, July 27, 2021
CONTACT: CITY TREASURER

July 27, 2021: Wire Transfer: 12029 - 12038; Check Nos. 163870 -164057 – for a total Warrants issued in the amount of \$3,218,600.71; Total Payroll Issued for July 16, 2021: \$1,928,301.27.

This item was pulled for discussion by Council Member Francis.

8.G Second Reading and Adoption of ORDINANCE 1831, Adding Chapter 2.66 to the Gardena Municipal Code Codifying the Gardena Economic Business Advisory Commission
CONTACT: CITY MANAGER

8.H Approve Project List for the FY22 State Transit Assistance State of Good Repair Program
CONTACT: TRANSPORTATION

8.I Approval of Consultant Agreement for Building Official Services
CONTACT: COMMUNITY DEVELOPMENT

8.J Approval of Extending J Lee Engineering Inc. contract
CONTACT: COMMUNITY DEVELOPMENT

It was moved by Council Member Henderson, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to Approve all Items on the Consent Calendar with the exception of 8.F:

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

Noes: None

Absent: None

9. EXCLUDED CONSENT CALENDAR

8.F. CITY TREASURER - Approval of Warrants/Payroll Register, July 27, 2021

This item was pulled for discussion by Council Member Francis.

She questioned the Lucky Lady Economic Assistance Agreement dollar amount that appeared on the warrant register and was curious how it would affect other businesses. City Manager Osorio and City Attorney Vasquez explained in detail the terms of the agreement that goes back to 2016.

It was moved by Council Member Henderson, seconded by Council Member Francis, and carried by the following roll call vote to Approve Item 8.F of the Consent Calendar:

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

Noes: None

Absent: None

10. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET

10.A JULY 20, 2021 MEETING

Environmental Assessment #4-21, Site Plan Review #2-21, Vesting Tentative Map #1-21

The Commission considered a request for approval of a site plan review and vesting tentative map for the construction of 30 attached condominium townhomes, including three affordable units, in six buildings on a 0.9-acre lot located in the High Density Multiple-Family Residential zone (R-4) . The project included a request for density bonus, waiver, and parking reductions as provided by State Law and Chapter 18.43 of the Gardena Municipal Code.

APPLICANT: Mitch Gardner, G3 Urban Inc.

LOCATION: 15717 and 15725 S. Normandie Avenue (APNs: 6105-009-008, 009)

Commission Action: The Commission approved Resolution No. PC 9 -21, approving Site Plan Review #2-21 and Vesting Tentative Map #1-21, and directed staff to file a Notice of Exemption.

City Council Action: Receive and File or Call for Council Review.

Council Member Francis called for Council Review and a Public Hearing was set for the September 14, 2021 Council Meeting.

10.B JULY 20, 2021 MEETING

Zone Code Amendment #4-21

The Commission considered a resolution recommending the City Council adopt Ordinance No. 1832 to amend Gardena Municipal Code Chapter 18.40 relating to parking and loading to permit off-site parking, street parking, and tandem parking with a conditional use permit in certain circumstances.

APPLICANT: City

LOCATION: Citywide

Commission Action: The Commission approved Resolution No. PC 10-21, recommending the City Council approve Ordinance No. 1832.

City Council Action: No action needed; this item will be scheduled for a future Council meeting.

ORAL COMMUNICATIONS

- (1) Dennis Tucker, concerned citizen and resident of Gardena: Spoke regarding the alarming number of RVs in the unincorporated area of Gardena;
- (2) Kathy Teal, City of Gardena's City's representative for the City of Hawthorne's Community Network Committee re: City of Hawthorne's airport noise. She gave various ways to file complaints with the Hawthorne and LAX Airports.
- (3) City Clerk noted that we have received two emails, both of which have been forwarded to Council and now are part of the record and available for viewing in the City Clerk's office;
- (4) Zahid Ahmed, concerned citizen: made recommendations regarding noise abatements.

*****At 9:08 p.m. Mayor Cerda Recessed the City Council Meeting of the GARDENA FINANCING AGENCY*****

*****Mayor Cerda Reconvened the REGULAR CITY COUNCIL MEETING at 9:13 p.m.*****

11. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES - No Items

12. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT - No Items

13. DEPARTMENTAL ITEMS - ELECTED & ADMINISTRATIVE OFFICE

13.A COVID-19 Update

City Manager Osorio presented the update.

Council Member Francis asked about employee mandatory vaccination testing or showing proof of vaccination. City Manager Osorio stated that we have not considered going that route yet.

14. DEPARTMENTAL ITEMS – POLICE - No Items

15. DEPARTMENTAL ITEMS - PUBLIC WORKS - No Items

16. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES

16.A Approval of Final Relocation Plan for Gardena Community Aquatic & Senior Center Project

City Manager Osorio presented the Staff Report.

Council Member Henderson asked City Manager Osorio to give a brief summary so everyone could understand that this is part of a larger plan and how we acquired the property. City Manager Osorio deferred to City Attorney Vasquez who then stated that because the property was sold to a public entity, we must follow the State Relocation Regulations when it comes to public entity displacement and explained the guidelines in detail. She then continued to say we were approached by the property owner, and it was approved by Council; we did not eminent domain this property.

Public Speaker: Zahid Ahmed asked if we could let the current tenant live there and not charge them rent; City Attorney responded that the law requires that we must give them a minimum of 90 days.

It was moved by Council Member Henderson, seconded by Council Member Kaskanian, and carried by the following roll call vote to Approve Final Relocation Plan:

Due to technical difficulties, Mayor Pro Tem Tanaka was unable to vote.

Ayes: Council Members Henderson, Kaskanian and Francis and Mayor Cerda

Noes: None

Absent: Mayor Pro Tem Tanaka

17. DEPARTMENTAL ITEMS - TRANSPORTATION

17.A Approve Disadvantaged Business Enterprise Goal for Federal Fiscal Year 2022-2024

City Manager Osorio presented the Staff Report.

Transit Administrator Officer and Disadvantage Business Enterprise Officer Dana Pynn gave a PowerPoint presentation.

Council Member Henderson asked what would happen if we excluded one or two counties; and asked about advertisements; he also thanked staff for using 7% as the floor and not the ceiling. Ms. Pynn responded to Council Member Henderson's comments.

Public Speaker: Wanda Love, President of the Gardena Chamber of Commerce commended Ms. Pynn's presentation and mentioned that she is starting the process of getting Gardena local businesses certified.

It was moved by Council Member Henderson, seconded by Council Member Kaskanian, and carried by the following roll call vote to Approve Disadvantage Business Enterprise Goal:

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

Noes: None

Absent: None

18. COUNCIL ITEMS - No Items

19. COUNCIL DIRECTIVES

Council Member Francis

- (1) Asked about the new Community Development Director; City Manager Osorio replied that he will be introducing Greg this evening;
- (2) Asked about the Street Vendor Ordinance
- (3) Asked about mandating our employees to be vaccinated

Council Member Henderson

- (1) Public Safety Events where does the Community go to get updates. City Manager Osorio deferred the question to Chief Saffell who responded that we use Southbay Alert; he also mentioned that alerts also get posted

Mayor Cerda

- (1) Can we get the information that Kathy Teal gave out during Oral Communications regarding how to report airport noise in a flyer and post on our City website. Council Member Francis seconded it.

20. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

City Manager Osorio gave a verbal report of information to follow-up on matters that had been directed or requested by the Mayor and Members of Council. Those items were, as follows:

- (1) GTrans Service Restoration Plan Virtual Public Meeting on 7/28/2021 at 6:00 p.m.
- (2) Willows at Dusk taking place on Thursdays from 6:30pm to 8:30p.m. The dates are as follows: 7/15, 7/29, 8/12 and 8/26. Reserve your spot by going to www.gardena.org/events.
- (3) Introduction of our Community Development Director Greg Tsujiuchi
- (4) Wished Council Member Francis (7/29), Director Santin (7/28), Economic Development Manager De la Cruz (7/27) and Mayor Cerda (8/2) a very Happy Birthday.

21. COUNCIL REMARKS

- (1) COUNCIL MEMBER FRANCIS – She said she was grateful to be celebrating another year of her birth and thanked for the birthday wishes. Since the last meeting, she attended the Recreation & Parks Month celebration and a Zoom meeting with Congresswoman Maxine Waters, organized by Wanda Love. Past Saturday, Martin Luther King Jr. Culture Committee of Gardena held an Arthur L. Johnson Scholarship Award Presentation and gave two \$1000 scholarships to Gardena High School students. She shared that Senator Bradford presented his certificate and offered to match the \$1000 scholarships for the winners. She said July was her favorite month because it was her birthday month.

- (2) MAYOR PRO TEM TANAKA – He attended the Parks and Recreation’s cowboy themed event and said he had a great time. He said he donated blood to the Red Cross and encouraged everyone to donate blood. He attended the funeral of Marcelino Almaraz. He attended the South Bay Regional Communications meeting and the South Bay Council of Governments meeting. He shared that the LA County went from 5,000 to 45,000 employees who actively telework, which seems to be the new norm. He informed that he is part of South Bay Spot 8 Committee, and they are looking into taking local control over Covid, masks, etc... He said Dodger Day was just the best and told the Mayor she threw a great pitch but too bad the catcher dropped it. He thanked Stephany Santin and her staff for setting up one of the best Dodger days.
- (3) COUNCIL MEMBER KASKANIAN – Since the last Council Meeting, he attended the Parks and Recreation’s country themed event. He attended the Finance Committee Meeting along with the Mayor and her Chair members. He informed that Gardena was in good hands and not to worry. He said the Gardena’s Dodger event was great, and as he laughed; he said the catcher dropped the ball, but it was okay. He thanked Stephany and the staff for the great event. He apologized to Council Member Francis for not being able to attend her scholarship event and wished her a happy birthday. He also wished a happy birthday to Madam Mayor and Stephany Santin.
- (4) MAYOR CERDA – Since the last Council Meeting, she attended the monthly CCGA meeting, the special Sanitation meeting, and the regular Sanitation meeting. She attended the Serra High Golf Tournament and came in 1st place. Later that evening, she attended the Gardena Dodger’s Day where she was able to throw out the first pitch and thanked everyone who helped her practice. She sent a special thank you to Stephany Santin for coordinating the event and to the Finance staff for doing a great job and keeping us on track during the pandemic. She attended Marcelino Almaraz’s funeral. She thanked everyone, especially city staff and members, for the thoughtfulness during the passing of her grandmother.
- (5) COUNCIL MEMBER HENDERSON – said he enjoyed Dodger Day. He wished happy birthdays to Madam Mayor, Council member Francis, and Parks and Recreation Director Stephany Santin. He attended the LA County Redistricting Committee meeting, South Bay Council of Governments fiber network meeting. He reported he did community visits. He encouraged everyone to stay safe, get vaccinated, wear masks, wash hands, and stay physically distant where we can. He attended the League of Cities presentation. He participated in a webinar regarding ethical use of technology, specifically related drones, and public safety.

22. ANNOUNCEMENT(S)

Mayor Cerda announced:

- (1) Recall Election Information presented by City Clerk Mina Semenza.
- (2) GTrans Service Restoration Plan Virtual Public Meeting on 7/28/2021 at 6:00p.m.
- (3) Open House at Masao Satow Library on Thursday, 7/29/2021 at 11:00a.m.
- (4) District 1 Policing Community Workout on Saturday, 7/31/2021 at Rowley Park from 8:00a.m to 10:00a.m.; and
- (5) National Night Out and Back to School Giveaway on 8/2/2021 from 7:00-9:00p.m.

23. REMEMBRANCES

Van Darren Richardson; 54 years of age and a long-time Gardena resident. Lived in Gardena for 47 years; **Ermelinda Rubio Lara**; 95 years of age. She was born in Zacatecas, Mexico, and in 1928, she and her family relocated to the United States to flee the impact of the Mexican Revolution. She was the fifth of seven children. Ermelinda married Ralph in 1956 and purchased their home in Gardena where she lived for 65 years. Together they had 5 children. She was a dedicated wife, mother, grandmother, and great-grandmother who served in her church while working part time at Larson's department store in Gardena. She is survived by her brother, her beloved children, 11 grandchildren and 14 great-grandchildren. She will be remembered for her faithful commitment to God and love for her family; **Louis Fuller**; 96 years of age, resident of Gardena for 51 years, WWII Veteran, retired from LA County LACMA as a Senior Art Preparator. Member of the Holly Park Homeowners Association, Haas Neighborhood Block Club. He was the first person on his block to Complete the CERT Training and become CERT Certified. He Receive the Veterans Recognition award at the City Council meeting; **Audrey Farr**; resident of Gardena for many years, and member of the Holly Park Homeowners Association meeting.

24. ADJOURNMENT

At 10:12 p.m., Mayor Pro Tem Tanaka adjourned the Gardena City Council Meeting to the Closed Session portion of the City Council Meeting at 7:00 p.m., and the Regular City Council Meeting at 7:30 p.m. on Tuesday, August 10, 2021.

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

MINUTES
Meeting of the
City of Gardena Financing Agency Special Meeting
Tuesday, July 27, 2021

In order to minimize the spread of the COVID 19 virus, Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, of the Gardena City Council Members may attend this meeting telephonically.

The Gardena Financing Agency Special Meeting Notice and Agenda of the Gardena Financing Agency of the City of Gardena, California, was called to order at 9:08p.m. via Zoom on Tuesday, July 27, 2021; Chairwoman Tasha Cerda presiding.

1. ROLL CALL

Present: Chairwoman Tasha Cerda; Vice Chair Rodney G. Tanaka; Member Mark E. Henderson; Member Art Kaskanian; and Member Paulette C. Francis. Other City Officials and Employees Present: City Manager Clint Osorio; City Attorney Vasquez; and Secretary Mina Semenza.

2. PUBLIC COMMENT - None

3. RESOLUTION NO. 2021-1

RESOLUTION NO. 2021-1

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
CITY OF GARDENA FINANCING AGENCY, GARDENA,
CALIFORNIA, ESTABLISHING 2021 REGULAR MEETING
DATES

City Manager Osorio presented the Staff Report.

Council Member Francis asked if a Financing Agency meeting has ever taken place. City Attorney Vasquez explained in detail the purpose of this type of meeting.

It was moved by Vice Chair Tanaka seconded by Member Francis, and carried by the following roll call vote to Adopt Resolution No. 2021-1:

Ayes: Vice Chair Tanaka, and Members Francis, Henderson, Kaskanian, and Chairwoman Cerda

Noes: None

Absent: None

4. ADJOURNMENT

At 9:13 p.m., the meeting of the Gardena Financing Agency was adjourned by Chairwoman Cerda to reconvene to the Regular Scheduled City Council Meeting of July 27, 2021.

MINA SEMENZA
Secretary of the City of Gardena Financing
Agency

APPROVED:

Tasha Cerda, Mayor

By: Becky Romero, Assistant Agency
Secretary

MINUTES
Regular Meeting of the
Gardena City Council
Tuesday, August 10, 2021

In order to minimize the spread of the COVID 19 virus, Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, of the Gardena City Council Members may attend this meeting telephonically.

The Regular Meeting Notice and Agenda of the Gardena City Council of the City of Gardena, California, was called to order at 7:12 p.m. on Tuesday, August 10, 2021, in the Council Chamber at City Hall 1700 West 162nd Street, Gardena, California.

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 Paulette C. Francis. Other City Officials and Employees Present: City Manager Clint Osorio; City Attorney Carmen Vasquez; and City Clerk Mina Semenza.

At 7:28 p.m., the City Council recessed into Closed Session in the Management Information Center of the Council Chamber 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 Paulette C. Francis; City Manager Clint Osorio; and City Attorney Carmen Vasquez.

PUBLIC COMMENT ON CLOSED SESSION - None

2. CLOSED SESSION

2.A CONFERENCE WITH LABOR NEGOTIATORS Government Code Section 54957.6

Agency Designated Representative: Clint Osorio, City Manager

Employee Organizations:

1. Gardena Police Officers Association (GPOA), Matt Hassholdt, Association President
2. Gardena Management Employees Organization (GMEO), Vicky L. Barker, Attorney
3. Gardena Municipal Employees Association (GMEA), Fred G. Quiel, Attorney
4. Confidential/ Unrepresented Employees

2.B CONFERENCE WITH REAL PROPERTY NEGOTIATIONS Government Code Section 54956.8

Property: 2501 W. Rosecrans Ave Gardena CA 90249

Agency Negotiator: Clint Osorio, City Manager

Negotiating Parties: Casey Metcalf, JP Morgan Chase BK NA

Under Negotiation: Price and Terms of Payment

- 2.C CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of
Section 54956.9
(One [1] Matter)

Mayor Cerda reconvened the meeting to the Regular Open Session at 8:15 p.m., and the City Clerk noted the return of all Council Members who were present at the meeting.

When City Attorney Vasquez was asked if there were any reportable actions from the Closed Session, she stated that no reportable action had been taken.

3. **PLEDGE OF ALLEGIANCE**

Garrett Larks and Constantino Lima led the Pledge of Allegiance. Garrett is a Recreation Leader II and a 2021 Cal State Long Beach Graduate. Constantino is a Recreation Leader I for the City of Gardena.

4. **INVOCATION**

Mayor Pro Tem Rodney G. Tanaka led the Invocation.

5. **PRESENTATIONS**

- 5.A Recall Election Presentation by City Clerk Mina Semenza
- Presentation was made by City Clerk Mina Semenza

6. **PROCLAMATIONS**

- 6.A To be Proclaimed Only - "City of Gardena 91st Anniversary Day" -
September 11, 2021 - ***was proclaimed by Mayor Cerda***

7. **APPOINTMENTS** - ***No Appointments were made***

8. **CONSENT CALENDAR**

- 8.A Waiver of Reading in Full of All Ordinances Listed on This Agenda and
that they Be read by Title Only
- 8.B Approve Minutes:
Study Session - Proposed Amended Budget for Fiscal Year 2021-2022,
June 17, 2021
Regular Meeting of the City Council, June 22, 2021
CONTACT: CITY CLERK
- 8.C Ratify Administrative Approval of the Elderly Nutrition Program Contract
ENP202105 Amendment Six.
CONTACT: RECREATION AND HUMAN SERVICES

- 8.D RESOLUTION NO. 6526, Reaffirming Proclamation and Resolution No. 6441, which declared the Existence of a Local Emergency
CONTACT: CITY MANAGER

RESOLUTION NO. 6526

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REAFFIRMING PROCLAMATION AND RESOLUTION 6441 WHICH DECLARED THE EXISTENCE OF A LOCAL EMERGENCY

- 8.E Approval of Final Tract Map No. 83182
CONTACT: PUBLIC WORKS
- 8.F Acceptance and Notice of Completion for Local Streets Overlay 2018/2019, JN 946, Onyx Paving Co., Inc
CONTACT: PUBLIC WORKS
- 8.G Receive and File GTrans Service Restoration Plan
CONTACT: TRANSPORTATION
This item was pulled for discussion by Mayor Cerda
- 8.H Authorization to Purchase Six Patrol Vehicles from National Auto Fleet Group in the Amount of \$251,832 and Expend Build-Out Costs in the Amount of \$91,095
CONTACT: POLICE
This item was pulled for discussion by Council Member Francis
- 8.I Personnel Report No. P-2021-15
CONTACT: HUMAN RESOURCES
- 8.J Monthly Portfolio, June 2021
CONTACT: CITY TREASURER
- 8.K Approval of Warrants/Payroll Register, August 10, 2021
CONTACT: CITY TREASURER

August 10, 2021: Wire Transfer: 12039 - 12046; Prepay: 164058 - 164061; Check Nos. 164062 -164234 – for a total Warrants issued in the amount of \$4,744,392.33; Total Payroll Issued for July 30, 2021: \$1,652,320.26.

It was moved by Council Member Francis, seconded by Council Member Kaskanian, and carried by the following roll call vote to Approve all Items on the Consent Calendar with the exception of Items 8.G and 8.H:

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

9. EXCLUDED CONSENT CALENDAR

8.G TRANSPORTATION - Receive and File GTrans Service Restoration Plan –

This item was pulled by Mayor Cerda

Public Speaker: Zahid Ahmed, suggested to implement the following: a fare free transit program for students; implement a freeze for Transportation staff except for bus drivers and implement a bus route to NFL Stadium, that includes a stop at the Lucky Lady Casino and offer parking services.

Mayor Cerda commented that she is not in favor of the transit program for students and doesn't think it is something we should consider. Mayor Pro Tem then stated that our City buses are picking up students from Gardena High. City Manager Osorio then stated that we are currently working on having a line going to SoFi Stadium.

8.H POLICE - Authorization to Purchase Six Patrol Vehicles from National Auto Fleet Group in the Amount of \$251,832 and Expend Build-Out Costs in the Amount of \$91,095 -

This Item was pulled by Council Member Francis

Council Member Francis asked if the purchase of new cars is meant to replace current fleet; what is the type of vehicle (SUV); is the City getting a discount; has the expense been accounted for from the budget; and are the vehicles electric. City Manager Osorio replied and confirmed that the information was correct, we are getting the very best price out of the Sourcewell contract; these are being replaced as part of our rotation program; as part of our budget process, we are putting money away in an equipment revolving fund for our depleted fleet; he then mentioned we currently do not have the capacity to test electric vehicles cars to be used as police cars.

Public Speaker: Zahid Ahmed, made suggestions with respect to the next purchase regarding specific fleet.

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Francis, and carried by the following roll call vote to Approve Items 8.G and 8.H:

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

Noes: None

Absent: None

10. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEET – None

ORAL COMMUNICATIONS

- (1) Genesis Coronado, Outreach Director for the LAUSD Redistricting Commission, shared background information as to the role of the LAUSD Redistricting Commission and the Opportunities for Engagement process.
- (2) Octavio Cesar Martinez, called in on behalf of Recicladores Unidos, a coalition he provided information about Metal Recycling and statistics.
- (3) Zahid Ahmed, recommended to rename 162nd Street (between Western and La Salle Ave.) to Martin Luther King Jr. Way in honor of Dr. Martin Luther King Jr. Also recommended to build a library at Rowley Park.

11. DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES

11.A Approval of Blanket Purchase Orders for Fiscal Year 2021-2022

City Manager Osorio presented the Staff Report.

Council Member Henderson asked for clarification of the dollar amounts that can be approved under this Blanket Purchase Order. City Manager Osorio stated that any purchase under \$30,000, he would be able to approve and any purchase over \$30,000 would require Council approval. City Manager Osorio then explained the line items and dollar amounts that were questioned on the warrant register.

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Henderson, and carried by the following roll call vote to Approve Blanket Purchase Orders:

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

Noes: None

Absent: None

11.B Issuance and Sale of Lease Revenue Bonds to Finance a Portion of the Costs of the New Gardena Community Aquatic & Senior Center, to Finance the Costs of Acquiring and Renovating an Existing Building to be Converted Into a New Community Center and to Finance Various Park Improvements, Approving The Form and Authorizing Execution of Related Documents and Approving Related Official Actions

- a. PUBLIC HEARING: RESOLUTION 6529, Approving Proceedings by the City of Gardena Financing Agency for the Issuance and Sale of Lease Revenue Bonds to Finance a Portion of the Costs of the New Gardena Community Aquatic & Senior Center, to Finance the Costs of Acquiring and Renovating an Existing Building to be Converted Into a New Community Center and to Finance Various Park Improvements, Approving The Form and Authorizing Execution of Related Documents and Approving Related Official Actions

RESOLUTION NO. 6529

RESOLUTION APPROVING PROCEEDINGS BY THE CITY OF GARDENA FINANCING AGENCY FOR THE ISSUANCE AND SALE OF LEASE REVENUE BONDS TO FINANCE A PORTION OF THE COSTS OF THE NEW GARDENA COMMUNITY AQUATIC & SENIOR CENTER, TO FINANCE THE COSTS OF ACQUIRING AND RENOVATING AN EXISTING BUILDING TO BE CONVERTED INTO A NEW COMMUNITY CENTER AND TO FINANCE VARIOUS PARK IMPROVEMENTS, APPROVING THE FORM AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS AND APPROVING RELATED OFFICIAL ACTIONS

City Manager Osorio presented the Staff Report.

Mark Young gave a PowerPoint presentation.

Mayor Cerda opened the Public Hearing at 9:22 p.m. and asked if there were any comments from the public.

There was a discussion after Mr. Young's presentation regarding how fast our bonds will sell in the market and how important it is to have the credit rating of AA- that we worked so hard for and have established, especially when these bonds go public. Mr. Young continued to explain and gave history of what the City of Gardena had done in the past and how COVID affected our revenue stream on so many levels. He continued to say what made perfect sense in 2018/19 did not necessarily go so well in 2020/21. He continued to answer all of Council's questions and further explained the issuance and sale of the lease revenue bonds and what projects they were going to finance.

Public Speakers: Zahid Ahmed was in favor of the 2.05% interest rate the City obtained on the bond and asked a number of questions which Mr. Young replied.

Being there were no further comments; Mayor Cerda closed the Public Hearing at 9:50 p.m.

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Kaskanian, and carried by the following roll call vote to adopt Resolution No. 6529:

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

- b. RESOLUTION 6528, Resolution Amending Certain 2017 Lease Financing Documents to Provide for the Substitution of the Property and Authorizing and Directing Certain Actions Relating Thereto

RESOLUTION NO. 6528

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA AMENDING CERTAIN 2017 LEASE FINANCING DOCUMENTS TO PROVIDE FOR THE SUBSTITUTION OF THE PROPERTY AND AUTHORIZING AND DIRECTING CERTAIN ACTIONS RELATING THERETO

It was moved by Council Member Henderson, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to Adopt Resolution No. 6528:

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

Noes: None

Absent: None

***** At 9:52 p.m. Mayor Cerda Recessed the City Council Meeting for the meeting of the GARDENA FINANCING AGENCY. *****

***** Mayor Cerda Reconvened the REGULAR CITY COUNCIL MEETING at 9:55 p.m. *****

11.C PUBLIC HEARING: Community Development Block Grant (CDBG) Plans and Reports to the U.S. Department of Housing and Urban Development (HUD)q1

- a. Five-Year Consolidated Plan 2021-2025 and Action Plan for FY 2021-2022
- b. Action Plan for FY 2020-2021

City Manager Osorio presented Staff Report.

Mayor Cerda opened the Public Hearing at 9:59 p.m. and asked if there were any comments from the public.

Being there was none; Mayor Cerda closed the Public Hearing at 10:00 p.m.

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Kaskanian, and carried by the following roll call vote to Conduct Public Hearing and Approve Five-Year Consolidated Plan 2021-2025 and Action Plan FY 2021-2022; and Approve Action Plan for FY 2020-2021:

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

Noes: None

Absent: None

- 11.D Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award for Fiscal Year Ending June 30, 2020

City Manager Osorio presented the Staff Report.

Received and Filed

12. DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT

- 12.A PUBLIC HEARING: RESOLUTION NO. 6527, Approving Conditional Use Permit

#4-21 to Allow a Towing Company and Associated Outdoor Storage in the Industrial (M-1) Zone and Direction to Staff to File a Notice of Exemption Following a Call for Review.

Applicant: Rajpal Dhillon

Location: 1638 W. 130th Street

RESOLUTION NO. 6527

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, UPHOLDING THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION'S DECISION AND APPROVING CONDITIONAL USE PERMIT #4-21 TO ALLOW A TOWING COMPANY AND ASSOCIATED OUTDOOR STORAGE IN THE INDUSTRIAL (M-1) ZONE AND DIRECT STAFF TO FILE A NOTICE OF EXEMPTION

(1638 WEST 130 STREET) (APN # 6113-002-018)

City Manager Osorio presented the Staff Report.

Senior Planner Amanda Acuna gave the Power Point presentation.

Applicant Rajpal Dhillon was available for any questions.

Mayor Cerda opened the Public Hearing at 10:14 p.m. and asked if there were any comments from the public.

There was a discussion regarding the 20 foot setback to start from the beginning of the front property line; the Applicant proposed a driveway gate 10 feet back from the property line, staff felt that was not adequate space, as conditioned, the Applicant will provide the 20 feet setback. Being no gate at the beginning.

Public Speakers:

Email correspondence read by Senior Planner Amanda Acuna; Steven Prisk which stated "1638 W. 130th Street. Parking in this area is very congested, both sides of the streets are always completely full. I disagree with allowing this permit unless it is guaranteed that any parking they will need, can be had on that premises. As it was a requirement with everyone else in this area. Thank you". It was then discussed if the project will be meeting the offstreet minimum requirements; and that the lot size is 20,000 square feet and combined 35 cars parked inside and 8 outside; and that this facility will be used as an impound for our Police Department. There was a requirement that the towing facility must be housed in Gardena. Mayor Pro Tem stated that he received correspondence regarding off street parking. He continued to say that no towed or parked cars relating to the business should be parked on that street. The Applicant spoke and explained his plans for the new facility; he answered all of Council's questions.

Zahid Ahmed spoke and brought up his concerns regarding the facility.

There was no further comment; Mayor Cerda closed the Public Hearing at 10:44 p.m.

It was moved by Mayor Pro Tem Tanaka, seconded by Council Member Henderson, and carried by the following roll call vote to Adopt Resolution No. 6527 and Approve Conditional Use Permit #4-21:

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

13. DEPARTMENTAL ITEMS - ELECTED & ADMINISTRATIVE OFFICES

13.A COVID-19 Update

City Manager Osorio presented the update.
Council had questioned which City Manager Osorio answered.

14. DEPARTMENTAL ITEMS – POLICE - *No Items*

15. DEPARTMENTAL ITEMS - PUBLIC WORKS - *No Items*

16. DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES - *No Items*

17. DEPARTMENTAL ITEMS – TRANSPORTATION - *No Items*

18. COUNCIL ITEMS

- 18.A Designation of Voting Delegate / Representative for The League of California Cities Annual Conference & Expo - September 22-24, 2021

City Manager Osorio presented the Staff Report.

It was moved by Council Member Francis, seconded by Council Member Henderson, and carried by the following roll call vote to Designate Mayor Pro Tem Tanaka as the Voting Delegate:

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

Noes: None

Absent: None

19. COUNCIL DIRECTIVES

Council Member Francis

1. Requested that a letter be sent to Sacramento regarding SB9 & SB10. City Attorney Vasquez reminded Council Member Francis that a letter was sent in conjunction with the South Bay Cities Council of Governments which all the Council signed.
2. If we could put the LAUSD Redistricting information could be put on our website; Council Member Henderson seconded it.

Mayor Cerda

1. Look into the items that are Called for Review; if we could start getting a second on them. Mayor Pro Tem Tanaka seconded it.

20. CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS

City Manager Osorio gave a verbal report of information to follow-up on matters that had been directed or requested by the Mayor and Members of Council. Those items were, as follows:

1. Memo - Gardena Economic Business Advisory Committee regarding materials and information on Cannabis Businesses.
2. City of Gardena 18th Annual Jazz Festival, Sunday, August 22, 2021. Taking place at Rowley Park 13220 S. Van Ness Ave; Gates open at 9:00 a.m.
3. Flyer - Reporting Aircraft Noise Complaints. Submit your concern by calling 424- 307- 1810 or email outreach@jetcenterla.com.
4. Invitation to the Community to participate in the Community Clean-Up Day - 21st Annual "Keep Gardena Beautiful Day", Saturday, September 18, 2021; 8:00 a.m. - Noon. Register online at www.cityofgardena.org/events. To receive a volunteer shirt, please register by Wednesday, September 1, 2021. Sponsorship opportunities available.

5. In conjunction with Community Clean-Up Day Bring your Bulk-Items for Free Disposal, Saturday, September 18, 2021; 8:00 a.m. - 12:00 p.m. at Rowley Park.
6. City of Gardena Senior Labor Day BBQ, Friday, September 10, 2021; 12 p.m. - 1:30 p.m. Outdoors on the City Hall Complex Lawn. Pre-Registration is required. Seniors 60+ only. Contact the Senior Bureau at (310)217-9552.
7. Video - City of Gardena National Night Out 2021.
8. Two employees were recognized for their promotions: Alex Pinto and Khoi Quach.

21. COUNCIL REMARKS

1. COUNCIL MEMBER HENDERSON – Since the last meeting Council Member Henderson attended, National Night Out and the Biz Fed Broadband Discussion Meeting. Lastly, Council Member Henderson congratulated Khoi and Alex on their promotions.
2. COUNCIL MEMBER FRANCIS – Since the last meeting Council Member Francis attended, National Night Out, Supervisor Holly Mitchell Town Hall on “Breaking the Cycle of Poverty with Guaranteed Basic Income”, Measure J Advisory Committee update meeting, and Virtual Townhall Meeting on Proposition SB 9 and 10. Council Member Francis shared August is “Welcome Back to School” month also mentioned the Masao W. Satow Library is now open. Council Member Francis congratulated Ray Beeman for being awarded, Alex for being promoted, Khoi for being promoted as well and thanked City Clerk Mina Semenza for a great presentation on the upcoming Election. She also announced “Keep Gardena Beautiful Day” is coming soon and encouraged everyone to sign up and participate. Lastly, encouraged everyone to wear a mask and socially distance.
3. MAYOR PRO TEM TANAKA – Thanked District 3 for stopping by and saying “hi” during their bike time. Since the last meeting he attended National Night Out, met with the Mayor of Lomita, COG Steering Committee Meeting, COG Strategic Planning Meeting in El Segundo. Council Member Tanaka shared he received a notice stating it will be mandatory for Teachers to get vaccinated. Congratulated staff for the awards received and Khoi and Alex for their promotions.
4. MAYOR CERDA – Since the last meeting Mayor Cerda attended National Night Out, LA County Lifeguards Ceremony in Redondo Beach, was a speaker at the Susan B. Komen walk, funeral services for Louis Fuller who lived in Gardena and CERT meeting. Lastly, Mayor Cerda encouraged everyone to get vaccinated.
5. COUNCIL MEMBER KASKANIAN – Encouraged everyone to get vaccinated. Since the last meeting, Council Member Kaskanian attended National Night Out. Congratulated Khoi and Alex on their promotions. He also met with Good Food and Kings Foods and both companies will be donating non-perishable food items to our food pantry.

22. **ANNOUNCEMENT(S)** – They were announced during City Manager Remarks.

23. **REMEMBRANCES**

Bernard Lax, 64 years of age. Founder, owner, and CEO of Pulp Studio in Gardena. He was also a board member of the Gardena Police Foundation. He is survived by his wife Lynda and son Taylor.

24. **ADJOURNMENT**

At 11:33 p.m., Mayor Cerda adjourned the Gardena City Council Meeting to the Closed Session portion of the City Council Meeting at 7:00 p.m., and the Regular City Council Meeting at 7:30 p.m. on Tuesday, September 14, 2021.

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

MINUTES
Meeting of the
City of Gardena Financing Agency Regular Meeting
Tuesday, August 10, 2021

In order to minimize the spread of the COVID 19 virus, Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, of the Gardena City Council Members may attend this meeting telephonically.

The Gardena Financing Agency Regular Meeting Notice and Agenda of the Gardena Financing Agency of the City of Gardena, California, was called to order at 9:52 p.m. via Zoom on Tuesday, August 10, 2021; Chairwoman Tasha Cerda presiding.

1. ROLL CALL

Present: Chairwoman Tasha Cerda; Vice Chair Rodney G. Tanaka; Member Mark E. Henderson; Member Art Kaskanian; and Member Paulette C. Francis. Other City Officials and Employees Present: City Manager Clint Osorio; City Attorney Carmen Vasquez; and City Clerk Mina Semenza.

2. PUBLIC COMMENT - None

3. ISSUANCE AND SALE OF LEASE REVENUE BONDS TO FINANCE A PORTION OF THE COSTS OF THE NEW GARDENA COMMUNITY AQUATIC & SENIOR CENTER, TO FINANCE THE COSTS OF ACQUIRING AND RENOVATING AN EXISTING BUILDING TO BE CONVERTED INTO A NEW COMMUNITY CENTER AND TO FINANCE VARIOUS PARK IMPROVEMENTS, APPROVING THE FORM AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS AND APPROVING RELATED OFFICIAL ACTIONS

1. RESOLUTION No. 2021-2, Authorizing the Issuance and Sale of Lease Revenue Bonds to Finance a Portion of the Costs of the New Gardena Community Aquatic & Senior Center, to Finance the Costs of Acquiring and Renovating and Existing Building to be Converted into a New Community Center and to Finance Various Park Improvements, Approving the Form and Authorizing Execution of Related Documents and Approving Related Official Actions

RESOLUTION NO. 2021-2

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY OF GARDENA FINANCING AGENCY, GARDENA, CALIFORNIA, AUTHORIZING THE ISSUANCE AND SALE OF LEASE REVENUE BONDS TO FINANCE A PORTION OF THE COSTS OF THE NEW GARDENA COMMUNITY AQUATIC & SENIOR CENTER, TO FINANCE THE COSTS OF ACQUIRING AND RENOVATING AN EXISTING BUILDING TO BE CONVERTED INTO A NEW COMMUNITY CENTER AND TO FINANCE VARIOUS PARK IMPROVEMENTS, APPROVING THE FORM AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS AND APPROVING OFFICIAL ACTIONS

2. RESOLUTION No. 2021-3, Resolution Amending Certain 2017 Lease Financing Documents to Provide for the Substitution of the Property and Authorizing and Directing Certain Actions Relating Thereto

RESOLUTION NO. 2021-3

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY OF GARDENA FINANCING AGENCY, GARDENA, CALIFORNIA, AMENDING CERTAIN 2017 LEASE FINANCING DOCUMENTS TO PROVIDE FOR THE SUBSTITUTION OF THE PROPERTY AND AUTHORIZING AND DIRECTING CERTAIN ACTIONS RELATING THERETO

City Manager Osorio presented the Staff Report.

It was moved by Member Kaskanian, seconded by Member Francis, and carried by the following roll call vote to Adopt Resolutions Nos. 2021-2 and 2021-3:

Ayes: Members Kaskanian, Francis, Vice Chair Tanaka, Member Henderson, and Chairwoman Cerda

Noes: None

Absent: None

4. ADJOURNMENT

At 9:55 p.m., the meeting of the Gardena Financing Agency was adjourned by Chairwoman Cerda to reconvene to the Regular Scheduled City Council Meeting of August 10, 2021.

MINA SEMENZA
Secretary of the City of Gardena
Financing Agency

APPROVED:

Tasha Cerda, Chairwoman

By: _____
Becky Romero, Assistant Agency
Secretary

MINUTES
Regular PEQC Meeting Notice and Agenda of the
Planning and Environmental Quality Commission
Tuesday, July 20, 2021

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order at 7:03 PM on Tuesday, July 20, 2021, in the 1700 W. 162nd Street, Gardena, California.

PARTICIPATE DURING THE MEETING VIA ZOOM

Join Zoom Meeting Via the Internet or Via Phone Conference

- Direct URL: <https://us02web.zoom.us/j/85142469034>
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- International numbers available: <https://us02web.zoom.us/j/85142469034>
- Meeting ID: 851 4246 9034

1. CALL MEETING TO ORDER

2. ROLL CALL

Present: Chair Stephen P Langley; Vice Chair Deryl Henderson; Member Jules Kanhan; Member Steve Sherman.

Absent: Member Dale R Pierce.

Also in Attendance: Greg Tsujiuchi, Community Development Director
Gregg McClain, Special Projects Manager
Carmen Vasquez, City Attorney
Lisa Kranitz, Assistant City Attorney
John F. Signo, AICP, Senior Planner
Amanda Acuna, Senior Planner

3. APPROVAL OF MINUTES

3.A JUNE 15, 2021

It was moved by Deryl Henderson, seconded by Steve Sherman, and passed by the following vote to approve

Ayes: Deryl Henderson, Stephen P Langley, Steve Sherman
Noes: None
Abstain: Jules Kanhan
Absent: Dale R Pierce

3.B JULY 6, 2021

Commissioner Pierce entered the meeting at 7:06 PM.

It was moved by Deryl Henderson, seconded by Stephen P Langley, and passed by the following vote to approve

Ayes: Deryl Henderson, Jules Kanhan, Stephen P Langley, Dale R Pierce, Steve Sherman
Noes: None
Absent: None

4. **ORAL COMMUNICATIONS**

Community Development Director Greg Tsujiuchi introduced himself. He stated he grew up in Torrance and is a Gardena resident. He is glad to be here.

Chair Langley invited anyone from the public to speak on any issues not on the agenda.

Senior Planner Acuna explained the method in which the public may participate.

There were no oral communications from the public.

5. **PUBLIC HEARING ITEMS**

5.A **Environmental Assessment #4-21, Site Plan Review #2-21, Vesting Tentative Map #1-21**

A request for approval of a site plan review and vesting tentative map for the construction of 30 attached condominium townhomes in six buildings on a 0.9-acre lot located in the High Density Multiple-Family Residential zone (R-4) per section 18.44.010 and Title 17 of the Gardena Municipal Code . The project will include three affordable units and requesting of a density bonus, waiver, and parking reductions as provided by State Law and Chapter 18.43 of the Gardena Municipal Code. The project is exempt from CEQA.

APPLICANT: Mitch Gardner, G3 Urban Inc.

LOCATION: 15717 and 15725 S. Normandie Avenue (APNs: 6105-009-008, 009)

Senior Planner Acuna gave the staff presentation. She mentioned the project was continued from the July 6 meeting. She presented an overview of the project site and its location. She stated the project includes 30 townhomes, including three affordable units for low-income residents and a density bonus of six units. Through the State's density bonus law, the project qualifies for increased density and certain relief from local regulations and parking ratios. A waiver from the open space requirements is requested.

Chair Langley asked if any commissioners had questions of staff.

Chair Henderson asked about the trash receptacles. He had concerns with trash pickup on Normandie Avenue and trash trucks causing hazards.

Mitch Gardner, President of Development for G3 Urban, explained that trash pickup has been reviewed for safety and there is enough space for maneuverability.

Commissioner Sherman asked about the three affordable units in the four -plex building. He was concerned about the outcome if no one desired to live in that particular space.

Mr. Gardner indicated this is their fourth project before the Planning Commission. He gave a history of the other projects: Rosecrans Place is completely sold out and Walnut Place had just started grading. Normandie Place, which is being considered tonight, is a very tight and constrained site; designing affordable units is no small task. The units will be so affordably priced that they believe there will be

no problem selling units. They expect instant buyers and backup offers. In regard to the affordability, they have attended meetings and intend to bring the highest

level of affordable units to Gardena.

Commissioner Kanhan asked about the bedroom sizes.

Mr. Gardner explained they are working with difficult design parameters, so they are providing a range. They are looking at other options so they can consider other units other than studio units in the future.

Commissioner Sherman stated his concerns with the units.

Assistant City Attorney Kranitz explained that the City is obligated to approve the waiver if affordable units are provided. She stated the State is getting stricter in what cities are allowed to do. In order to deny a waiver, the City would have to make a finding based on substantial evidence that there is a health and safety issue that cannot be mitigated.

Mr. Gardner discussed the type of design and the limitations with the site. He mentioned that units need to be attractive so they can sell. They would love to have another affordable unit, but it would make the site too tight; there would be a loss in open space and less space between buildings.

Chair Langley stated he shares the same concerns as Commissioner Sherman. He then closed the public hearing and asked for a motion.

It was moved by Dale R Pierce, seconded by Deryl Henderson, and passed by the following vote to approve Resolution No. PC 9-21, approving Environmental Assessment #4-21, Site Plan Review #2-21, and Vesting Tentative Map #1-21

Ayes: Deryl Henderson, Jules Kanhan, Dale R Pierce, Steve Sherman
Noes: Stephen P Langley
Absent: None

5.B Zone Code Amendment #4-21

A Resolution recommending the City Council adopt Ordinance No. 1832 to amend Gardena Municipal Code Chapter 18.40 relating to parking and loading to permit off-site parking, street parking, and tandem parking with a conditional use permit in certain circumstances.

APPLICANT: City of Gardena

LOCATION: Citywide

Special Projects Manager McClain presented the staff report. He discussed the changes proposed in the ordinance: off-site parking on private lots would require a conditional use permit (CUP) for a reduction of off-site parking above 15%; off-site parking on a public lot would be the same but would require a CUP for a reduction of off-site parking above 15%; off-site parking on a street is not currently permitted but would be allowed with a CUP. Tandem parking is currently permitted in the R-4 zone and MUO district but would be allowed in any zone with a CUP; loading spaces would be modified or waived under certain situations. This zone code amendment would advance five General Plan goals and five General Plan policies, but it would be contrary to one land use policy. He mentioned that part of the reason we cannot attract desirable businesses is because our parking standards are overly restrictive, and the amendment would allow for flexibility. He recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 10-21 recommending the City Council adopt Ordinance No. 1832 amending Gardena Municipal Code Chapter 18.40 relating to parking and loading to permit offsite parking, street parking, and tandem parking with a conditional use permit in certain circumstances.

Commissioner Pierce asked if we considered electrical vehicles.

Mr. McClain stated no. Conditions could be added under a CUP to require wiring and conduit.

Chair Langley opened the public hearing. After hearing no speakers, he closed the public hearing.

It was moved by Dale R Pierce, seconded by Deryl Henderson, and by the following vote to

**Ayes: Deryl Henderson, Brenda Jackson, Stephen P Langley, Dale R
Pierce, Steve Sherman**

Noes: None

Absent: None

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

6.A Public Inquiry on 2524 Marine Avenue

Mr. McClain discussed a letter that was received regarding the property. A correspondence was sent and the recipient was appreciative. Mr. McClain stated the property was still undeveloped. Initially, it was zoned commercial and a mixed use overlay was placed on it. The City is now considering a housing overlay on the property. He stated the density is not high enough to entice developers and mixed use is not always going to be the answer. He is hopeful the housing overlay might trigger interest.

Ms. Kranitz indicated G3 Urban had submitted plans to develop the site and remove existing development. However, the owner of the hospital has been reluctant as well as the owner of the swim school and the deal fell apart. There has been other interest in February, but the limited allowed density, the distance from a transit stop to qualify for a density bonus, and the City's parking requirements were a deterrent. She mentioned there have been other inquiries, it is a matter of finding someone who can make it pencil out.

Chair Langley mentioned there should be a willingness from property owners to sell in order to make it one large development.

Kranitz indicated the empty lot where the apartments used to be is large enough for its own development.

McClain stated a lot of benefits that developers are able to get are related to proximity to high quality transit. Almost all of Gardena qualifies as a high quality transit area, except for this site.

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

Chair Langley asked Commissioner Sherman about an article that he had staff send out.

Commissioner Pierce stated he brought up the article. It was a monthly publication by the Retired Employees Association of Orange County which he is a member that relates to housing and what was being done in Sacramento.

Chair Langley asked what they can the Planning Commission do to make a statement.

Ms. Kranitz stated they can have a policy statement about it. It does not have to be a public hearing. Also, they as individuals can write to legislators on their own.

City Attorney Vasquez stated there was a recent letter in opposition of one of the bills. The League of California Cities recently spoke in opposition to AB 9. She has a call Thursday morning to follow up on an update and they can circle back with the Commission and Council.

Chair Langley stated the projects they review are always categorically exempt and has a concern about water. Putting more projects where there is less and less water does not make sense. He asked if this is under their purview as the Planning and Environmental Quality Commission.

Ms. Kranitz stated a water report is required under certain circumstances. We have not had projects large enough that would warrant a water report. We also run into problems with the Housing Accountability Act where a project is already zoned for residential.

Once it's zoned for residential you cannot say no. On new ADUs we cannot require fire sprinklers unless the original house had fire sprinklers. This is problematic in fire-prone areas.


Chair Langley stated if we can discuss the water issue further.

Ms. Kranitz stated we could discuss at a future meeting. She pointed out that at another city they were told there is sufficient water even though they were in a three-year drought.

8. **ADJOURNMENT**

Chair Langley adjourned the meeting at 8:18 PM.

Respectfully submitted,



GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission



STEPHEN LANGLEY, CHAIR
Planning and Environmental Quality Commission

MEMORANDUM

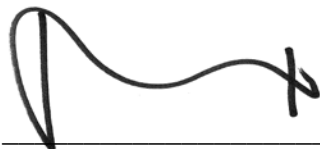
TO: Honorable Mayor and City Council
FROM: City Treasurer's Department
DATE: September 9, 2021
SUBJECT: WARRANT REGISTER
PAYROLL REGISTER

August 24, 2021 TOTAL WARRANTS ISSUED: \$1,777,385.07

Wire Transfer: 12047-12049
Prepay: 164235-164244
Check Numbers: 164245-164423
Checks Voided:

Total Pages of Register: 20

August 13, 2021 TOTAL PAYROLL ISSUED: \$1,519,750.72



for J. Ingrid Tsukiyama, City Treasurer

cc: City Clerk

vchlist
08/20/2021 12:55:42PM

Voucher List
CITY OF GARDENA

Page: 1

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
12047	8/10/2021	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	RECREATION 07/22/21		CAL CARD STATEMENT 06/23-07/22/21	9,909.02
Total :						9,909.02
12048	8/17/2021	106110 ADVANCED BENEFIT SOLUTIONS, LLC	081621		HEALTH INSURANCE CLAIMS	549,900.43
Total :						549,900.43
12049	8/17/2021	106110 ADVANCED BENEFIT SOLUTIONS, LLC	81621		HEALTH INSURANCE CLAIMS	97,463.20
Total :						97,463.20
164235	8/6/2021	101031 HOUSING PROGRAMS	CDBG-21-3		CDBG - 5-YEAR CONSOLIDATED PLAN	9,180.00
Total :						9,180.00
164236	8/6/2021	101031 HOUSING PROGRAMS	CDBG-CV-21-2		CDBG-CV RENTAL ASSISTANCE PROGI	2,110.00
Total :						2,110.00
164237	8/13/2021	109726 OFF DUTY CPO ESS	GJF73021.1	034-00482	SECURITY SERVICES - JAZZ FESTIVAL	10,000.00
Total :						10,000.00
164238	8/20/2021	109342 WHITMAN ELECTRIC	052021-2		EMERGENCY TRAFFIC SIGNAL REPAIR	14,491.50
Total :						14,491.50
164239	8/20/2021	111809 MATTUCCI, GUIDO	PERMIT #16690		PERMIT DEPOSIT REFUND - 15721 HAL	3,000.00
Total :						3,000.00
164240	8/20/2021	106246 PRESCOTT, PATRICIA N.	082221		ENTERTAINMENT SERVICES - JAZZ FE	1,000.00
Total :						1,000.00
164241	8/20/2021	117115 EVINS, DASHAUN	21-08222021		MC/DJ SERVICES FOR JAZZ FESTIVAL	1,000.00
Total :						1,000.00
164242	8/20/2021	110241 FERNANDO PULLUM COMMUNITY ARTS, CEN	082221		ENTERTAINMENT SERVICES - JAZZ FE	1,200.00
Total :						1,200.00
164243	8/20/2021	110645 ENTERTAINMENT CREATIVE CONCEPT	082221	034-00485	JAZZ FESTIVAL ARTIST PERFORMANCE	3,750.00
Total :						3,750.00
164244	8/20/2021	111813 KWIK FLASH PHOTO	08222021		PHOTOGRAPHY SERVICES - JAZZ FES	1,500.00

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Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164244	8/20/2021	111813 111813 KWIK FLASH PHOTO	(Continued)		Total :	1,500.00
164245	8/24/2021	106086 ABC COMPANIES	3222466		GTRANS PARTS SUPPLIES	163.17
			3224059		GTRANS PARTS SUPPLIES	166.99
					Total :	330.16
164246	8/24/2021	104058 ADMINISURE INC.	14247	023-01345	WORKERS' COMP CLAIMS ADMINISTR/	11,680.00
			14328	023-01345	WORKERS' COMP CLAIMS ADMINISTR/	11,680.00
					Total :	23,360.00
164247	8/24/2021	101748 AFTERMARKET PARTS COMPANY LLC, THE	82449121		GTRANS AUTO PARTS	410.79
			82452425		GTRANS AUTO PARTS	119.23
					Total :	530.02
164248	8/24/2021	101841 AMERICAN PLANNING ASSOCIATION	117389-2174		MEMBERSHIP - J.SIGNO	672.00
					Total :	672.00
164249	8/24/2021	101628 AQUA-FLO SUPPLY	1781548		PARK MAINT SUPPLIES	91.23
					Total :	91.23
164250	8/24/2021	108625 ARAD OIL INC.	JULY 2021		CAR WASH	330.00
					Total :	330.00
164251	8/24/2021	104687 AT&T	16828746		TELEPHONE	470.44
					Total :	470.44
164252	8/24/2021	616090 AT&T	3103232408 08/01/21		TELEPHONE	2,003.08
					Total :	2,003.08
164253	8/24/2021	111170 AT&T FIRSTNET	287290395417X6102021		PD CELL PHONE ACCT #287290395417	2,449.24
			287290395417X7102021		PD CELL PHONE ACCT #287290395417	448.96
			287293416290X8102021		PD CELL PHONE ACCT #287293416290	2,574.30
			287293420631X8102021		PD CELL PHONE ACCT #287293420631	199.31
			287295242065X8102021		PD CELL PHONE ACCT #287295242065	466.84
					Total :	6,138.65
164254	8/24/2021	110686 AZTECH ELEVATOR COMPANY	AZ16925	024-00757	ELEVATOR MAINTENANCE - NCC	285.00
			AZ16926	024-00757	ELEVATOR MAINTENANCE - NCC	285.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164254	8/24/2021	110686 AZTECH ELEVATOR COMPANY	(Continued)			
			AZ16927	024-00757	ELEVATOR MAINTENANCE - NCC	100.00
			AZ16928	024-00757	ELEVATOR MAINTENANCE - NCC	100.00
					Total :	770.00
164255	8/24/2021	110190 BASNET FAMILY CHILD CARE	JULY 2021		CHILD CARE PROVIDER	7,601.00
					Total :	7,601.00
164256	8/24/2021	111481 BATEMAN COMMUNITY LIVING, LLC	INV4650006050	034-00480	SENIOR FEEDING PROGRAM	11,199.93
			INV4650006087	034-00480	SENIOR FEEDING PROGRAM	11,590.95
			INV4650006120	034-00480	SENIOR FEEDING PROGRAM	11,702.67
					Total :	34,493.55
164257	8/24/2021	111481 BATEMAN COMMUNITY LIVING, LLC	INV4650006156	034-00480	SENIOR FEEDING PROGRAM	11,451.30
			INV4650006377	034-00480	SENIOR FEEDING PROGRAM	11,367.51
					Total :	22,818.81
164258	8/24/2021	802155 BAYSIDE REPORTING COMPANY	13153		VIDEOGRAPHER'S APPEARANCE - SYN	1,549.00
			13162		TRANSCRIPT - ORIGINAL & CERTIFIED	2,166.00
					Total :	3,715.00
164259	8/24/2021	102135 BEHREND'S, KENT	037	023-01346	IT NETWORK SUPPORT	3,400.00
			042	023-01346	IT NETWORK SUPPORT	3,400.00
					Total :	6,800.00
164260	8/24/2021	107747 BENGAR PRODUCTIONS	6838		EMBROIDERY - COG LOGO ON TITAN1	125.00
					Total :	125.00
164261	8/24/2021	101005 BLAZE CONE COMPANY, INC.	31131		STREET MAINT SUPPLIES	1,578.50
					Total :	1,578.50
164262	8/24/2021	102331 BLUE DIAMOND MATERIALS	2159279		STREET MAINT SUPPLIES	249.90
			2327716		STREET MAINT SUPPLIES	1,164.25
					Total :	1,414.15
164263	8/24/2021	108715 BOBBS, CINDY	JULY 2021		CHILD CARE PROVIDER	4,866.00
					Total :	4,866.00

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Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164264	8/24/2021	110938 BRANDON'S FAMILY CHILDCARE	JULY 2021		CHILD CARE PROVIDER	860.00
					Total :	860.00
164265	8/24/2021	102383 BROCK, DAVID	05/09-05/14		TRAINING - COMMAND COLLEGE 1: DE	250.00
			07/26-07/30		TRAINING - COMMAND COLLEGE 1	250.00
			08/15-08/19		POLICE FLEET EXPO 2021 - PER DIEM	200.00
					Total :	700.00
164266	8/24/2021	104452 BRW SAFETY AND SUPPLY	16230		PW UNIFORM SUPPLIES	1,379.54
					Total :	1,379.54
164267	8/24/2021	103029 CALIFORNIA FENCE & SUPPLY	M4571IN		PARK MAINT SUPPLIES	23.42
					Total :	23.42
164268	8/24/2021	110313 CALTIP	94-2021-JUL	037-10031	CALTIP FY22 INSURANCE	9,508.90
					Total :	9,508.90
164269	8/24/2021	823003 CARL WARREN & COMPANY	JULY 2021		CLAIMS MANAGEMENT	1,323.25
					Total :	1,323.25
164270	8/24/2021	803420 CARPENTER, ROTHANS & DUMONT, LAW OFF	38657		LEGAL SERVICES	249.00
			38662		LEGAL SERVICES	18.00
			38663		LEGAL SERVICES	90.00
			38664		LEGAL SERVICES	1,363.85
			38665		LEGAL SERVICES	198.00
			38666		LEGAL SERVICES	90.00
			38667		LEGAL SERVICES	838.80
			38668		LEGAL SERVICES	54.00
			38669		LEGAL SERVICES	1,037.91
			38670		LEGAL SERVICES	378.00
			38671		LEGAL SERVICES	2,000.83
			38672		LEGAL SERVICES	180.00
			38673		LEGAL SERVICES	360.46
					Total :	6,858.85
164271	8/24/2021	103489 CF UNITED LLC	070121-073121		CAR WASH - JULY 2021	108.00
					Total :	108.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164272	8/24/2021	103127 CHILD 2 CHILD CONNECTION, FAMILY DAY CA	JULY 2021		CHILD CARE PROVIDER	3,634.00
					Total :	3,634.00
164273	8/24/2021	110146 CHUCK THOMAS INVESTIGATIONS	05/20-06/23/21	035-01089	PROFESSIONAL INVESTIGATIVE SERV	2,111.36
			07/06-07/21/21	035-01095	PROFESSIONAL SERVICES	4,619.36
					Total :	6,730.72
164274	8/24/2021	503960 CITY OF GARDENA	CERDA 21/22		COMMUNITY PROMOTIONS	260.00
					Total :	260.00
164275	8/24/2021	503960 CITY OF GARDENA	HENDERSON 21/22		COMMUNITY PROMOTIONS	200.00
					Total :	200.00
164276	8/24/2021	110122 COMMANDSTAT ANALYTICS, INC	188		DATABASE MGMT & REPORTING PREP	1,800.00
					Total :	1,800.00
164277	8/24/2021	109913 COSTAR REALTY INFORMATION INC.	114406248		COSTAR SUITE - AUGUST 2021	995.94
					Total :	995.94
164278	8/24/2021	111808 CRITTER SQUAD	10105	331-00059	CLASSROOM SHOWS	2,340.00
					Total :	2,340.00
164279	8/24/2021	103353 CRM COMPANY, LLC.	LA18596		SCRAP TIRE DISPOSAL FEE	59.50
					Total :	59.50
164280	8/24/2021	107082 CXTEC INC.	7098339		CISCO 3702E AIRONET	1,103.12
					Total :	1,103.12
164281	8/24/2021	120219 CYBER SECURITY SOURCE	10523		CYBERKEY ANNUAL SUPPORT	1,133.00
					Total :	1,133.00
164282	8/24/2021	104736 D&R OFFICE WORKS, INC.	121257		OFFICE FURNITURE FOR RECREATION	909.56
					Total :	909.56
164283	8/24/2021	102228 DAILY BREEZE	0011473735		NOTICE OF PUBLIC HEARING: CDBG C	1,081.24
			11473746		PUBLIC NOTICE - CDBG 5YR CONSOLI	1,205.12
					Total :	2,286.36

Bank code : usb

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164284	8/24/2021	102228 DAILY BREEZE	0011474820		CLASSIFIED ADS - LEGAL CLS	553.12
					Total :	553.12
164285	8/24/2021	111377 DE NOVO PLANNING GROUP	3175	032-00092	PROFESSIONAL SERVICES - UHAUL RI	8,376.25
					Total :	8,376.25
164286	8/24/2021	312117 DEPARTMENT OF WATER & POWER	073021		LIGHT & POWER	65.39
					Total :	65.39
164287	8/24/2021	104343 DISCOUNT SCHOOL SUPPLY	W70942850101	331-00057	FCC PROGRAM SUPPLIES	503.00
					Total :	503.00
164288	8/24/2021	111452 DRAW TAP GIS, LLC	2021GAR-0008	032-00083	CONSULTANT SERVICES - PROCESS L	600.00
					Total :	600.00
164289	8/24/2021	109270 ELAN CITY, INC.	20-2177	024-00739	SOLAR RADAR SPEED SIGN	3,125.00
					Total :	3,125.00
164290	8/24/2021	107690 ENLIGHTENMENT CHILD, DEVELOPMENT CEI JULY 2021			CHILD CARE PROVIDER	8,561.00
					Total :	8,561.00
164291	8/24/2021	106459 ENTERPRISE FM TRUST	FBN4238633	023-01347	ENTERPRISE LEASE - JULY 2021 - PD	9,442.22
			FBN4239587	023-01347	ENTERPRISE LEASE - JULY 2021	6,248.55
			FBN4260817	023-01347	ENTERPRISE LEASE - AUGUST 2021	6,591.59
			FBN4260909	023-01347	ENTERPRISE LEASE - AUGUST 2021 - F	8,872.86
					Total :	31,155.22
164292	8/24/2021	107510 ESCALANTE, WENDY E.	JULY 2021		CHILD CARE PROVIDER	6,202.00
					Total :	6,202.00
164293	8/24/2021	109426 ESPINOSA, VANESSA	07/12-07/23/21		PROFESSIONAL SERVICES - CASE WC	1,512.00
			07/26-08/06/21		PROFESSIONAL SERVICES - CASE WC	1,680.00
					Total :	3,192.00
164294	8/24/2021	105650 EWING IRRIGATION PRODUCTS	14856392		PARK MAINT SUPPLIES	188.41
			14897383		PARK MAINT SUPPLIES	262.85
			14947788		PARK MAINT SUPPLIES	409.37
			14957192		PARK MAINT SUPPLIES	90.91

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164294	8/24/2021	105650 EWING IRRIGATION PRODUCTS	(Continued) 14957203		PARK MAINT SUPPLIES	29.84
					Total :	981.38
164295	8/24/2021	106129 FEDEX	7-452-06025		SHIPPING SERVICES	25.26
					Total :	25.26
164296	8/24/2021	103083 FIRST ADVANTAGE LNS OCC HEALTH, SOLUT	2504862107		DRUG TEST/ADMIN FEE	560.56
					Total :	560.56
164297	8/24/2021	106334 FLORENCE FILTER CORPORATION	0118781		TRAFFIC SIGNAL FILTERS	1,994.92
					Total :	1,994.92
164298	8/24/2021	107724 GARCIA, CLAUDIA CRISTINA	JULY 2021		CHILD CARE PROVIDER	10,958.00
					Total :	10,958.00
164299	8/24/2021	100391 GARCIA, JAMES	091021		ENTERTAINMENT SERVICES - LABOR I	250.00
					Total :	250.00
164300	8/24/2021	207133 GARCIA, NANCY C.	JULY 2021		CHILD CARE PROVIDER	8,791.00
					Total :	8,791.00
164301	8/24/2021	107030 GARDENA AUTO PARTS	138857 139434 139581 139699 139842 140154		SEWER PROGRAM SUPPLIES SEWER PROGRAM SUPPLIES PW AUTO PARTS PW AUTO PARTS PW AUTO PARTS PW AUTO PARTS	29.46 180.21 18.75 69.31 223.23 195.68
					Total :	716.64
164302	8/24/2021	107011 GARDENA VALLEY NEWS, INC.	00108686 00108767 00108948		NOTICE OF PUBLIC HEARING - CUP #4 SUMMARY OF ORDINANCE NO 1831 NOTICE OF PUBLIC HEARING - ZONE #	154.00 129.50 196.00
					Total :	479.50
164303	8/24/2021	619005 GAS COMPANY, THE	080621		CNG FUEL	1,044.69
					Total :	1,044.69

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164304	8/24/2021	106470 GILLIG LLC	40829202		GTRANS AUTO PARTS	34.29
			40829696		GTRANS AUTO PARTS	37.50
			40831080		GTRANS AUTO PARTS	175.30
					Total :	247.09
164305	8/24/2021	619004 GOLDEN STATE WATER CO.	082521		WATER	13,930.21
					Total :	13,930.21
164306	8/24/2021	107284 GOLDEN WEST COLLEGE	RBC165-11	035-01091	ENROLLMENT FEES - POLICE ACADEM	4,594.00
					Total :	4,594.00
164307	8/24/2021	102480 GOVERNMENTJOBS.COM, INC.	INV19389		JOB POSTING - ANNUAL SUBSCRIPTIO	1,719.90
			INV19906	020-00033	NEOGOV - SUBSCRIPTION RENEWAL	11,199.55
					Total :	12,919.45
164308	8/24/2021	107513 GRAINGER	9005072203		BUS FACILITY SUPPLIES	160.48
			9010472570		BUS FACILITY SUPPLIES	44.43
			9011990034		BUS FACILITY SUPPLIES	30.83
			9013958898		BUS FACILITY SUPPLIES	271.51
			9961183994		BUS FACILITY SUPPLIES	1,020.99
					Total :	1,528.24
164309	8/24/2021	110435 GUERRERO, ANGELICA	JULY 2021		CHILD CARE PROVIDER	7,068.00
					Total :	7,068.00
164310	8/24/2021	108607 HENDERSON-BATISTE, TANEKA	JULY 2021		CHILD CARE PROVIDER	6,094.00
					Total :	6,094.00
164311	8/24/2021	108434 HOME DEPOT CREDIT SERVICES	0053424		SIGNS/SIGNALS SUPPLIES	134.84
			0295243		GTRANS MAINT SUPPLIES	1,451.69
			1010752		GTRANS MAINT SUPPLIES	26.94
			3900741		BLDG MAINT SUPPLIES	-21.76
				S		
			4522894		REC PROGRAM SUPPLIES	123.28
			5302143		BLDG MAINT SUPPLIES	76.58
			6055128		GTRANS MAINT SUPPLIES	332.57
			8023753		BLDG MAINT SUPPLIES	36.32
			8513807		JAZZ FESTIVAL SUPPLIES	65.57

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164311	8/24/2021	108434 HOME DEPOT CREDIT SERVICES	(Continued) 8514478 8904339 9021698		SIGNS/SIGNALS SUPPLIES BLDG MAINT SUPPLIES SIGNS/SIGNALS SUPPLIES	43.02 21.79 71.89
Total :						2,362.73
164312	8/24/2021	108430 HOME PIPE & SUPPLY	F32402 F32484	024-00755 024-00755	BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES	2,647.77 2,332.14
Total :						4,979.91
164313	8/24/2021	100275 HONEYWELL	5256268330	024-00759	HVAC MAINTENANCE CONTRACT- JUL	26,037.80
Total :						26,037.80
164314	8/24/2021	106714 INTERSTATE BATTERIES OF, CALIFORNIA CO.	130098846 130099520 130099736 130099829 130099852 130099933		GTRANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS GTRANS AUTO PARTS	526.71 965.56 547.53 547.53 354.04 507.53
Total :						3,448.90
164315	8/24/2021	106714 INTERSTATE BATTERIES OF, CALIFORNIA CO.	130100122		GTRANS AUTO PARTS	547.53
Total :						547.53
164316	8/24/2021	108555 JALISCO TIRE & AUTO REPAIR	071721		(1) FLAT REPAIR	10.00
Total :						10.00
164317	8/24/2021	110010 JANEK CORPORATION, THE	110498 110534 110547		GTRANS SHOP SUPPLIES GTRANS SHOP SUPPLIES GTRANS SHOP SUPPLIES	882.00 1,262.63 694.58
Total :						2,839.21
164318	8/24/2021	107642 JAPANESE AUTOMOTIVE CENTER, INC.	0291541		2012 FORD F350 #1384709 SERVICE	490.78
Total :						490.78
164319	8/24/2021	105226 JEKAL FAMILY CHILD CARE	JULY 2021		CHILD CARE PROVIDER	7,913.00
Total :						7,913.00

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164320	8/24/2021	111517 KIRK'S AUTOMOTIVE INC.	1051851 1051908		GTRANS SHOP SUPPLIES GTRANS SHOP SUPPLIES	187.85 89.59
					Total :	277.44
164321	8/24/2021	111045 KJ SERVICES	2218		USED OIL PROGRAM EXPENSE - JUNE	3,517.46
					Total :	3,517.46
164322	8/24/2021	312655 L.A. COUNTY AUDITOR-CONTROLLER	2021/2022		LOCAL AGENCY FORMATION COMMIS	3,203.72
					Total :	3,203.72
164323	8/24/2021	112145 L.A. COUNTY FIRE DEPARTMENT	IN0349419		UNDERGROUND STORAGE TANK PRO	5,870.00
					Total :	5,870.00
164324	8/24/2021	104203 L.A. PAINT & BODY WORKS	74824		BODY REPAIR - 2017 HONDA CIVIC #15	1,564.91
					Total :	1,564.91
164325	8/24/2021	110783 LA COUNTY METRO TRANSPORTATION, AGEN	JUN21 MAY21		LA METRO TAP ADJUSTMENT - JUNE 21 LA METRO TAP ADJUSTMENT - MAY 20	1,247.85 1,245.60
					Total :	2,493.45
164326	8/24/2021	109939 LA UNIFORMS & TAILORING	9096 9121 9122 9157 9157- 9311 9312 9508 9510 9551		PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES	44.04 188.14 199.11 652.07 657.59 733.38 733.38 652.07 652.07 547.61
					Total :	5,059.46
164327	8/24/2021	112015 LACERDA, DALVANICE	JULY 2021		CHILD CARE PROVIDER	8,649.00
					Total :	8,649.00
164328	8/24/2021	110257 LAPENNA-HUDA, ELISABETTA	0272 0275 0282	037-09997 037-09997 037-09997	EXECUTIVE COACHING - GTRANS EXECUTIVE COACHING - GTRANS LEADERSHIP PROGRAM - GTRANS	500.00 300.00 8,333.33

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164328	8/24/2021	110257 110257 LAPENNA-HUDA, ELISABETTA	(Continued)		Total :	9,133.33
164329	8/24/2021	105874 LAWSON PRODUCTS, INC.	9308641343		BUS SHOP SUPPLIES	6.62
			9308641344		BUS SHOP SUPPLIES	3.31
			9308664265		BUS SHOP SUPPLIES	10.25
					Total :	20.18
164330	8/24/2021	110777 LEARN N PLAY FAMILY DAYCARE	JULY 2021		CHILD CARE PROVIDER	5,870.00
					Total :	5,870.00
164331	8/24/2021	108237 LEO WEB PROTECT	3195	020-00036	INTERNET PRIVACY SERVICE SUBSCR	4,999.95
					Total :	4,999.95
164332	8/24/2021	108023 LEXIPOL LLC	INVLEX3291	035-01096	JAIL POLICY MANUAL UPDATE SUBSC	3,791.00
					Total :	3,791.00
164333	8/24/2021	102376 LEXISNEXIS RISK SOLUTIONS	1328345-20210731		MONTHLY SUBSCRIPTION FEE	1,520.16
					Total :	1,520.16
164334	8/24/2021	102233 LITTLE PEOPLE DAY CARE	JULY 2021		CHILD CARE PROVIDER	5,830.00
					Total :	5,830.00
164335	8/24/2021	108807 LOCKE LORD LLP	1662497		LEGAL SERVICES	720.00
					Total :	720.00
164336	8/24/2021	109563 LUCKY LADY CASINO	850000119		ECONOMIC ASSISTANCE - JULY 2021	57,560.16
					Total :	57,560.16
164337	8/24/2021	112615 LU'S LIGHTHOUSE, INC.	01200118		GTRANS SHOP SUPPLIES	29.77
			01200549		GTRANS SHOP SUPPLIES	29.77
			01200953		GTRANS SHOP SUPPLIES	46.40
			01201266		GTRANS SHOP SUPPLIES	94.26
					Total :	200.20
164338	8/24/2021	113301 M & K METAL CO.	274381		BLDG MAINT SUPPLIES	449.03
					Total :	449.03
164339	8/24/2021	105082 MAJESTIC LIGHTING, INC.	ML80802		GTRANS MAINT SUPPLIES	274.52

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164339	8/24/2021	105082 105082 MAJESTIC LIGHTING, INC.	(Continued)		Total :	274.52
164340	8/24/2021	113036 MANERI SIGN CO., INC.	40010460		SIGN - 24"X24" "DROP OFF ZONE"	318.04
					Total :	318.04
164341	8/24/2021	813030 MANNING & KASS	715879		LEGAL SERVICES	9,745.27
			715881		LEGAL SERVICES	132.00
					Total :	9,877.27
164342	8/24/2021	107951 MARK HANDLER & ASSOCIATES	JULY 2021	032-00095	BUILDING INSPECTION SERVICES	20,100.00
					Total :	20,100.00
164343	8/24/2021	107644 MARTINEZ, CHERYL NAOMI	JULY 2021		CHILD CARE PROVIDER	6,787.00
					Total :	6,787.00
164344	8/24/2021	104773 MARTINEZ, KAMBY	JULY 2021		CHILD CARE PROVIDER	8,560.00
					Total :	8,560.00
164345	8/24/2021	113046 MARX BROS. FIRE EXTINGUISHER, CO., INC.	P30476		FIRE EXTINGUISHER SERVICE - PW	305.00
					Total :	305.00
164346	8/24/2021	113064 MCMASTER-CARR SUPPLY COMPANY	61634962	F	GTRANS SHOP SUPPLIES	-53.70
			62590645		GTRANS SHOP SUPPLIES	233.05
					Total :	179.35
164347	8/24/2021	108699 MEZIERE ENTERPRISES INC.	79231		ELECTRIC WATER PUMP	631.00
					Total :	631.00
164348	8/24/2021	110206 MICHELIN NORTH AMERICA, INC.	DA0046432814	037-09969	GTRANS' BUS TIRE LEASE SERVICES -	4,735.50
					Total :	4,735.50
164349	8/24/2021	111604 MICRO ELECTRONICS, INC	11359416	023-01321	COMPUTER REPLACEMENT PARTS	2,356.11
			11375313	023-01343	COMPUTER REPLACEMENT PARTS	4,770.06
			11395751	023-01348	COMPUTER REPLACEMENT PARTS	4,469.59
			11415644		COMPUTER REPLACEMENT PARTS	823.09
					Total :	12,418.85

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164350	8/24/2021	111812 MICROBE DEFENSE, INC	153		REC PROGRAM SUPPLIES	1,051.20
					Total :	1,051.20
164351	8/24/2021	110945 MINAGAR & ASSOCIATES, INC	879	024-00756	CONSULTANT SERVICES - CROSSING :	2,000.00
					Total :	2,000.00
164352	8/24/2021	107505 MOUSER ELECTRONICS, INC.	62799885		GTRANS AUTO SUPPLIES	273.42
					Total :	273.42
164353	8/24/2021	113605 MUTUAL LIQUID GAS & EQUIPMENT, CO., INC	22128		SERVICE AGREEMENT PLAN	135.00
			544962		PROPANE GAS	404.82
					Total :	539.82
164354	8/24/2021	105204 NEW PIG CORPORATION	4935002		BUS SUPPLIES	1,145.64
					Total :	1,145.64
164355	8/24/2021	110575 OCCUPATIONAL HEALTH CENTERS, OF CALIF	72147120		RANDOM BAT & EMPLOYMENT PHYSIC	758.00
					Total :	758.00
164356	8/24/2021	115168 OFFICE DEPOT	183740608		BUS OFFICE SUPPLIES	89.04
			183775577		PD OFFICE SUPPLIES	474.04
			183778074		PD OFFICE SUPPLIES	149.93
			185844230		PD OFFICE SUPPLIES	135.42
			185846599		PD OFFICE SUPPLIES	76.94
			185914933		PD OFFICE SUPPLIES	159.59
			185937838		PD OFFICE SUPPLIES	45.19
			186196127		PD OFFICE SUPPLIES	107.44
			186393496-001		CD OFFICE SUPPLIES	96.04
			186739301-001		REC OFFICE SUPPLIES	124.26
			186950843		CM OFFICE SUPPLIES	39.44
					Total :	1,497.33
164357	8/24/2021	111358 O'REILLY AUTO PARTS	143230		GTRANS AUTO PARTS	704.28
			143614		STREET SWEEPER SUPPLIES	45.49
			144518		PW AUTO PARTS	206.42
			145666		GTRANS AUTO PARTS	153.45
			147135		PW AUTO PARTS	125.55
			3071-138215		CREDIT TO ACCOUNT	-41.90

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164357	8/24/2021	111358 111358 O'REILLY AUTO PARTS	(Continued)		Total :	1,193.29
164358	8/24/2021	115810 ORKIN PEST CONTROL	212647717		PEST CONTROL - ACCT #27336703	237.00
			215306462		PEST CONTROL - ACCT #27336703~	192.00
			218921241		PEST CONTROL - ACCT #27336703	237.00
					Total :	666.00
164359	8/24/2021	109890 OWUSU FAMILY CHILD CARE	JULY 2021		CHILD CARE PROVIDER	7,748.00
					Total :	7,748.00
164360	8/24/2021	111811 PALOS VERDES ENGINEERING CORP	38221		COMMUNITY PROJECT 2021 - 2501 W.	1,500.00
					Total :	1,500.00
164361	8/24/2021	108977 PAPE MATERIAL HANDLING, INC	8612643		PW AUTO PARTS	267.16
					Total :	267.16
164362	8/24/2021	110403 PENN RECORDS MANAGEMENT	0124895		OFF-SITE STORAGE SERVICES - JULY	54.25
					Total :	54.25
164363	8/24/2021	307101 PETTY CASH FUND	07/23-08/13/21		REPLENISH PETTY CASH	434.59
					Total :	434.59
164364	8/24/2021	105574 PINNACLE PETROLEUM, INC.	0253002	037-10038	87 OCTANE REGULAR UNLEADED CAR	30,202.28
			0254421	037-10038	87 OCTANE REGULAR UNLEADED CAR	30,578.26
					Total :	60,780.54
164365	8/24/2021	105574 PINNACLE PETROLEUM, INC.	0251715	024-00761	87 OCTANE REGULAR UNLEADED CAR	24,217.46
			0251716	024-00761	ULTRA LOW SULFAR CARB RENEWABL	1,569.22
			0255256	037-09960	87 OCTANE REGULAR UNLEADED CAR	3,122.40
			0255257	037-10038	87 OCTANE REGULAR UNLEADED CAR	486.55
			0255258	024-00681	87 OCTANE REGULAR UNLEADED CAR	361.20
			0255259	024-00761	87 OCTANE REGULAR UNLEADED CAR	194.82
					Total :	29,951.65
164366	8/24/2021	116225 PLUMBERS DEPOT, INC.	PD-48600		SEWER PROGRAM SUPPLIES	100.83
					Total :	100.83
164367	8/24/2021	101958 PROFORCE LAW ENFORCEMENT	452068	035-01093	PD TACTICAL EQUIPMENT	4,108.44

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164367	8/24/2021	101958 101958 PROFORCE LAW ENFORCEMENT	(Continued)		Total :	4,108.44
164368	8/24/2021	102677 PROVIDENCE HEALTH & SERVICES	1010125 07/05/21 600000283 08/05/21		SART EXAM PRE-EMPLOYMENT PHYSICAL EXAMS	900.00 360.00
					Total :	1,260.00
164369	8/24/2021	106092 PRUDENTIAL OVERALL SUPPLY	41033716 42622974 42646064 42648256 42649906 42649907 42649908		CUSTODIAL SUPPLIES UNIFORM & SUPPLY RENTAL UNIFORM & SUPPLY RENTAL UNIFORM & SUPPLY RENTAL UNIFORM & SUPPLY RENTAL UNIFORM & SUPPLY RENTAL SUPPLY RENTAL - MATS - GTRANS	545.37 281.50 285.80 285.80 148.94 47.16 50.10
					Total :	1,644.67
164370	8/24/2021	104868 PYRO-COMM SYSTEMS, INC.	170943		FIRE ALARM SERVICE LABOR - BLDG /	310.00
					Total :	310.00
164371	8/24/2021	110376 QUIROZ, ABIGAIL	081721		WELLNESS STIPEND REIMBURSEMENT	500.00
					Total :	500.00
164372	8/24/2021	100147 RCI IMAGE SYSTEMS	76767 76774		MICROFICHE SCANNING - 2025 W 144S MICROFICHE SCANNING - 2501 W ROSE	55.13 86.31
					Total :	141.44
164373	8/24/2021	103072 REACH	0821694		EAP SERVICES/REACHLINE NEWSLETTER	902.00
					Total :	902.00
164374	8/24/2021	118142 REFRIGERATION SUPPLIES, DISTRIBUTOR	48438626-00		BLDG MAINT SUPPLIES	70.63
					Total :	70.63
164375	8/24/2021	111792 RENTERIA, ROBERTO	100	035-01090	PD BUILDING IMPROVEMENT	2,940.00
					Total :	2,940.00
164376	8/24/2021	104095 RHOMAR INDUSTRIES, INC.	99497		STREET MAINT SUPPLIES	443.27
					Total :	443.27
164377	8/24/2021	118476 RICOH USA, INC.	35464940		PD COPIER LEASE CHARGES	75.79

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164377	8/24/2021	118476 118476 RICOH USA, INC.	(Continued)		Total :	75.79
164378	8/24/2021	111815 RODERICK D JONES FOUNDATION	081621		COMMUNITY PROMOTIONS ~	10,000.00
					Total :	10,000.00
164379	8/24/2021	104092 ROSE MUFFLER & BRAKE SERVICE	039858		2007 FORD F-250 #1106747 CATALYTIC	220.00
					Total :	220.00
164380	8/24/2021	110205 ROSS & BARUZZINI, INC.	44710	037-09901	CONSULTING SERVICES FOR MACRO	2,182.22
			44908	037-09901	CONSULTING SERVICES FOR MACRO	1,454.82
			45657	037-09901	CONSULTING SERVICES FOR MACRO	4,364.45
					Total :	8,001.49
164381	8/24/2021	107958 RUVALCABA, HUMBERTO	072921		REIMBURSEMENT - K9 SCHOOL SUPPLI	650.68
					Total :	650.68
164382	8/24/2021	119126 S.B.R.P.C.A.	04040	035-01094	PD VEHICLE BUILD OUT	16,148.07
			04041	035-01094	PD VEHICLE BUILD OUT	17,040.20
					Total :	33,188.27
164383	8/24/2021	119126 S.B.R.P.C.A.	04036	035-01094	PD VEHICLE BUILD OUT	15,749.68
			04037	035-01094	PD VEHICLE BUILD OUT	10,675.07
			04038	035-01094	PD VEHICLE BUILD OUT	15,749.68
			04039	035-01094	PD VEHICLE BUILD OUT	16,178.04
					Total :	58,352.47
164384	8/24/2021	119022 SAFE MART OF SOUTHERN, CALIFORNIA, INC	91845		BLDG MAINT SUPPLIES	304.27
			92797		PD PROGRAM SUPPLIES	55.00
			92807		BLDG MAINT SUPPLIES	85.72
			92834		BLDG MAINT SUPPLIES	37.50
					Total :	482.49
164385	8/24/2021	108654 SECTRAN SECURITY INC.	21080696		ARMORED TRANSPORTATION SERVICE	189.23
					Total :	189.23
164386	8/24/2021	111810 SHACK, MARQUEITTA	21-18PW		SETTLEMENT - S.MARQUEUITTA V. GARI	750.00
					Total :	750.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164387	8/24/2021	107006 SHAMROCK COMPANIES	2519747		PARK MAINT SUPPLIES	283.87
					Total :	283.87
164388	8/24/2021	106050 SHEHATA, AMY	JULY 2021		CHILD CARE PROVIDER	7,616.00
					Total :	7,616.00
164389	8/24/2021	119233 SHERWIN-WILLIAMS CO.	9582-0		JAZZ FESTIVAL SUPPLIES	263.98
					Total :	263.98
164390	8/24/2021	109918 SHIGE'S FOREIGN CAR SERVICE	8088673 8088685		2002 FORD E-350 #1147695 SERVICE & 2018 FORD INTRCPTR #1555072 SERVI	317.96 513.43
					Total :	831.39
164391	8/24/2021	101649 SILVIA ESPINOZA FAMILY CHILD, CARE	JULY 2021		CHILD CARE PROVIDER	2,952.00
					Total :	2,952.00
164392	8/24/2021	104238 SIMONELL, MARY	081021		MEDICAL REIMBURSEMENT	600.00
					Total :	600.00
164393	8/24/2021	119378 SMARDAN SUPPLY CO.	S3706297.001		BLDG MAINT SUPPLIES	1,345.94
					Total :	1,345.94
164394	8/24/2021	119361 SMART & FINAL IRIS CO.	24701 8802		SR BUREAU PROGRAM SUPPLIES BACK 2 SCHOOL PROGRAM SUPPLIES	75.54 110.89
					Total :	186.43
164395	8/24/2021	109531 SMILLIN, MAGE	JULY 2021		CHILD CARE PROVIDER	9,736.00
					Total :	9,736.00
164396	8/24/2021	119202 SOUTH BAY DOCUMENT DESTRUCTION, INC	80636		DOCUMENT DESTRUCTION 08/02/21	100.00
					Total :	100.00
164397	8/24/2021	119447 SOUTH BAY FORD	344027 344065 344211 344519		PW AUTO PARTS PW AUTO PARTS PW AUTO PARTS PW AUTO PARTS	302.97 154.35 198.52 308.70
					Total :	964.54

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164398	8/24/2021	119375 SOUTH COAST AIR QUALITY, MANAGEMENT I	3847808		RULE 461 - LIQUID FUEL DISPENSING	260.22
					Total :	260.22
164399	8/24/2021	103202 SOUTHERN COUNTIES LUBRICANTS, LLC	149585		OLYMPUS RED AF 50/50	1,990.73
					Total :	1,990.73
164400	8/24/2021	108238 SPARKLETTS	15638236 061821		DRINKING WATER FILTRATION SYSTEM	131.00
					Total :	131.00
164401	8/24/2021	111778 SPCALA	2021-0731	032-00091	ANIMAL SHELTER SERVICES	3,810.00
					Total :	3,810.00
164402	8/24/2021	109067 SPEAKWRITE	ac65cc96		TRANSCRIPTION SERVICES - JULY 202	111.08
					Total :	111.08
164403	8/24/2021	104126 SPECTRUM SOLUTIONS	0027122081121		CABLE & BACKUP INTERNET SERVICE	4,031.80
					Total :	4,031.80
164404	8/24/2021	119594 STANLEY PEST CONTROL	COG 0721 COG 0721-1		PEST CONTROL SERVICE - 1670 W 162	654.00
					PEST CONTROL SERVICE - 2320 W 149	117.00
					Total :	771.00
164405	8/24/2021	109892 STANTEC CONSULTING SERVICES	1815967	037-10002	GTRANS DISPATCH AREA MODIFICATIO	6,777.13
					Total :	6,777.13
164406	8/24/2021	119010 STAPLES ADVANTAGE	3482392109		PW OFFICE SUPPLIES	72.49
					Total :	72.49
164407	8/24/2021	110877 TAYLORING MINDS FAMILY CHILD, CARE	JULY 2021		CHILD CARE PROVIDER	3,114.00
					Total :	3,114.00
164408	8/24/2021	109775 TOMS TRUCK CENTER NORTH COUNTY	1236036 1236880		GTRANS AUTO PARTS	975.53
					GTRANS AUTO PARTS	10.34
					Total :	985.87
164409	8/24/2021	108863 TRACKIT LLC	2314la	037-10043	TRACKIT MANAGER SOFTWARE SYSTI	12,360.00
					Total :	12,360.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164410	8/24/2021	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	CRESPO 07/22/21 CRESPO 7/22/21 KWAK 07/22/21 LEWIS 07/22/21 PYNN 07/22/21 SANTOS 07/22/21 SANTOS 7/22/21		CAL CARD STATEMENT 06/23-/07/22/21 CAL CARD STATEMENT 06/23-07/22/21 CAL CARD STATEMENT 06/23-07/22/21 CAL CARD STATEMENT 06/23-07/22/21 CAL CARD STATEMENT 06/23-07/22/21 CAL CARD STATEMENT 06/23-07/22/21 CAL CARD STATEMENT 06/23-07/22/21	460.18 66.03 118.46 1,406.10 179.97 134.44 575.00
Total :						2,940.18
164411	8/24/2021	109220 U.S. BANK EQUIPMENT FINANCE	449392455		RICOH MPC4503 COPIER LEASE - CD	163.40
Total :						163.40
164412	8/24/2021	104692 ULINE	136584450 136641029		BUS SHOP SUPPLIES BUS SHOP SUPPLIES	139.47 463.53
Total :						603.00
164413	8/24/2021	121275 UNDERGROUND SERVICE ALERT, OF SC	720210290 dsb20203714		NEW TICKETS STATE REGULATORY COSTS - BILLABL	99.10 55.38
Total :						154.48
164414	8/24/2021	106754 URBAN RESTORATION GROUP US, INC.	00029798		STREET MAINT SUPPLIES	481.00
Total :						481.00
164415	8/24/2021	105549 VALDEZ, MATILDE	JULY 2021		CHILD CARE PROVIDER	10,265.00
Total :						10,265.00
164416	8/24/2021	122050 VERIZON WIRELESS	988431021		CITYWIDE CELL PHONE SERVICE	525.16
Total :						525.16
164417	8/24/2021	104139 VERONICA TAM & ASSOCIATES, INC	2800 CREDIT	032-00084	CONSULTANT SERVICES - HOUSING EI CONSULTANT SERVICES - HOUSING EI	3,649.00 -2,388.00
Total :						1,261.00
164418	8/24/2021	108353 WALTERS WHOLESALE ELECTRIC CO	S118508113.001 S118523128.001		SIGNS/SIGNALS MAINT SUPPLIES SIGNS/SIGNALS MAINT SUPPLIES	138.93 105.84
Total :						244.77
164419	8/24/2021	101903 WATER TECHNIQUES	78399		DRINKING WATER SYSTEM RENTAL	45.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164419	8/24/2021	101903 101903 WATER TECHNIQUES	(Continued)			Total : 45.00
164420	8/24/2021	104107 WAXIE SANITARY SUPPLY	80034979A 80178619	037-10008	BUS WASH SUPPLIES BUS WASH SUPPLIES	217,426.66 351.92
					Total :	217,778.58
164421	8/24/2021	108710 WINCHESTER SYSTEMS	11000638	035-01097	CONTRACT RENEWAL - VIDEO POLICIA	6,942.78
					Total :	6,942.78
164422	8/24/2021	107051 ZAVALITA, MARITZA	JULY 2021		CHILD CARE PROVIDER	3,473.00
					Total :	3,473.00
164423	8/24/2021	110554 ZENDESK, INC.	INV07343319	023-01342	IT SUPPORT SUBSCRIPTION RENEWAL	6,132.00
					Total :	6,132.00
192 Vouchers for bank code : usb						Bank total : 1,777,385.07
192 Vouchers in this report						Total vouchers : 1,777,385.07

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

By: _____



Chief Fiscal Officer

This is to certify that the claims or demands covered by checks listed on pages 1 to 20 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:

_____	08/24/2021
Mayor	Date

_____	_____
Councilmember	Date

_____	_____
Councilmember	Date

Acknowledged:

_____	_____
Councilmember	Date

_____	_____
Councilmember	Date

MEMORANDUM

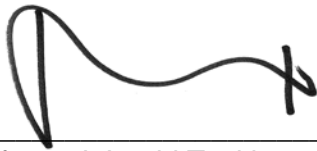
TO: Honorable Mayor and City Council
FROM: City Treasurer's Department
DATE: September 9, 2021
SUBJECT: WARRANT REGISTER
PAYROLL REGISTER

September 14, 2021 TOTAL WARRANTS ISSUED: \$2,543,511.03

Wire Transfer: 12050-12053
Prepay: 164424-164434
Check Numbers: 164435-164593
Checks Voided:

Total Pages of Register: 21

August 27, 2021 TOTAL PAYROLL ISSUED: \$1,896,418.86
September 10, 2021 TOTAL PAYROLL ISSUED: \$1,714,409.79



for J. Ingrid Tsukiyama, City Treasurer

cc: City Clerk

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
12050	8/19/2021	104058 ADMINISURE INC.	081721		WORKERS' COMP CLAIMS	36,754.09
					Total :	36,754.09
12051	8/23/2021	321408 U.S. POSTAL SERVICE	081821		TMX #259234 REPLENISH POSTAGE MI	6,000.00
					Total :	6,000.00
12052	8/25/2021	104058 ADMINISURE INC.	81721		WORKERS' COMP CLAIMS	35,019.72
					Total :	35,019.72
12053	8/31/2021	104058 ADMINISURE INC.	083021		WORKERS' COMP CLAIMS	44,184.94
					Total :	44,184.94
164424	8/23/2021	101037 MICHAEL PICK INTERNATIONAL, INC	082221-BALANCE		JAZZ FESTIVAL - ENTERTAINMENT SEF	5,750.00
					Total :	5,750.00
164425	8/23/2021	111794 AGENCY FOR THE PERFORMING ARTS	082221	034-00483	JAZZ FESTIVAL - ENTERTAINMENT SEF	12,500.00
					Total :	12,500.00
164426	8/23/2021	111807 DARYNN DEAN MUSIC LLC	082221	034-00484	JAZZ FESTIVAL - ENTERTAINMENT SEF	5,000.00
					Total :	5,000.00
164427	8/23/2021	109726 G SECURITY SERVICES PPO	GJF73021.1 BAL	034-00482	SECURITY SERVICES - JAZZ FESTIVAL	8,292.00
					Total :	8,292.00
164428	8/23/2021	104572 HUDSON AUDIO WORKS	11006/07/11	034-00489	JAZZ FESTIVAL - STAGE/SOUND SERVI	28,394.00
					Total :	28,394.00
164429	8/24/2021	111827 SERRATO, JOSE M	082021		TENANT RELOCATION - 16010 HARVAR	2,350.00
					Total :	2,350.00
164430	8/24/2021	111827 SERRATO, JOSE M	82021		TENANT RELOCATION - 16010 HARVAR	2,215.00
					Total :	2,215.00
164431	8/25/2021	111785 NOBEL SYSTEMS, INC	15135	024-00750	GEOGRAPHIC INFORMATION SYSTEM	20,000.00
					Total :	20,000.00
164432	9/1/2021	101195 WASTE RESOURCES GARDENA	082521		WASTE COLLECTION	251,874.19

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164432	9/1/2021	101195 101195 WASTE RESOURCES GARDENA	(Continued)			
					Total :	251,874.19
164433	9/1/2021	106110 ADVANCED BENEFIT SOLUTIONS, LLC	SEPTEMBER 2021		HEALTH, DENTAL, & LIFE INSURANCE	106,191.14
					Total :	106,191.14
164434	9/1/2021	111016 KAISER FOUNDATION HEALTH PLAN	SEPTEMBER 2021		HEALTH INSURANCE	273,165.38
					Total :	273,165.38
164435	9/14/2021	107751 A-A BACKFLOW TESTING &, MAINTENANCE	76165		CERTIFIED TESTING OF (4) BACKFLOW	236.00
					Total :	236.00
164436	9/14/2021	106086 ABC COMPANIES	3231119		GTRANS PARTS SUPPLIES	66.15
			323112		GTRANS PARTS SUPPLIES	229.71
					Total :	295.86
164437	9/14/2021	109073 ADAMS ASHBY GROUP	3360	023-01352	MONITORING SERVICES - SPRING PAF	4,500.00
			3743	023-01352	MONITORING SERVICES - SPRING PAF	4,500.00
					Total :	9,000.00
164438	9/14/2021	104058 ADMINISURE INC.	14401	023-01345	WORKERS' COMP CLAIMS ADMINISTR	11,680.00
					Total :	11,680.00
164439	9/14/2021	101748 AFTERMARKET PARTS COMPANY LLC, THE	82461332		GTRANS AUTO PARTS	97.60
			82462261		GTRANS AUTO PARTS	215.30
			82463268		GTRANS AUTO PARTS	1,556.46
			82469405	037-10048	GTRANS AUTO PARTS	56.80
			82469536	037-10048	GTRANS AUTO PARTS	1,731.33
			82469784	037-10048	GTRANS AUTO PARTS	52.94
					Total :	3,710.43
164440	9/14/2021	100925 AMERICAN MOVING PARTS	01A123112		GTRANS AUTO PARTS	358.40
					Total :	358.40
164441	9/14/2021	111364 AMERICAN UNIFORMS, INC.	120		BUS UNIFORM SUPPLIES	330.73
			121		BUS UNIFORM SUPPLIES	77.16
			122		BUS UNIFORM SUPPLIES	77.16
			131		BUS UNIFORM SUPPLIES	496.09

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164441	9/14/2021	111364 111364 AMERICAN UNIFORMS, INC.	(Continued)		Total :	981.14
164442	9/14/2021	110028 ANSER ADVISORY MANAGEMENT LLC	1823	037-10036	PROJECT MANAGEMENT SUPPORT- EI	2,320.00
			1915	037-10036	PROJECT MANAGEMENT SUPPORT- EI	2,778.87
					Total :	5,098.87
164443	9/14/2021	101628 AQUA-FLO SUPPLY	1790402		PARK MAINT SUPPLIES	18.24
			1794417		PARK MAINT SUPPLIESQ	41.45
					Total :	59.69
164444	9/14/2021	101459 ASBURY ENVIRONMENTAL SERVICES	I500-00734219		USED OIL SERVICE CHARGE	95.00
					Total :	95.00
164445	9/14/2021	104687 AT&T	16804731		TELEPHONE	394.20
			16901442		TELEPHONE	331.83
			16901443		TELEPHONE	394.55
			16901753		TELEPHONE	11,619.81
			16904562		TELEPHONE	663.95
			16929407		TELEPHONE	33.78
			16929408		TELEPHONE	86.41
			16929422		TELEPHONE	33.78
			16929430		TELEPHONE	33.78
			16929431		TELEPHONE	87.52
					Total :	13,679.61
164446	9/14/2021	111170 AT&T FIRSTNET	287290395417X071021		PD CELL PHONE ACCT #287290395417	448.96
			287290885074X081021		CITYWIDE CELL PHONE ACCT #287290	2,532.81
			287293416290X081021		PD CELL PHONE ACCT #287293416290	2,574.30
			287295242065X081021		PD CELL PHONE ACCT #287295242065	466.84
			287298156560X081021		COVID-19 FIRSTNET COMMUNICATION	1,725.03
			287303490376X081021		BUS CELL PHONE ACCT #28730349037	7.39
					Total :	7,755.33
164447	9/14/2021	100474 AT&T LONG DISTANCE	081221		TELEPHONE	42.15
					Total :	42.15
164448	9/14/2021	100964 AT&T MOBILITY	287275680401X080121		PD CELL PHONE ACCT #287275680401	170.38
			828667974X08162021		CM CELL PHONE ACCT #828667974	96.46

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164448	9/14/2021	100964 AT&T MOBILITY	(Continued) 835577878X08012021		PD CELL PHONE ACCT #835577878	650.07
					Total :	916.91
164449	9/14/2021	108383 ATKINSON, ANDELSON, LOYA, RUDD & ROMC 626971			PROFESSIONAL SERVICES	5,497.11
					Total :	5,497.11
164450	9/14/2021	102880 AUTOPLEX, INC.	13067		2020 FORD INTRCPTR #1591741 OIL &	49.45
					Total :	49.45
164451	9/14/2021	110686 AZTECH ELEVATOR COMPANY	AZ16901	037-10040	ELEVATOR MAINTENANCE - GTRANS A	285.00
			AZ16920	024-00757	ELEVATOR MAINTENANCE - CITY HALL	100.00
			AZ16947	024-00757	ELEVATOR MAINTENANCE - NCC	285.00
			AZ16948	024-00757	ELEVATOR MAINTENANCE - PW	285.00
			AZ16949	024-00757	ELEVATOR MAINTENANCE - NCC	100.00
					Total :	1,055.00
164452	9/14/2021	109232 B & B JANITORIAL SERVICE	082221	034-00487	JAZZ FESTIVAL - JANITORIAL SERVICE	2,411.50
					Total :	2,411.50
164453	9/14/2021	111481 BATEMAN COMMUNITY LIVING, LLC	INV4650006412	034-00480	SENIOR FEEDING PROGRAM	11,507.16
			INV4650006445	034-00480	SENIOR FEEDING PROGRAM	11,618.88
			INV4650006485	034-00480	SENIOR FEEDING PROGRAM	11,535.09
					Total :	34,661.13
164454	9/14/2021	102035 BD WHITE TOP SOIL CO., INC.	85458		PARK MAINT SUPPLIES	86.23
					Total :	86.23
164455	9/14/2021	104302 BEE N' WASP NEST REMOVAL, SERVICE, LLC 537032			HONEY BEE NEST REMOVAL - 1200 W	95.00
					Total :	95.00
164456	9/14/2021	102135 BEHREND'S, KENT	049	023-01346	IT NETWORK SUPPORT	3,400.00
					Total :	3,400.00
164457	9/14/2021	107747 BENGAR PRODUCTIONS	6812		PRINTING - COG CAMP LOGO ON DRI-I	1,145.00
			6847		JAZZ FESTIVAL STAFF SHIRTS	1,220.00
					Total :	2,365.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164458	9/14/2021	109749 BEVERLY BOY PRODUCTIONS, INC	111143	034-00488	VIDEOGRAPHER SERVICES - JAZZ FES	3,250.00
					Total :	3,250.00
164459	9/14/2021	102115 BGH INTERPRETING SERVICES	40535		INTERPRETING SERVICES	685.00
					Total :	685.00
164460	9/14/2021	111751 BLACK AND WHITE EMERGENCY VEH.	4006		PD VEHICLE SUPPLIES	329.20
					Total :	329.20
164461	9/14/2021	102331 BLUE DIAMOND MATERIALS	2375732		STREET MAINT SUPPLIES	84.44
					Total :	84.44
164462	9/14/2021	109377 BOB BARKER COMPANY, INC.	INV1654694		JAIL PROGRAM SUPPLIES	44.40
					Total :	44.40
164463	9/14/2021	102383 BROCK, DAVID	082321		REFUND - LOAN #002 PAID OFF ~	427.24
			09/13-09/17		TRAINING - COMMAND COLLEGE 1: DE	250.00
					Total :	677.24
164464	9/14/2021	105991 BURRO CANYON ENT., INC.	2475		RANGE FEES 08/10/21	90.00
					Total :	90.00
164465	9/14/2021	103383 CALPORTLAND	95145519		STREET MAINT SUPPLIES	1,030.96
			95155707		STREET MAINT SUPPLIES	988.56
					Total :	2,019.52
164466	9/14/2021	110313 CALTIP	94-2021-AUG	037-10031	CAPTIP FY22 INSURANCE	7,680.54
					Total :	7,680.54
164467	9/14/2021	105122 CERDA, TASHA	090221		REFUND - GARDENA DODGER DAY PAI	25.00
					Total :	25.00
164468	9/14/2021	110605 CHANDLER ASSET MANAGEMENT	2108GARDENA	013-00029	INVESTMENT MGMT SERVICES - AUGL	1,376.61
					Total :	1,376.61
164469	9/14/2021	110719 CHARGEPOINT	IN108677		CHARGING STATION ANNUAL MAINTEN	438.00
					Total :	438.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164470	9/14/2021	303113 CITY OF TORRANCE	2022-00152481	024-00763	TRAFFIC SIGNAL MAINTENANCE - WEST	8,365.56
					Total :	8,365.56
164471	9/14/2021	111416 COLANTUONO, HIGHSMITH &, WHATLEY, PC	48792		LEGAL SERVICES	793.59
					Total :	793.59
164472	9/14/2021	102895 CONSOLIDATED DESIGN WEST	0405401		JAZZ FESTIVAL STAGE BANNERS	1,182.68
					Total :	1,182.68
164473	9/14/2021	102388 COPYLAND, INC.	76080	037-10047	GTRANS 18"X24" FOAM BOARD	78.17
					Total :	78.17
164474	9/14/2021	104543 COUNTY OF LOS ANGELES	IN0952681 IN0959888 IN0959889		PUBLIC HEALTH FEE - PRIMM MEMORIAL PUBLIC HEALTH FEE - BELL MEMORIAL PUBLIC HEALTH FEE - ROWLEY PARK	274.00 274.00 274.00
					Total :	822.00
164475	9/14/2021	104152 CREATIVE BUS SALES, INC.	11029853		COVID-19 EMERGENCY SUPPLIES	1,364.34
					Total :	1,364.34
164476	9/14/2021	103512 CRENSHAW LUMBER CO.	25836		STREET MAINT SUPPLIES	91.07
					Total :	91.07
164477	9/14/2021	103353 CRM COMPANY, LLC.	LA18556		SCRAP TIRE DISPOSAL FEE	59.50
					Total :	59.50
164478	9/14/2021	104736 D&R OFFICE WORKS, INC.	0121751 0121815	024-00748	PW OFFICE SUPPLIES PUBLIC WORKS LOBBY IMPROVEMENT	1,738.64 655.93
					Total :	2,394.57
164479	9/14/2021	111820 DAVIS, TRENTON	CIT #355127184		REFUND - OVERPAID PARKING CITATION	94.00
					Total :	94.00
164480	9/14/2021	303459 DEPARTMENT OF JUSTICE	523746		FINGERPRINT APPS - JULY 2021	3,008.00
					Total :	3,008.00
164481	9/14/2021	303377 DEPARTMENT OF TRANSPORTATION	SL220146		SIGNALS & LIGHTING - ARTESIA BLVD	893.71

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164481	9/14/2021	303377 303377 DEPARTMENT OF TRANSPORTATION	(Continued)			Total : 893.71
164482	9/14/2021	312117 DEPARTMENT OF WATER & POWER	082321		LIGHT & POWER	97.54
					Total :	97.54
164483	9/14/2021	105418 EMPIRE CLEANING SUPPLY	S4638128.003		PPE COVID-19 EMERGENCY SUPPLIES	-539.79
			S4791258		CUSTODIAL SUPPLIES	489.68
			S4791266		CUSTODIAL SUPPLIES	16.40
			S4796192		CUSTODIAL SUPPLIES	947.94
			S4815844		CUSTODIAL/COVID-19 SUPPLIES	2,061.63
					Total :	2,975.86
164484	9/14/2021	105392 ENTENMANN-ROVIN COMPANY	0160585		PD UNIFORM SUPPLIES	258.93
					Total :	258.93
164485	9/14/2021	106459 ENTERPRISE FM TRUST	FBN4289311	023-01347	ENTERPRISE LEASE - SEPTEMBER 2021	8,590.25
			FBN4289572	023-01347	ENTERPRISE LEASE - SEPTEMBER 2021	4,193.31
					Total :	12,783.56
164486	9/14/2021	109426 ESPINOSA, VANESSA	08/09-08/20/21		PROFESSIONAL SERVICES - CASE WORK	1,680.00
					Total :	1,680.00
164487	9/14/2021	100055 FAIR HOUSING FOUNDATION	JULY 2021		CDBG CONSULTANT	1,459.87
					Total :	1,459.87
164488	9/14/2021	106129 FEDEX	7-467-09567		SHIPPING SERVICES	225.95
			7-475-20276		SHIPPING SERVICES	43.60
					Total :	269.55
164489	9/14/2021	111830 FOXX MEDIA GROUP LLC	081821		JAZZ FESTIVAL PHOTOGRAPHER	700.00
					Total :	700.00
164490	9/14/2021	112566 GALLS, LLC	BC1408437		PD UNIFORM SUPPLIES	82.14
					Total :	82.14
164491	9/14/2021	107030 GARDENA AUTO PARTS	140132		PW AUTO PARTS	715.86
			140230		PW AUTO PARTS	21.80
			140240		PW AUTO PARTS	24.81

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164491	9/14/2021	107030 GARDENA AUTO PARTS	(Continued) 140361 140775		PW AUTO PARTS PW AUTO PARTS	52.92 72.63
					Total :	888.02
164492	9/14/2021	107011 GARDENA VALLEY NEWS, INC.	00109326 00109340		NOTICE INVITING BIDS PROJECT NO. 1 NOTICE OF REQUEST FOR PROPOSAL	1,319.50 80.50
					Total :	1,400.00
164493	9/14/2021	619005 GAS COMPANY, THE	083121		GAS	3,593.43
					Total :	3,593.43
164494	9/14/2021	619004 GOLDEN STATE WATER CO.	082021		WATER	24,656.41
					Total :	24,656.41
164495	9/14/2021	109055 GRAFFITI SHIELD, INC.	16851		BUS GRAFFITI SHIELD	988.85
					Total :	988.85
164496	9/14/2021	107513 GRAINGER	9009197162 9016442122 9021269569 9021557484 9024312309 9025147985 9027252775 9028878800 9031255152		BUS FACILITY SUPPLIES BUS FACILITY SUPPLIES BUS FACILITY SUPPLIES BUS FACILITY SUPPLIES BUS FACILITY SUPPLIES BUS FACILITY SUPPLIES BUS FACILITY SUPPLIES BUS FACILITY SUPPLIES BUS FACILITY SUPPLIES	34.18 499.43 170.77 58.30 86.99 242.99 108.75 49.27 208.47
					Total :	1,459.15
164497	9/14/2021	107754 HARBOR TRUCK BODIES, INC.	38427		PW AUTO PARTS	292.70
					Total :	292.70
164498	9/14/2021	108434 HOME DEPOT CREDIT SERVICES	0030971 0044518 0524460 1054740 1323278 2034091		GTRANS MAINT SUPPLIES PD PROGRAM SUPPLIES PARK MAINT SUPPLIES PARK MAINT SUPPLIES HOME IMPROVEMENT PROFRAM GTRANS MAINT SUPPLIES	120.56 198.11 60.67 660.51 254.43 98.75

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164498	9/14/2021	108434 HOME DEPOT CREDIT SERVICES	(Continued)			
			3041074		HOME IMPROVEMENT PROGRAM	33.54
			3542418		BLDG MAINT SUPPLIES	23.09
			4040212		PARK MAINT SUPPLIES	243.94
			4043776		COVID-19 EMERGENCY SUPPLIES	273.42
			4050444		STREET MAINTENANCE SUPPLIES	168.84
			4685968		GTRANS MAINT SUPPLIES	340.65
			5354818		HOME IMPROVEMENT PROGRAM	134.67
			6230508		STREET MAINT SUPPLIES	822.69
			7021953		PARK MAINT SUPPLIES	74.77
			7323893		HOME IMPROVEMENT PROGRAM	83.05
			7510456		BLDG MAINT SUPPLIES	47.80
			8014296		GTRANS MAINT SUPPLIES	67.78
			8344856		HOME IMPROVEMENT PROGRAM	289.57
			9532864		SIGNS/SIGNALS SUPPLIES	131.20
			9532873		SIGNS/SIGNALS SUPPLIES	106.57
					Total :	4,234.61
164499	9/14/2021	108430 HOME PIPE & SUPPLY	F33189		BLDG MAINT SUPPLIES	46.92
			F33426		BLDG MAINT SUPPLIES	39.88
			F33452		BLDG MAINT SUPPLIES	534.28
			F33462		BLDG MAINT SUPPLIES	89.22
					Total :	710.30
164500	9/14/2021	111657 INDEPENDENT ROOFING, CONSULTANTS	0077258	024-00749	CH ROOF REHABILITATION PROJECT J	750.00
					Total :	750.00
164501	9/14/2021	100994 INSIGHT PUBLIC SECTOR, INC.	1100857687		AVIGILON 2.0MP LIGHTCATCHER	1,297.11
					Total :	1,297.11
164502	9/14/2021	111593 INTER-CON SECURITY SYSTEMS INC	BD0052756	037-09992	GTRANS SECURITY SERVICES - JULY 2	6,767.22
					Total :	6,767.22
164503	9/14/2021	106714 INTERSTATE BATTERIES OF, CALIFORNIA CO.	130100315		GTRANS AUTO PARTS	1,095.07
					Total :	1,095.07
164504	9/14/2021	108555 JALISCO TIRE & AUTO REPAIR	082321		(2) FLAT REPAIR	18.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164504	9/14/2021	108555 JALISCO TIRE & AUTO REPAIR	(Continued) 082621 82321		(4) BALANCE FLAT REPAIR	60.00 10.00
					Total :	88.00
164505	9/14/2021	110010 JANEK CORPORATION, THE	110573		GTRANS SHOP SUPPLIES	1,543.50
					Total :	1,543.50
164506	9/14/2021	107642 JAPANESE AUTOMOTIVE CENTER, INC.	0291564		2015 FORD INTRCPTR #1462840 SERVI	71.99
					Total :	71.99
164507	9/14/2021	107617 JEFFRIES, QUIANA	4442		JAZZ FESTIVAL - SPONSOR SNACKS	1,050.00
					Total :	1,050.00
164508	9/14/2021	110853 JONES & MAYER	104401 104882 104883 104884 104886 104887 104888 104890 104891 104892 104894 104895 104898 104899 104901 104902	020-00034	ATTORNEY SERVICES ATTORNEY SERVICES ATTORNEY SERVICES ATTORNEY SERVICES ATTORNEY SERVICES ATTORNEY SERVICES ATTORNEY SERVICES ATTORNEY SERVICES ATTORNEY SERVICES ATTORNEY SERVICES ATTORNEY SERVICES ATTORNEY SERVICES ATTORNEY SERVICES ATTORNEY SERVICES ATTORNEY SERVICES	-61.00 11,203.60 103.90 622.14 1,341.90 1,917.00 1,895.70 340.80 255.60 106.50 519.51 441.58 311.70 2,987.15 363.67 106.50
					Total :	22,456.25
164509	9/14/2021	110840 KIM, YURINA	082421		MGMT ANNUAL HEALTH BENEFIT	280.00
					Total :	280.00
164510	9/14/2021	111045 KJ SERVICES	2243 2244		BOTTLE & CAN RECYCLING PROGRAM USED OIL PROGRAM EXPENSE - JULY	850.00 425.00

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164510	9/14/2021	111045 111045 KJ SERVICES	(Continued)		Total :	1,275.00
164511	9/14/2021	111260 KJOS, BARBARA JEAN	AUGUST 2021		GARDENA FAMILY CHILD CARE PROG	1,682.00
					Total :	1,682.00
164512	9/14/2021	312655 L.A. COUNTY AUDITOR-CONTROLLER	2021/2022		LOCAL AGENCY FORMATION COMMIS	3,023.72
					Total :	3,023.72
164513	9/14/2021	312039 L.A. COUNTY FIRE DEPARTMENT	C0009975	023-01337	FIRE PROTECTION SERVICES - OCTOE	849,210.52
					Total :	849,210.52
164514	9/14/2021	312113 L.A. COUNTY SHERIFF'S DEPT	220046VC		INMATE MEAL DELIVERY PROGRAM - J	313.35
					Total :	313.35
164515	9/14/2021	112014 LAKESHORE LEARNING MATERIALS	430387080921		FCC PROGRAM SUPPLIES	41.29
					Total :	41.29
164516	9/14/2021	105874 LAWSON PRODUCTS, INC.	9308692638		BUS SHOP SUPPLIES	754.70
					Total :	754.70
164517	9/14/2021	112260 LIEBERT CASSIDY WHITMORE	201261		LEGAL SERVICES	450.40
			201262		LEGAL SERVICES	1,821.46
			201263		LEGAL SERVICES	6,460.40
			201264		LEGAL SERVICES	29,359.40
			201265		LEGAL SERVICES	2,864.40
			202076		LEGAL SERVICES	7,753.00
			202077		LEGAL SERVICES	2,205.90
			202078		LEGAL SERVICES	1,071.00
			202079		LEGAL SERVICES	3,315.00
			202080		LEGAL SERVICES	234.00
			202081		LEGAL SERVICES	3,714.00
			202082		LEGAL SERVICES	6,473.40
			202083		LEGAL SERVICES	18,407.50
					Total :	84,129.86
164518	9/14/2021	111374 LINCOLN NATIONAL LIFE, INSURANCE COMP/	JULY-SEPT 2021		LIFE INSURANCE GRP PLANS	9,431.14
					Total :	9,431.14

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164519	9/14/2021	105236 LONG BEACH ICE, INC.	244334		JAZZ FESTIVAL SUPPLIES - ICE	848.63
					Total :	848.63
164520	9/14/2021	112607 LUMINATOR TECHNOLOGY GROUP INC	581913		BUS SHOP SUPPLIES	1,027.76
					Total :	1,027.76
164521	9/14/2021	109203 MAKAI SOLUTIONS	SD378	037-10042	FACILITIES AND EQUIPMENT MAINTEN	306.00
					Total :	306.00
164522	9/14/2021	813030 MANNING & KASS	715830		LEGAL SERVICES	4,391.00
					Total :	4,391.00
164523	9/14/2021	104841 MAR-CO EQUIPMENT COMPANY	179992	024-00764	STREET SWEEPER SUPPLIES	2,068.01
					Total :	2,068.01
164524	9/14/2021	110306 MARIPOSA LANDSCAPES, INC	94110	024-00760	MEDIAN LANDSCAPE MAINTENANCE	6,924.00
			94503	024-00760	MEDIAN LANDSCAPE MAINTENANCE	6,924.00
					Total :	13,848.00
164525	9/14/2021	113046 MARX BROS. FIRE EXTINGUISHER, CO., INC.	P30399	037-10030	FIRE EXTINGUISHER SERVICE - GTRAI	2,794.20
			S11656		FIRE EXTINGUISHER SERVICE - SENIC	85.00
					Total :	2,879.20
164526	9/14/2021	113064 MCMASTER-CARR SUPPLY COMPANY	63136563		GTRANS SHOP SUPPLIES	215.54
			63209012		GTRANS SHOP SUPPLIES	106.68
			63350871		GTRANS SHOP SUPPLIES	62.65
			63427395		GTRANS SHOP SUPPLIES	355.37
			63580622		GTRANS SHOP SUPPLIES	82.66
			63590907		GTRANS SHOP SUPPLIES	103.96
			63662305		GTRANS SHOP SUPPLIES	142.21
					Total :	1,069.07
164527	9/14/2021	110784 MD AUTOBODY	1315		GTRANS BUS REPAIRS	928.00
			1316		GTRANS BUS REPAIRS	379.00
			1319		GTRANS BUS REPAIRS	1,804.00
			1320		GTRANS BUS REPAIRS	1,803.00
			1321		GTRANS BUS REPAIR	996.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164527	9/14/2021	110784 MD AUTOBODY	(Continued)		Total :	5,910.00
164528	9/14/2021	108699 MEZIERE ENTERPRISES INC.	76255		ELECTRIC WATER PUMP	635.96
			79736		ELECTRIC WATER PUMP	629.76
					Total :	1,265.72
164529	9/14/2021	111604 MICRO ELECTRONICS, INC	11459593	023-01349	COMPUTER REPLACEMENT PARTS	5,065.49
					Total :	5,065.49
164530	9/14/2021	103093 MOBILE RELAY ASSOCIATES, INC.	80016300	037-10050	GTRANS BUS RADIO SYSTEM RENTAL	11,059.49
			80016412	037-10050	GTRANS BUS RADIO SYSTEM RENTAL	271.53
			80016484	037-10050	GTRANS BUS RADIO SYSTEM RENTAL	11,059.49
			80016587	037-10050	GTRANS BUS RADIO SYSTEM RENTAL	271.53
			80016760	037-10050	GTRANS BUS RADIO SYSTEM RENTAL	11,059.49
			80016761	037-10050	GTRANS BUS RADIO SYSTEM RENTAL	271.53
					Total :	33,993.06
164531	9/14/2021	113605 MUTUAL LIQUID GAS & EQUIPMENT, CO., INC	547247		PROPANE GAS	442.86
					Total :	442.86
164532	9/14/2021	113721 MYERS TIRE SUPPLY COMPANY	11400873	037-10037	BUS SHOP SUPPLIES	14,469.10
					Total :	14,469.10
164533	9/14/2021	110575 OCCUPATIONAL HEALTH CENTERS, OF CALIF	71763028		RANDOM BAT & PHYSICAL RECERTIFIC	1,437.50
			72228550		RANDOM BAT & PHYSICAL RECERTIFIC	586.50
			72301954		EMPLOYMENT PHYSICAL RECERTIFIC	1,973.00
			72383531		RANDOM BAT & TESTING	278.00
			72456139		RANDOM BAT & PHYSICAL RECERTIFIC	925.50
					Total :	5,200.50
164534	9/14/2021	115168 OFFICE DEPOT	186315975001		PD OFFICE SUPPLIES	81.72
			186739301002		REC OFFICE SUPPLIES	16.22
			186950843002		CM OFFICE SUPPLIES	14.06
			1881702020001		PD OFFICE SUPPLIES	1.46
			189250090001		BUS OFFICE SUPPLIES	136.65
			189550046001		PD OFFICE SUPPLIES	175.14
			189561458001		PD OFFICE SUPPLIES	6.15
			189561459		PD OFFICE SUPPLIES	10.02

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164534	9/14/2021	115168 115168 OFFICE DEPOT	(Continued)		Total :	441.42
164535	9/14/2021	111358 O'REILLY AUTO PARTS	147226		GTRANS AUTO PARTS	820.06
			147537		GTRANS AUTO PARTS	616.08
			149562		PW AUTO PARTS	24.17
					Total :	1,460.31
164536	9/14/2021	115810 ORKIN PEST CONTROL	218921242		PEST CONTROL - ACCT #27336703	237.00
					Total :	237.00
164537	9/14/2021	108382 OSORIO, CLINT	08/26-08/29		CONFERENCE - ICA SUMMER SEMINAI	225.00
					Total :	225.00
164538	9/14/2021	100663 OVERLAND PACIFIC & CUTLER, INC	2107048		PROFESSIONAL SERVICES	692.50
					Total :	692.50
164539	9/14/2021	111829 PARKWAY CONSTRUCTION	PERMIT #16744		PERMIT DEPOSIT REFUND - 2063 W. RI	5,000.00
					Total :	5,000.00
164540	9/14/2021	307103 PETTY CASH FUND	090321		REPLENISH PETTY CASH	621.48
					Total :	621.48
164541	9/14/2021	105574 PINNACLE PETROLEUM, INC.	0254422	037-10038	87 OCTANE REGULAR UNLEADED CAR	30,197.26
			0256202	024-00761	ULTRA LOW SULFAR CARB RENEWABL	2,072.89
					Total :	32,270.15
164542	9/14/2021	105574 PINNACLE PETROLEUM, INC.	0256284	037-10038	87 OCTANE REGULAR UNLEADED CAR	30,060.53
					Total :	30,060.53
164543	9/14/2021	105574 PINNACLE PETROLEUM, INC.	0256283	037-10038	87 OCTANE REGULAR UNLEADED CAR	29,595.64
					Total :	29,595.64
164544	9/14/2021	105574 PINNACLE PETROLEUM, INC.	0256201	024-00761	87 OCTANE REGULAR UNLEADED CAR	21,858.13
					Total :	21,858.13
164545	9/14/2021	108938 PREFERRED AERIAL & CRANE, TECHNOLOG` 20530			ANNUAL INSPECTION FOR UNIT #632	325.00
					Total :	325.00

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164546	9/14/2021	102677 PROVIDENCE HEALTH & SERVICES	1010125 08/05/21		SART EXAMS	1,800.00
Total :						1,800.00
164547	9/14/2021	106092 PRUDENTIAL OVERALL SUPPLY	42645758		UNIFORM & SUPPLY RENTAL	152.32
			42645760		UNIFORM & SUPPLY RENTAL	47.16
			42645761		SUPPLY RENTAL - MATS	50.10
			42647904		UNIFORM & SUPPLY RENTAL	152.32
			42647905		UNIFORM & SUPPLY RENTAL	47.16
			42647906		SUPPLY RENTAL - MATS	50.10
			42647907		SUPPLY RENTAL - MATS - NCC	13.65
			42647908		SUPPLY RENTAL -MATS- CH	19.00
			42647909		SUPPLY RENTAL - MATS - PD	91.60
			42647910		UNIFORM & SUPPLY RENTAL - HS	11.60
			42650230		UNIFORM & SUPPLY RENTAL	285.80
			42651834		UNIFORM & SUPPLY RENTAL	148.94
			42651835		UNIFORM & SUPPLY RENTAL	47.16
			42651836		SUPPLY RENTAL- MATS	50.10
			42651837		SUPPLY RENTAL - MATS - NCC	13.65
			42651838		SUPPLY RENTAL - MATS - CH	19.00
			42651839		SUPPLY RENTAL - MATS - PD	91.60
			42651840		SUPPLY RENTAL - MATS - HS	11.60
			42652317		UNIFORM & SUPPLY RENTAL	285.80
			42653961		UNIFORM & SUPPLY RENTAL	148.94
			42653962		UNIFORM & SUPPLY RENTAL	47.16
			42653963		UNIFORM & SUPPLY RENTAL	50.10
			42654136		UNIFORM & SUPPLY RENTAL	289.20
Total :						2,124.06
164548	9/14/2021	116820 PSOMAS	175741	037-09987	GTRANS DESIGN BUILD CONSTRUCTIO	3,019.50
Total :						3,019.50
164549	9/14/2021	104868 PYRO-COMM SYSTEMS, INC.	170989		FIRE ALARM SUPPLIES	589.11
Total :						589.11
164550	9/14/2021	105519 QRS LIGHTING SERVICES	10559		ELECTRICAL POLE REPAIRS	1,800.00
Total :						1,800.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164551	9/14/2021	102283 QUICK COLOR PRINTING	15633		OFFICIAL CITY BANNERS	525.60
			15641		JAZZ FESTIVAL BANNERS	3,821.55
					Total :	4,347.15
164552	9/14/2021	111574 RACE COMMUNICATIONS	RC551874	023-01351	FIBER INTERNET SERVICES - AUGUST	5,589.00
					Total :	5,589.00
164553	9/14/2021	111777 REMIX TECHNOLOGIES LLC	INV031-141	037-10034	INTEGRATED TRANSIT PLANNING SOF	28,500.00
					Total :	28,500.00
164554	9/14/2021	105768 REPAIR MACHINE & ENG., INC.	219199		LOT CHARGE FEE	740.00
					Total :	740.00
164555	9/14/2021	118476 RICOH USA, INC.	9028976354		RICOH MPC3503 COPIER LEASE - GTR	182.17
			9028976383		RICOH COPIER LEASE & USAGE CHAR	2,320.00
			9028976471		RICOH PRO8100SE COPIER LEASE - PI	380.97
			9028976689		RICOH DD6650P COPIER LEASE - PRIN	556.24
			9028977164		COPIER MPC3503 COPIER LEASE - FC	209.22
			9028985609		RICOH MPC3503 COPIER USAGE CHAF	753.27
			9029006887		RICOH PRO8100SE COPIER LEASE - PI	459.79
			9029006888		RICOH MPC3503 COPIER LEASE - CM	246.46
			9029006891		RICOH MPC3503 COPIER LEASE - CLEI	175.70
			9029006896		RICOH MPC3503 COPIER LEASE - CD	236.10
			9029006897		RICOH MPC6502SP COPIER LEASE - PI	738.33
			9029019866		RICOH MPC3503 COPIER LEASE - HS	137.72
			9029020154		RICOH MPC6003 COPIER LEASE - PD S	228.83
			9029020423		RICOH MPC3503 COPIER LEASE - CHIE	147.04
			9029020424		RICOH MPC3503 COPIER LEASE - REC	187.53
			9029020426		RICOH MPC3503 COPIER LEASE - PW~	165.00
			9029020538		RICOH MPC3503 COPIER LEASE -ADMI	175.71
			9029020660		RICOH MPC3503 COPIER LEASE - SR.E	171.08
					Total :	7,471.16
164556	9/14/2021	100585 RKA CONSULTING GROUP	31445		ENGINEERING & SURVEYING SERVICE	350.00
			31446		ENGINEERING PLAN CHECK SERVICE	420.00
					Total :	770.00

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164557	9/14/2021	108466 RODRIGUEZ, ELFEGA	090121		REFUND - COUNTY OF LOS ANGELES	169.40
Total :						169.40
164558	9/14/2021	119022 SAFE MART OF SOUTHERN, CALIFORNIA, INC	92806		CUSTODIAL PROGRAM SUPPLIES	27.56
			92845		BLDG MAINT SUPPLIES	3.31
Total :						30.87
164559	9/14/2021	105934 SANTIN, STEPHANY	082121		REIMBURSEMENT - JAZZ FESTIVAL SU	88.18
Total :						88.18
164560	9/14/2021	110772 SANTOS, VICTOR D.	081921		MGMT ANNUAL HEALTH BENEFIT	1,000.00
Total :						1,000.00
164561	9/14/2021	110731 SHAW HR CONSULTING, INC	000823		PROFESSIONAL SERVICES - PERSONN	485.00
			000824		PROFESSIONAL SERVICES - PERSONN	5.00
			000893		PROFESSIONAL SERVICES - PERSONN	437.50
			000964		PROFESSIONAL SERVICES - PERSONN	480.00
			000975		PROFESSIONAL SERVICES - PERSONN	1,295.00
			001016		PROFESSIONAL SERVICES - PERSONN	245.00
Total :						2,947.50
164562	9/14/2021	119233 SHERWIN-WILLIAMS CO.	9668-7		STREET MAINT SUPPLIES	51.17
			9675-2		PARK MAINT SUPPLIES	475.18
Total :						526.35
164563	9/14/2021	109918 SHIGE'S FOREIGN CAR SERVICE	8088780		2016 FORD INTRCPTR #1488059 SERVI	36.28
			8088844		2018 FORD INTRCPTR #1554895 SERVI	92.55
			8088888		2011 NISSAN ALTIMA #6SRW837 SERVI	252.22
			8088906		2018 FORD INTRCPTR #1554676 SERVI	347.58
			8088908		2015 FORD INTRCPTR #1462933 SERVI	700.77
			8088922		2015 FORD INTRCPTR #1462934 SERVI	99.43
			8088968		2018 NISSAN FRONTIER SV #1529614	398.45
			8088982		2018 FORD INTRCPTR #1554674 SERVI	573.95
			8088983		2012 CHEV TAHOE #1415462 SERVICE	31.82
Total :						2,533.05
164564	9/14/2021	119378 SMARDAN SUPPLY CO.	S3695916		BUS FACILITY MAINT SUPPLIES	160.16

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164564	9/14/2021	119378 119378 SMARDAN SUPPLY CO.	(Continued)		Total :	160.16
164565	9/14/2021	119361 SMART & FINAL IRIS CO.	19801		SR BUREAU PROGRAM SUPPLIES	56.44
			3801		SR. BUREAU PROGRAM SUPPLIES	162.87
			8002		JAZZ FESTIVAL SUPPLIES	390.01
					Total :	609.32
164566	9/14/2021	119359 SOUTH BAY CITIES COUNCIL, OF GOVERNME 2021-2022			ANNUAL MEMBERSHIP DUES FY 2021-	28,302.00
					Total :	28,302.00
164567	9/14/2021	119447 SOUTH BAY FORD	345673		PW AUTO PARTS	65.64
					Total :	65.64
164568	9/14/2021	619003 SOUTHERN CALIFORNIA EDISON	080421		LIGHT & POWER	34,701.53
			081321		LIGHT & POWER	67,505.16
			090321		LIGHT & POWER	44,558.05
					Total :	146,764.74
164569	9/14/2021	103202 SOUTHERN COUNTIES LUBRICANTS, LLC	150207		CHEVRON DELO SYN HD ATF	2,173.09
					Total :	2,173.09
164570	9/14/2021	108238 SPARKLETTS	14211220-081121		DRINKING WATER FILTRATION SYSTEM	46.99
			15638236-081321		DRINKING WATER FILTRATION SYSTEM	47.00
					Total :	93.99
164571	9/14/2021	104126 SPECTRUM SOLUTIONS	0851122081221		CABLE SERVICES - PD	63.42
					Total :	63.42
164572	9/14/2021	119548 ST. JOHN LUTHERAN CHURCH	SEPTEMBER 2021		SENIOR CITIZENS DAY CARE	900.00
					Total :	900.00
164573	9/14/2021	119010 STAPLES ADVANTAGE	3483294085		SR. BUREAU OFFICE SUPPLIES	179.43
			3483832163		PW OFFICE SUPPLIES	66.43
			3483832164		SENIOR BUREAU OFFICE SUPPLIES	17.63
					Total :	263.49
164574	9/14/2021	109877 STATEWIDE TRAFFIC SAFETY, AND SIGNS INC	02026966		SIGNS/SIGNALS SUPPLIES	1,286.16

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164574	9/14/2021	109877	109877 STATEWIDE TRAFFIC SAFETY, AND SIGN (Continued)		Total :	1,286.16
164575	9/14/2021	100609	TANK SPECIALISTS OF CALIFORNIA	30845	CERTIFIED DESIGNATED OPERATOR S	189.75
					Total :	189.75
164576	9/14/2021	110238	TIREHUB, LLC	22377552	TIRES - GY WRL FORTITUDE HT BW 11	1,663.13
					Total :	1,663.13
164577	9/14/2021	109775	TOMS TRUCK CENTER NORTH COUNTY	1215067	037-09979 GTRANS AUTO PARTS	675.00
				1215659	037-09979 GTRANS AUTO PARTS	1,749.41
				1223735	037-09979 GTRANS AUTO PARTS	240.82
				1226153	037-09979 GTRANS AUTO PARTS	592.21
				1228745	037-09979 GTRANS AUTO PARTS	31.29
				1228749	037-09979 GTRANS AUTO PARTS	699.64
				1229272	037-09979 GTRANS AUTO PARTS	688.59
				1231835	GTRANS AUTO PARTS	3.60
				1231839	037-09979 GTRANS AUTO PARTS	230.72
				1237705	037-09975 GTRANS AUTO PARTS	25,128.01
				CM1206711	GTRANS AUTO PARTS	-33.82
				CM1216126	GTRANS AUTO PARTS	-552.50
				CM1217434	GTRANS AUTO PARTS	-552.50
				CM1218294	GTRANS AUTO PARTS	-552.50
				CM1220714	GTRANS AUTO PARTS	-4,972.50
				CM1237705	GTRANS AUTO PARTS	-7,956.00
					Total :	15,419.47
164578	9/14/2021	110092	TRILLIUM SOLUTIONS, INC.	4302	GTRANS GTFS MANAGER SOFTWARE	1,000.00
					Total :	1,000.00
164579	9/14/2021	109900	U.S. BANK CORPORATE PAYMENT, SYSTEMS	BEEMAN 07/22/21	CAL CARD STATEMENT 06/23-07/22/21	15.74
				C.OSORIO 07/22/21	CAL CARD STATEMENT 06/23-07/22/21	43.80
				FCC 08/23/21	CAL CARD STATEMENT 07/23-08/23/21	2,893.22
				FINANCE 07/22/21	CAL CARD STATEMENT 06/23-07/22/21	2,134.20
				HR 08/23/21	CAL CARD STATEMENT 07/23-08/23/21	6,443.85
				NOLAN 08/23/21	CAL CARD STATEMENT 07/23-08/23/21	1,461.65
				PALMA 08/23/21	CAL CARD STATEMENT 07/23-08/23/21	1,250.01
				PD TRAINING 07/22/21	CAL CARD STATEMENT 06/23-07/22/21	20.58

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164579	9/14/2021	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	(Continued)			
			PD TRAINING2 7/22/21		CAL CARD STATEMENT 06/23-07/22/21	2,215.21
			PD TRAINING3 7/22/21		CAL CARD STATEMENT 06/23-07/22/21	1,816.29
			RIGG 08/23/21		CAL CARD STATEMENT 07/23-08/23/21	221.16
			ROMERO 07/22/21		CAL CARD STATEMENT 06/23-07/22/21	156.76
			SAFFELL 08/23/21		CAL CARD STATEMENT 07/23-08/23/21	13.21
			SANTOS 08/23/21		CAL CARD STATEMENT 07/23-08/23/21	1,191.42
			SWEENEY 08/23/21		CAL CARD STATEMENT 07/23-08/23/21	2,178.30
			V.OSORIO 07/22/21		CAL CARD STATEMENT 06/23-07/22/21	360.39
			WARD 08/23/21		CAL CARD STATEMENT 07/23-08/23/21	1,178.65
					Total :	23,594.44
164580	9/14/2021	104692 ULINE	137348626		BUS SHOP SUPPLIES	213.28
					Total :	213.28
164581	9/14/2021	119825 UNITED ROTARY BRUSH CORP.	CI271319		STREET SWEEPER SUPPLIES	1,626.96
					Total :	1,626.96
164582	9/14/2021	121407 UPS	649922331 08/14/21		SHIPPING SERVICE CHARGES	177.72
					Total :	177.72
164583	9/14/2021	119001 VENCO WESTERN, INC	0031588-IN	024-00746	LANDSCAPE REMEDIAL SERVICES	4,931.00
					Total :	4,931.00
164584	9/14/2021	122050 VERIZON WIRELESS	9885976898		PW CELL PHONE SERVICE~	948.38
					Total :	948.38
164585	9/14/2021	122435 VISTA PAINT CORPORATION	2021-159247-00		GTRANS FACILITY PAINT	144.46
			2021-161074-00		GTRANS FACILITY PAINT	47.41
					Total :	191.87
164586	9/14/2021	108657 VORTEX INDUSTRIES, INC.	07-1517921	024-00736	COVID-19 SAFETY DOOR MODIFICATC	2,884.69
					Total :	2,884.69
164587	9/14/2021	108353 WALTERS WHOLESALE ELECTRIC CO	S118670649.001		BLDG MAINT SUPPLIES	122.18
			S118741471.001		BLDG MAINT SUPPLIES	324.60
			S118762457.001		BLDG MAINT SUPPLIES	475.45
			S118776119.001		BLDG MAINT SUPPLIES	648.73

Bank code : usb

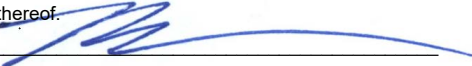
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
164587	9/14/2021	108353 108353 WALTERS WHOLESALE ELECTRIC CO	(Continued)			Total : 1,570.96
164588	9/14/2021	100767 WASHINGTON, JOHNNIE	090121		REFUND - COUNTY OF LOS ANGELES	765.71
					Total :	765.71
164589	9/14/2021	104107 WAXIE SANITARY SUPPLY	80234559	037-10044	BUS WASH SUPPLIES	2,600.52
					Total :	2,600.52
164590	9/14/2021	123154 WEST COAST ARBORISTS, INC.	175929	024-00765	TREE TRIMMING SERVICES FY 2022	3,004.90
					Total :	3,004.90
164591	9/14/2021	110370 WESTERN COLLISION CENTER, INC	1066		2017 FORD F150 #48272C2 BODY REPA	100.00
					Total :	100.00
164592	9/14/2021	125001 YAMADA COMPANY, INC.	81109		PARK MAINT SUPPLIES	23.10
			81132		PARK MAINT SUPPLIES	738.69
					Total :	761.79
164593	9/14/2021	104934 ZUMAR INDUSTRIES, INC.	94161		SIGNS/SIGNALS SUPPLIES	480.82
			94164		SIGNS/SIGNALS SUPPLIES	227.69
					Total :	708.51
174 Vouchers for bank code : usb						Bank total : 2,543,511.03
174 Vouchers in this report						Total vouchers : 2,543,511.03

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: 
Chief Fiscal Officer

This is to certify that the claims or demands covered by checks listed on pages _____ to _____ 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	_____ Date
----------------	---------------

_____ Councilmember	_____ Date
------------------------	---------------

_____ Councilmember	_____ Date
------------------------	---------------

Acknowledged:

_____ Councilmember	_____ Date
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_____ Councilmember	_____ Date
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CITY OF GARDENA



INVESTMENT REPORT

July 2021

Reviewed: Deputy City Treasurer

Reviewed: Chief Fiscal Officer



City of Gardena Consolidated - Account #10647

MONTHLY ACCOUNT STATEMENT

JULY 1, 2021 THROUGH JULY 31, 2021

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact **operations@chandlerasset.com**

CHANDLER ASSET MANAGEMENT
chandlerasset.com

Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Please see Important Disclosures.

Portfolio Summary

As of July 31, 2021



PORTFOLIO CHARACTERISTICS

Average Modified Duration	0.56
Average Coupon	0.65%
Average Purchase YTM	0.51%
Average Market YTM	0.24%
Average S&P/Moody Rating	AA/Aa1
Average Final Maturity	0.63 yrs
Average Life	0.57 yrs

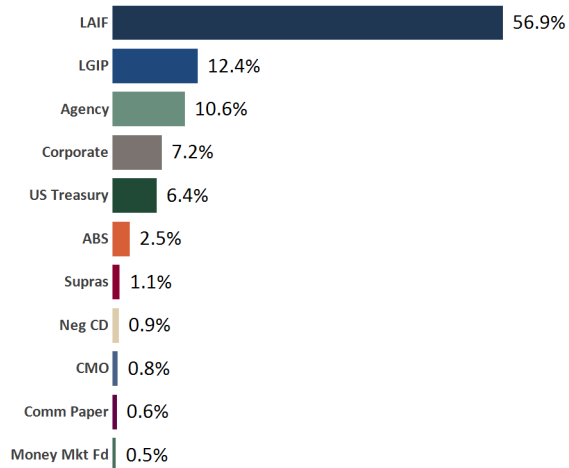
ACCOUNT SUMMARY

	Beg. Values as of 6/30/21	End Values as of 7/31/21
Market Value	53,775,326	53,831,752
Accrued Interest	69,249	59,956
Total Market Value	53,844,575	53,891,708
Income Earned	25,097	25,290
Cont/WD		
Par	47,437,479	47,470,275
Book Value	53,455,357	53,489,941
Cost Value	53,511,666	53,551,930

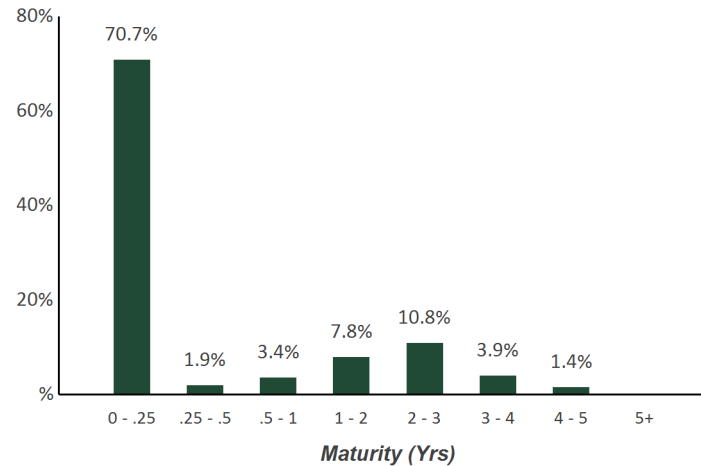
TOP ISSUERS

Local Agency Investment Fund	56.9%
CalTrust	12.4%
Government of United States	6.4%
Federal Home Loan Mortgage Corp	5.7%
Federal Home Loan Bank	2.3%
Federal National Mortgage Assoc	2.3%
Federal Farm Credit Bank	1.1%
Toyota Motor Corp	1.0%
Total	88.2%

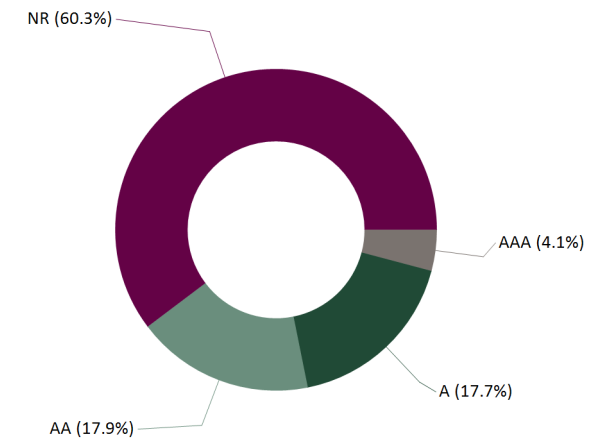
SECTOR ALLOCATION



MATURITY DISTRIBUTION



CREDIT QUALITY (S&P)



Holdings Report

As of July 31, 2021



CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
ABS									
89231PAD0	Toyota Auto Receivables Trust 2018-D A3 3.18% Due 3/15/2023	65,500.78	08/29/2019 1.98%	66,900.35 66,140.49	100.87 0.18%	66,070.96 92.57	0.12% (69.53)	Aaa / AAA NR	1.62 0.29
47789JAD8	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	210,632.52	Various 1.39%	215,563.59 212,715.49	101.11 0.09%	212,974.75 272.42	0.40% 259.26	Aaa / NR AAA	1.96 0.40
43815NAC8	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	98,470.68	08/20/2019 1.79%	98,469.87 98,470.38	100.87 0.19%	99,328.85 77.90	0.18% 858.47	Aaa / AAA NR	2.04 0.55
92348AAA3	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	80,000.00	10/01/2019 1.95%	79,993.83 79,996.30	101.30 0.18%	81,040.24 47.42	0.15% 1,043.94	NR / AAA AAA	2.73 0.74
89232HAC9	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	215,000.00	07/06/2020 0.70%	219,736.72 218,427.14	101.17 0.23%	217,511.42 158.62	0.40% (915.72)	Aaa / AAA NR	2.79 0.82
65479JAD5	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	116,611.37	10/16/2019 1.94%	116,605.21 116,607.52	101.06 0.34%	117,850.95 100.03	0.22% 1,243.43	Aaa / AAA NR	2.96 0.67
43813KAC6	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	85,000.00	09/22/2020 0.38%	84,987.51 84,990.85	100.20 0.22%	85,170.77 11.36	0.16% 179.92	NR / AAA AAA	3.22 1.32
58769KAD6	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	80,000.00	06/22/2021 0.40%	79,993.96 79,994.17	100.12 0.34%	80,094.80 14.22	0.15% 100.63	NR / AAA AAA	3.30 1.98
89236XAC0	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	70,000.00	10/06/2020 0.36%	69,986.96 69,989.41	100.10 0.27%	70,067.83 10.89	0.13% 78.42	NR / AAA AAA	3.46 1.23
92290BAA9	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	120,000.00	08/04/2020 0.48%	119,974.80 119,980.20	100.34 0.25%	120,404.52 17.23	0.22% 424.32	Aaa / NR AAA	3.56 1.50
43813GAC5	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	80,000.00	02/17/2021 0.27%	79,998.54 79,998.75	100.01 0.26%	80,011.12 6.00	0.15% 12.37	Aaa / NR AAA	3.73 1.48
47788UAC6	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	60,000.00	03/02/2021 0.37%	59,988.47 59,989.73	100.09 0.32%	60,051.90 9.60	0.11% 62.17	Aaa / NR AAA	4.13 2.05

Holdings Report

As of July 31, 2021



CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
ABS									
47789QAC4	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	70,000.00	07/13/2021 0.52%	69,993.76 69,993.81	100.22 0.44%	70,150.50 10.11	0.13% 156.69	Aaa / NR AAA	4.63 2.57
Total ABS		1,351,215.35	1.01%	1,362,193.57 1,357,294.24	0.23%	1,360,728.61 828.37	2.53% 3,434.37	Aaa / AAA AAA	2.93 1.05
AGENCY									
3130AHSR5	FHLB Note 1.625% Due 12/20/2021	320,000.00	12/19/2019 1.68%	319,654.40 319,933.34	100.59 0.09%	321,899.52 592.22	0.60% 1,966.18	Aaa / AA+ AAA	0.39 0.39
3137EADB2	FHLMC Note 2.375% Due 1/13/2022	350,000.00	10/30/2019 1.69%	355,124.00 351,050.26	101.03 0.08%	353,614.80 415.63	0.66% 2,564.54	Aaa / AA+ AAA	0.45 0.45
3133ELWD2	FFCB Note 0.375% Due 4/8/2022	285,000.00	04/03/2020 0.45%	284,578.20 284,855.55	100.21 0.06%	285,610.19 335.47	0.53% 754.64	Aaa / AA+ AAA	0.69 0.68
3133ELYR9	FFCB Note 0.25% Due 5/6/2022	325,000.00	04/30/2020 0.31%	324,587.25 324,842.82	100.13 0.08%	325,419.90 191.84	0.60% 577.08	Aaa / AA+ AAA	0.76 0.76
3134GVJ66	FHLMC Note 0.25% Due 6/8/2022	350,000.00	06/04/2020 0.28%	349,790.00 349,910.53	100.15 0.07%	350,534.80 128.82	0.65% 624.27	Aaa / NR AAA	0.85 0.85
3137EAET2	FHLMC Note 0.125% Due 7/25/2022	170,000.00	07/21/2020 0.24%	169,615.80 169,812.10	100.05 0.07%	170,088.40 3.54	0.32% 276.30	Aaa / AA+ AAA	0.98 0.98
3130ADRG9	FHLB Note 2.75% Due 3/10/2023	350,000.00	04/11/2019 2.34%	355,330.50 352,187.45	104.19 0.14%	364,666.05 3,769.79	0.68% 12,478.60	Aaa / AA+ NR	1.61 1.57
3137EAER6	FHLMC Note 0.375% Due 5/5/2023	305,000.00	05/05/2020 0.39%	304,871.90 304,924.76	100.35 0.17%	306,078.18 273.23	0.57% 1,153.42	Aaa / AA+ AAA	1.76 1.75
3135G04Q3	FNMA Note 0.25% Due 5/22/2023	245,000.00	05/20/2020 0.35%	244,262.55 244,556.18	100.22 0.13%	245,533.61 117.40	0.46% 977.43	Aaa / AA+ AAA	1.81 1.80
3137EAES4	FHLMC Note 0.25% Due 6/26/2023	300,000.00	06/24/2020 0.35%	299,124.00 299,444.80	100.13 0.18%	300,399.60 72.92	0.56% 954.80	Aaa / AA+ AAA	1.90 1.90
3135G05G4	FNMA Note 0.25% Due 7/10/2023	250,000.00	07/08/2020 0.32%	249,462.50 249,652.47	100.11 0.19%	250,285.25 36.46	0.46% 632.78	Aaa / AA+ AAA	1.94 1.94
3137EAEV7	FHLMC Note 0.25% Due 8/24/2023	300,000.00	08/19/2020 0.28%	299,694.00 299,790.15	100.09 0.20%	300,278.70 327.08	0.56% 488.55	Aaa / AA+ AAA	2.07 2.06

Holdings Report

As of July 31, 2021



CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
AGENCY									
3137EAEW5	FHLMC Note 0.25% Due 9/8/2023	300,000.00	09/11/2020 0.24%	300,093.00 300,065.59	100.03 0.23%	300,095.40 297.92	0.56% 29.81	Aaa / AA+ AAA	2.11 2.09
3135G0U43	FNMA Note 2.875% Due 9/12/2023	350,000.00	09/25/2019 1.63%	366,702.00 358,910.81	105.63 0.20%	369,708.15 3,885.24	0.69% 10,797.34	Aaa / AA+ AAA	2.12 2.04
3137EAEY1	FHLMC Note 0.125% Due 10/16/2023	225,000.00	10/14/2020 0.25%	224,160.75 224,382.25	99.73 0.25%	224,402.40 82.03	0.42% 20.15	Aaa / AA+ AAA	2.21 2.20
3137EAEZ8	FHLMC Note 0.25% Due 11/6/2023	335,000.00	11/03/2020 0.28%	334,698.50 334,772.50	100.01 0.25%	335,031.16 197.74	0.62% 258.66	Aaa / AA+ AAA	2.27 2.25
3130A0F70	FHLB Note 3.375% Due 12/8/2023	350,000.00	10/30/2019 1.72%	372,781.50 363,054.91	107.29 0.27%	375,498.90 1,739.06	0.70% 12,443.99	Aaa / AA+ AAA	2.36 2.27
3130A1XJ2	FHLB Note 2.875% Due 6/14/2024	155,000.00	03/24/2020 0.99%	167,010.95 163,163.08	107.15 0.37%	166,077.70 581.79	0.31% 2,914.62	Aaa / AA+ NR	2.87 2.76
3135G06G3	FNMA Note 0.5% Due 11/7/2025	350,000.00	11/18/2020 0.52%	349,639.50 349,690.18	99.52 0.61%	348,328.40 408.33	0.65% (1,361.78)	Aaa / AA+ AAA	4.27 4.21
Total Agency		5,615,000.00	0.81%	5,671,181.30 5,644,999.73	0.19%	5,693,551.11 13,456.51	10.59% 48,551.38	Aaa / AA+ AAA	1.75 1.73
CMO									
3137BM6P6	FHLMC K721 A2 3.09% Due 8/25/2022	128,993.30	06/26/2019 2.09%	132,530.53 130,185.66	102.04 0.43%	131,627.61 332.16	0.24% 1,441.95	Aaa / NR NR	1.07 0.84
3137B4GY6	FHLMC K032 A2 3.31% Due 5/25/2023	275,000.00	07/23/2019 2.21%	285,881.84 280,149.23	105.03 0.34%	288,840.20 151.71	0.54% 8,690.97	NR / NR AAA	1.82 1.73
Total CMO		403,993.30	2.17%	418,412.37 410,334.89	0.37%	420,467.81 483.87	0.78% 10,132.92	Aaa / NR AAA	1.58 1.45
COMMERCIAL PAPER									
89233GYP5	Toyota Motor Credit Discount CP 0.18% Due 11/23/2021	350,000.00	04/26/2021 0.18%	349,632.50 349,800.50	99.94 0.18%	349,800.50 0.00	0.65% 0.00	P-1 / A-1+ F-1	0.32 0.31
Total Commercial Paper		350,000.00	0.18%	349,632.50 349,800.50	0.18%	349,800.50 0.00	0.65% 0.00	Aaa / AAA AA	0.32 0.31

Holdings Report

As of July 31, 2021



CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
CORPORATE									
69371RP42	Paccar Financial Corp Note 3.15% Due 8/9/2021	200,000.00	04/24/2019 2.74%	201,814.00 200,017.36	100.05 0.89%	200,100.00 3,010.00	0.38% 82.64	A1 / A+ NR	0.02 0.02
69353RFB9	PNC Bank Callable Note Cont 1/18/2022 2.625% Due 2/17/2022	250,000.00	02/21/2019 3.07%	246,827.50 249,416.82	101.10 0.24%	252,743.75 2,989.58	0.47% 3,326.93	A2 / A A+	0.55 0.46
459200JX0	IBM Corp Note 2.85% Due 5/13/2022	200,000.00	05/16/2019 2.80%	200,300.00 200,078.51	102.07 0.21%	204,130.60 1,235.00	0.38% 4,052.09	A2 / A- NR	0.78 0.78
24422ETV1	John Deere Capital Corp Note 2.15% Due 9/8/2022	305,000.00	04/17/2019 2.78%	298,851.20 302,993.55	102.16 0.19%	311,573.97 2,604.78	0.58% 8,580.42	A2 / A A	1.11 1.09
89236TEL5	Toyota Motor Credit Corp Note 2.7% Due 1/11/2023	200,000.00	04/25/2019 2.72%	199,856.00 199,943.80	103.48 0.28%	206,966.80 300.00	0.38% 7,023.00	A1 / A+ A+	1.45 1.42
037833DE7	Apple Inc Callable Note Cont 12/13/2022 2.4% Due 1/13/2023	200,000.00	11/21/2019 1.83%	203,350.00 201,500.58	102.86 0.30%	205,714.00 240.00	0.38% 4,213.42	Aa1 / AA+ NR	1.45 1.35
747525AR4	Qualcomm Inc Callable Note Cont 12/30/2022 2.6% Due 1/30/2023	75,000.00	02/11/2020 1.75%	76,775.25 75,871.58	103.30 0.26%	77,476.88 5.42	0.14% 1,605.30	A2 / A- NR	1.50 1.40
037833AK6	Apple Inc Note 2.4% Due 5/3/2023	200,000.00	03/11/2019 2.79%	196,968.00 198,716.61	103.70 0.29%	207,394.00 1,173.33	0.39% 8,677.39	Aa1 / AA+ NR	1.76 1.72
404280BA6	HSBC Holdings PLC Note 3.6% Due 5/25/2023	200,000.00	05/15/2019 2.97%	204,780.00 202,154.09	105.74 0.43%	211,475.80 1,320.00	0.39% 9,321.71	A3 / A- A+	1.82 1.76
90331HNV1	US Bank NA Callable Note Cont 6/23/2023 3.4% Due 7/24/2023	250,000.00	05/17/2019 2.70%	256,695.00 253,096.55	105.92 0.27%	264,798.75 165.28	0.49% 11,702.20	A1 / AA- AA-	1.98 1.85
06406FAD5	Bank of NY Mellon Corp Callable Note Cont 6/16/2023 2.2% Due 8/16/2023	200,000.00	04/11/2019 2.90%	194,298.00 197,318.19	103.54 0.30%	207,084.20 2,016.67	0.39% 9,766.01	A1 / A AA-	2.04 1.83
594918BX1	Microsoft Callable Note Cont 12/6/2023 2.875% Due 2/6/2024	200,000.00	03/05/2020 1.06%	213,320.00 208,350.58	105.94 0.33%	211,885.40 2,795.14	0.40% 3,534.82	Aaa / AAA AAA	2.52 2.26
89114QCB2	Toronto Dominion Bank Note 3.25% Due 3/11/2024	200,000.00	07/16/2019 2.49%	206,600.00 203,704.24	106.93 0.57%	213,869.60 2,527.78	0.40% 10,165.36	A1 / A AA-	2.61 2.49
808513BN4	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 3/18/2024	245,000.00	Various 0.58%	246,097.00 246,027.13	100.73 0.46%	246,795.85 678.86	0.46% 768.72	A2 / A A	2.63 2.52

Holdings Report

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CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
CORPORATE									
023135BW5	Amazon.com Inc Callable Note Cont 11/12/2021 0.45% Due 5/12/2024	130,000.00	05/10/2021 0.50%	129,810.20 129,824.23	99.98 0.46%	129,972.31 128.38	0.24% 148.08	A1 / AA AA-	2.78 2.76
14913R2L0	Caterpillar Financial Service Note 0.45% Due 5/17/2024	205,000.00	05/10/2021 0.50%	204,725.30 204,744.35	100.19 0.38%	205,390.32 189.63	0.38% 645.97	A2 / A A	2.80 2.77
79466LAG9	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 7/15/2024	35,000.00	06/29/2021 0.64%	34,982.15 34,982.47	100.27 0.34%	35,093.45 11.55	0.07% 110.98	A2 / A+ NR	2.96 0.95
78015K7C2	Royal Bank of Canada Note 2.25% Due 11/1/2024	225,000.00	09/22/2020 0.69%	239,145.75 236,210.91	104.93 0.71%	236,091.60 1,265.63	0.44% (119.31)	A2 / A AA-	3.26 3.13
46647PAH9	JP Morgan Chase & Co Callable Note 2X 3/1/2024 3.22% Due 3/1/2025	210,000.00	08/19/2020 0.91%	226,818.90 222,313.84	106.11 0.82%	222,840.45 2,817.50	0.42% 526.61	A2 / A- AA-	3.59 2.46
Total Corporate		3,730,000.00	2.02%	3,782,014.25 3,767,265.39	0.41%	3,851,397.73 25,474.53	7.19% 84,132.34	A1 / A+ AA-	1.92 1.76
LAIF									
90LAIF\$00	Local Agency Investment Fund State Pool	30,667,060.67	Various 0.22%	30,667,060.67 30,667,060.67	1.00 0.22%	30,667,060.67 5,728.97	56.92% 0.00	NR / NR NR	0.00 0.00
Total LAIF		30,667,060.67	0.22%	30,667,060.67 30,667,060.67	0.22%	30,667,060.67 5,728.97	56.92% 0.00	NR / NR NR	0.00 0.00
LOCAL GOV INVESTMENT POOL									
09CATR\$05	CalTrust Medium Term Fund	652,293.87	Various 0.21%	6,561,802.56 6,561,802.56	10.27 0.21%	6,699,058.06 0.00	12.43% 137,255.50	NR / A+ NR	0.00 0.00
Total Local Gov Investment Pool		652,293.87	0.21%	6,561,802.56 6,561,802.56	0.21%	6,699,058.06 0.00	12.43% 137,255.50	NR / A+ NR	0.00 0.00

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CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
MONEY MARKET FUND									
31846V203	First American Govt Obligation Fund Class Y	264,711.44	Various 0.01%	264,711.44 264,711.44	1.00 0.01%	264,711.44 0.00	0.49% 0.00	Aaa / AAA AAA	0.00 0.00
Total Money Market Fund		264,711.44	0.01%	264,711.44 264,711.44	0.01%	264,711.44 0.00	0.49% 0.00	Aaa / AAA AAA	0.00 0.00
NEGOTIABLE CD									
08173QBS4	Beneficial Bank Negotiable CD 1.55% Due 10/7/2021	248,000.00	09/20/2016 1.55%	248,000.00 248,000.00	100.27 0.09%	248,672.33 1,221.65	0.46% 672.33	NR / NR NR	0.19 0.19
29976D2F6	Everbank Negotiable CD 2.05% Due 2/14/2022	248,000.00	02/09/2017 2.04%	248,000.00 248,000.00	101.09 0.04%	250,700.97 2,242.53	0.47% 2,700.97	NR / NR NR	0.54 0.54
Total Negotiable CD		496,000.00	1.79%	496,000.00 496,000.00	0.07%	499,373.30 3,464.18	0.93% 3,373.30	NR / NR NR	0.37 0.36
SUPRANATIONAL									
459058JM6	Intl. Bank Recon & Development Note 0.25% Due 11/24/2023	165,000.00	11/17/2020 0.32%	164,645.25 164,726.24	99.90 0.29%	164,831.70 76.77	0.31% 105.46	Aaa / AAA AAA	2.32 2.30
459058GQ0	Intl. Bank Recon & Development Note 2.5% Due 3/19/2024	225,000.00	01/26/2021 0.26%	240,736.50 238,196.14	105.62 0.35%	237,645.00 2,062.50	0.44% (551.14)	Aaa / AAA AAA	2.64 2.54
45950KCR9	International Finance Corp Note 1.375% Due 10/16/2024	160,000.00	07/12/2021 0.54%	164,304.00 164,238.90	102.88 0.47%	164,605.76 641.67	0.31% 366.86	Aaa / AAA NR	3.21 3.13
Total Supranational		550,000.00	0.36%	569,685.75 567,161.28	0.37%	567,082.46 2,780.94	1.06% (78.82)	Aaa / AAA AAA	2.71 2.64
US TREASURY									
912828M80	US Treasury Note 2% Due 11/30/2022	300,000.00	Various 1.60%	303,459.37 301,544.17	102.51 0.12%	307,523.40 1,016.40	0.57% 5,979.23	Aaa / AA+ AAA	1.33 1.32
912828VB3	US Treasury Note 1.75% Due 5/15/2023	250,000.00	12/16/2019 1.69%	250,517.58 250,271.05	102.82 0.17%	257,041.00 927.31	0.48% 6,769.95	Aaa / AA+ AAA	1.79 1.76

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CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
US TREASURY									
912828T26	US Treasury Note 1.375% Due 9/30/2023	300,000.00	Various 1.94%	293,108.59 296,525.13	102.50 0.22%	307,500.00 1,386.27	0.57% 10,974.87	Aaa / AA+ AAA	2.17 2.13
912828V80	US Treasury Note 2.25% Due 1/31/2024	200,000.00	11/26/2019 1.59%	205,304.69 203,173.78	104.94 0.27%	209,882.80 12.23	0.39% 6,709.02	Aaa / AA+ AAA	2.50 2.44
91282CBV2	US Treasury Note 0.375% Due 4/15/2024	350,000.00	04/29/2021 0.34%	350,314.45 350,287.40	100.20 0.30%	350,697.20 387.30	0.65% 409.80	Aaa / AA+ AAA	2.71 2.69
912828WJ5	US Treasury Note 2.5% Due 5/15/2024	300,000.00	12/12/2019 1.74%	309,691.41 306,108.89	106.10 0.30%	318,293.10 1,589.67	0.59% 12,184.21	Aaa / AA+ AAA	2.79 2.70
91282CCG4	US Treasury Note 0.25% Due 6/15/2024	400,000.00	06/17/2021 0.43%	397,890.63 397,975.55	99.77 0.33%	399,093.60 128.42	0.74% 1,118.05	Aaa / AA+ AAA	2.88 2.86
912828Y87	US Treasury Note 1.75% Due 7/31/2024	300,000.00	01/31/2020 1.35%	305,203.13 303,467.70	104.18 0.35%	312,550.80 14.27	0.58% 9,083.10	Aaa / AA+ AAA	3.00 2.93
912828ZF0	US Treasury Note 0.5% Due 3/31/2025	350,000.00	03/25/2021 0.58%	348,906.26 348,999.71	100.04 0.49%	350,136.85 588.11	0.65% 1,137.14	Aaa / AA+ AAA	3.67 3.62
912828ZT0	US Treasury Note 0.25% Due 5/31/2025	365,000.00	02/25/2021 0.60%	359,653.32 360,189.71	98.96 0.52%	361,221.52 154.58	0.67% 1,031.81	Aaa / AA+ AAA	3.84 3.81
9128284Z0	US Treasury Note 2.75% Due 8/31/2025	125,000.00	06/24/2021 0.72%	135,444.34 135,191.43	108.84 0.56%	136,044.88 1,438.52	0.26% 853.45	Aaa / AA+ AAA	4.09 3.85
91282CAZ4	US Treasury Note 0.375% Due 11/30/2025	150,000.00	12/09/2020 0.41%	149,742.19 149,775.41	99.02 0.60%	148,535.10 95.29	0.28% (1,240.31)	Aaa / AA+ AAA	4.34 4.29
Total US Treasury		3,390,000.00	1.06%	3,409,235.96 3,403,509.93	0.34%	3,458,520.25 7,738.37	6.43% 55,010.32	Aaa / AA+ AAA	2.85 2.80
TOTAL PORTFOLIO		47,470,274.63	0.51%	53,551,930.37 53,489,940.63	0.24%	53,831,751.94 59,955.74	100.00% 341,811.31	Aa1 / AA AAA	0.63 0.56
TOTAL MARKET VALUE PLUS ACCRUED						53,891,707.68			



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/01/2021	31846V203	2.04	First American Govt Obligation Fund Class Y	1.000	0.01%	2.04	0.00	2.04	0.00
Purchase	07/10/2021	31846V203	312.50	First American Govt Obligation Fund Class Y	1.000	0.01%	312.50	0.00	312.50	0.00
Purchase	07/11/2021	31846V203	2,700.00	First American Govt Obligation Fund Class Y	1.000	0.01%	2,700.00	0.00	2,700.00	0.00
Purchase	07/12/2021	31846V203	1,650.00	First American Govt Obligation Fund Class Y	1.000	0.01%	1,650.00	0.00	1,650.00	0.00
Purchase	07/12/2021	31846V203	200,000.00	First American Govt Obligation Fund Class Y	1.000	0.01%	200,000.00	0.00	200,000.00	0.00
Purchase	07/12/2021	79466LAG9	35,000.00	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 7/15/2024	99.949	0.64%	34,982.15	0.00	34,982.15	0.00
Purchase	07/13/2021	31846V203	6,556.25	First American Govt Obligation Fund Class Y	1.000	0.01%	6,556.25	0.00	6,556.25	0.00
Purchase	07/14/2021	45950KCR9	160,000.00	International Finance Corp Note 1.375% Due 10/16/2024	102.690	0.54%	164,304.00	537.78	164,841.78	0.00
Purchase	07/15/2021	31846V203	18.00	First American Govt Obligation Fund Class Y	1.000	0.01%	18.00	0.00	18.00	0.00
Purchase	07/15/2021	31846V203	14.22	First American Govt Obligation Fund Class Y	1.000	0.01%	14.22	0.00	14.22	0.00
Purchase	07/15/2021	31846V203	297.42	First American Govt Obligation Fund Class Y	1.000	0.01%	297.42	0.00	297.42	0.00
Purchase	07/15/2021	31846V203	20.42	First American Govt Obligation Fund Class Y	1.000	0.01%	20.42	0.00	20.42	0.00
Purchase	07/15/2021	31846V203	9,241.18	First American Govt Obligation Fund Class Y	1.000	0.01%	9,241.18	0.00	9,241.18	0.00
Purchase	07/15/2021	31846V203	19,780.96	First American Govt Obligation Fund Class Y	1.000	0.01%	19,780.96	0.00	19,780.96	0.00
Purchase	07/15/2021	31846V203	3,581.63	First American Govt Obligation Fund Class Y	1.000	0.01%	3,581.63	0.00	3,581.63	0.00
Purchase	07/15/2021	31846V203	10,081.09	First American Govt Obligation Fund Class Y	1.000	0.01%	10,081.09	0.00	10,081.09	0.00

Transaction Ledger

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/15/2021	90LAIF\$00	13,185.99	Local Agency Investment Fund State Pool	1.000	0.25%	13,185.99	0.00	13,185.99	0.00
Purchase	07/19/2021	31846V203	26.21	First American Govt Obligation Fund Class Y	1.000	0.01%	26.21	0.00	26.21	0.00
Purchase	07/20/2021	31846V203	129.33	First American Govt Obligation Fund Class Y	1.000	0.01%	129.33	0.00	129.33	0.00
Purchase	07/20/2021	31846V203	47.00	First American Govt Obligation Fund Class Y	1.000	0.01%	47.00	0.00	47.00	0.00
Purchase	07/21/2021	31846V203	18.00	First American Govt Obligation Fund Class Y	1.000	0.01%	18.00	0.00	18.00	0.00
Purchase	07/21/2021	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	99.991	0.52%	69,993.76	0.00	69,993.76	0.00
Purchase	07/24/2021	31846V203	4,250.00	First American Govt Obligation Fund Class Y	1.000	0.01%	4,250.00	0.00	4,250.00	0.00
Purchase	07/25/2021	31846V203	106.25	First American Govt Obligation Fund Class Y	1.000	0.01%	106.25	0.00	106.25	0.00
Purchase	07/26/2021	31846V203	758.53	First American Govt Obligation Fund Class Y	1.000	0.01%	758.53	0.00	758.53	0.00
Purchase	07/26/2021	31846V203	4,953.98	First American Govt Obligation Fund Class Y	1.000	0.01%	4,953.98	0.00	4,953.98	0.00
Purchase	07/30/2021	31846V203	975.00	First American Govt Obligation Fund Class Y	1.000	0.01%	975.00	0.00	975.00	0.00
Purchase	07/31/2021	09CATR\$05	179.86	CalTrust Medium Term Fund	10.270	0.21%	1,847.13	0.00	1,847.13	0.00
Purchase	07/31/2021	31846V203	4,875.00	First American Govt Obligation Fund Class Y	1.000	0.01%	4,875.00	0.00	4,875.00	0.00
Subtotal			548,760.86				554,708.04	537.78	555,245.82	0.00
TOTAL ACQUISITIONS			548,760.86				554,708.04	537.78	555,245.82	0.00



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
DISPOSITIONS										
Sale	07/12/2021	31846V203	34,982.15	First American Govt Obligation Fund Class Y	1.000	0.01%	34,982.15	0.00	34,982.15	0.00
Sale	07/14/2021	31846V203	164,841.78	First American Govt Obligation Fund Class Y	1.000	0.01%	164,841.78	0.00	164,841.78	0.00
Sale	07/21/2021	31846V203	69,993.76	First American Govt Obligation Fund Class Y	1.000	0.01%	69,993.76	0.00	69,993.76	0.00
Subtotal			269,817.69				269,817.69	0.00	269,817.69	0.00
Paydown	07/15/2021	43815NAC8	9,081.64	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	100.000		9,081.64	159.54	9,241.18	0.00
Paydown	07/15/2021	47788UAC6	0.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	100.000		0.00	18.00	18.00	0.00
Paydown	07/15/2021	47789JAD8	19,223.56	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	100.000		19,223.56	557.40	19,780.96	0.00
Paydown	07/15/2021	58769KAD6	0.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	100.000		0.00	14.22	14.22	0.00
Paydown	07/15/2021	65479JAD5	3,388.63	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	100.000		3,388.63	193.00	3,581.63	0.00
Paydown	07/15/2021	89231PAD0	9,881.33	Toyota Auto Receivables Trust 2018-D A3 3.18% Due 3/15/2023	100.000		9,881.33	199.76	10,081.09	0.00
Paydown	07/15/2021	89232HAC9	0.00	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	100.000		0.00	297.42	297.42	0.00
Paydown	07/15/2021	89236XAC0	0.00	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	100.000		0.00	20.42	20.42	0.00
Paydown	07/19/2021	43813KAC6	0.00	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	100.000		0.00	26.21	26.21	0.00
Paydown	07/20/2021	92290BAA9	0.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	100.000		0.00	47.00	47.00	0.00



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
DISPOSITIONS										
Paydown	07/20/2021	92348AAA3	0.00	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	100.000		0.00	129.33	129.33	0.00
Paydown	07/21/2021	43813GAC5	0.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	100.000		0.00	18.00	18.00	0.00
Paydown	07/26/2021	3137B4GY6	0.00	FHLMC K032 A2Due 5/25/2023	100.000		0.00	758.53	758.53	0.00
Paydown	07/26/2021	3137BM6P6	4,572.54	FHLMC K721 A2Due 8/25/2022	100.000		4,572.54	381.44	4,953.98	0.00
Subtotal			46,147.70				46,147.70	2,820.27	48,967.97	0.00
Maturity	07/12/2021	02665WBF7	200,000.00	American Honda Finance Note 1.65% Due 7/12/2021	100.000		200,000.00	0.00	200,000.00	0.00
Subtotal			200,000.00				200,000.00	0.00	200,000.00	0.00
TOTAL DISPOSITIONS			515,965.39				515,965.39	2,820.27	518,785.66	0.00
OTHER TRANSACTIONS										
Interest	07/10/2021	3135G05G4	250,000.00	FNMA Note 0.25% Due 7/10/2023	0.000		312.50	0.00	312.50	0.00
Interest	07/11/2021	89236TEL5	200,000.00	Toyota Motor Credit Corp Note 2.7% Due 1/11/2023	0.000		2,700.00	0.00	2,700.00	0.00
Interest	07/12/2021	02665WBF7	200,000.00	American Honda Finance Note 1.65% Due 7/12/2021	0.000		1,650.00	0.00	1,650.00	0.00
Interest	07/13/2021	037833DE7	200,000.00	Apple Inc Callable Note Cont 12/13/2022 2.4% Due 1/13/2023	0.000		2,400.00	0.00	2,400.00	0.00
Interest	07/13/2021	3137EADB2	350,000.00	FHLMC Note 2.375% Due 1/13/2022	0.000		4,156.25	0.00	4,156.25	0.00
Interest	07/24/2021	90331HNV1	250,000.00	US Bank NA Callable Note Cont 6/23/2023 3.4% Due 7/24/2023	0.000		4,250.00	0.00	4,250.00	0.00
Interest	07/25/2021	3137EAET2	170,000.00	FHLMC Note 0.125% Due 7/25/2022	0.000		106.25	0.00	106.25	0.00



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
OTHER TRANSACTIONS										
Interest	07/30/2021	747525AR4	75,000.00	Qualcomm Inc Callable Note Cont 12/30/2022 2.6% Due 1/30/2023	0.000		975.00	0.00	975.00	0.00
Interest	07/31/2021	912828V80	200,000.00	US Treasury Note 2.25% Due 1/31/2024	0.000		2,250.00	0.00	2,250.00	0.00
Interest	07/31/2021	912828Y87	300,000.00	US Treasury Note 1.75% Due 7/31/2024	0.000		2,625.00	0.00	2,625.00	0.00
Subtotal			2,195,000.00				21,425.00	0.00	21,425.00	0.00
Dividend	07/01/2021	31846V203	229,151.97	First American Govt Obligation Fund Class Y	0.000		2.04	0.00	2.04	0.00
Dividend	07/15/2021	90LAIF\$00	1,469,400,936.84	Local Agency Investment Fund State Pool	0.000		13,185.99	0.00	13,185.99	0.00
Dividend	07/31/2021	09CATR\$05	652,114.02	CalTrust Medium Term Fund	0.000		1,847.13	0.00	1,847.13	0.00
Subtotal			1,470,282,202.83				15,035.16	0.00	15,035.16	0.00
TOTAL OTHER TRANSACTIONS			1,472,477,202.83				36,460.16	0.00	36,460.16	0.00

Income Earned

As of July 31, 2021



CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
FIXED INCOME						
023135BW5	Amazon.com Inc Callable Note Cont 11/12/2021 0.45% Due 05/12/2024	05/10/2021 05/12/2021 130,000.00	129,818.86 0.00 0.00 129,824.23	79.63 0.00 128.38 48.75	5.37 0.00 5.37 54.12	54.12
02665WBF7	American Honda Finance Note Due 07/12/2021	07/30/2019 07/31/2019 0.00	199,964.34 0.00 200,000.00 0.00	1,549.17 1,650.00 0.00 100.83	35.66 0.00 35.66 136.49	136.49
037833AK6	Apple Inc Note 2.4% Due 05/03/2023	03/11/2019 03/13/2019 200,000.00	198,654.45 0.00 0.00 198,716.61	773.33 0.00 1,173.33 400.00	62.16 0.00 62.16 462.16	462.16
037833DE7	Apple Inc Callable Note Cont 12/13/2022 2.4% Due 01/13/2023	11/21/2019 11/25/2019 200,000.00	201,593.81 0.00 0.00 201,500.58	2,240.00 2,400.00 240.00 400.00	0.00 93.23 (93.23) 306.77	306.77
06406FAD5	Bank of NY Mellon Corp Callable Note Cont 6/16/2023 2.2% Due 08/16/2023	04/11/2019 04/15/2019 200,000.00	197,206.60 0.00 0.00 197,318.19	1,650.00 0.00 2,016.67 366.67	111.59 0.00 111.59 478.26	478.26
14913R2L0	Caterpillar Financial Service Note 0.45% Due 05/17/2024	05/10/2021 05/17/2021 205,000.00	204,736.58 0.00 0.00 204,744.35	112.75 0.00 189.63 76.88	7.77 0.00 7.77 84.65	84.65
24422ETV1	John Deere Capital Corp Note 2.15% Due 09/08/2022	04/17/2019 04/22/2019 305,000.00	302,839.21 0.00 0.00 302,993.55	2,058.33 0.00 2,604.78 546.45	154.34 0.00 154.34 700.79	700.79
3130A0F70	FHLB Note 3.375% Due 12/08/2023	10/30/2019 10/31/2019 350,000.00	363,526.04 0.00 0.00 363,054.91	754.69 0.00 1,739.06 984.37	0.00 471.13 (471.13) 513.24	513.24
3130A1XJ2	FHLB Note 2.875% Due 06/14/2024	03/24/2020 03/25/2020 155,000.00	163,404.55 0.00 0.00 163,163.08	210.43 0.00 581.79 371.36	0.00 241.47 (241.47) 129.89	129.89

Income Earned

As of July 31, 2021



CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
3130ADRG9	FHLB Note 2.75% Due 03/10/2023	04/11/2019 04/12/2019 350,000.00	352,303.16 0.00 0.00 352,187.45	2,967.71 0.00 3,769.79 802.08	0.00 115.71 (115.71) 686.37	686.37
3130AHSR5	FHLB Note 1.625% Due 12/20/2021	12/19/2019 12/20/2019 320,000.00	319,918.68 0.00 0.00 319,933.34	158.89 0.00 592.22 433.33	14.66 0.00 14.66 447.99	447.99
3133ELWD2	FFCB Note 0.375% Due 04/08/2022	04/03/2020 04/08/2020 285,000.00	284,837.64 0.00 0.00 284,855.55	246.41 0.00 335.47 89.06	17.91 0.00 17.91 106.97	106.97
3133ELYR9	FFCB Note 0.25% Due 05/06/2022	04/30/2020 05/06/2020 325,000.00	324,825.29 0.00 0.00 324,842.82	124.13 0.00 191.84 67.71	17.53 0.00 17.53 85.24	85.24
3134GVJ66	FHLMC Note 0.25% Due 06/08/2022	06/04/2020 06/08/2020 350,000.00	349,901.62 0.00 0.00 349,910.53	55.90 0.00 128.82 72.92	8.91 0.00 8.91 81.83	81.83
3135G04Q3	FNMA Note 0.25% Due 05/22/2023	05/20/2020 05/22/2020 245,000.00	244,535.31 0.00 0.00 244,556.18	66.35 0.00 117.40 51.05	20.87 0.00 20.87 71.92	71.92
3135G05G4	FNMA Note 0.25% Due 07/10/2023	07/08/2020 07/10/2020 250,000.00	249,637.25 0.00 0.00 249,652.47	296.88 312.50 36.46 52.08	15.22 0.00 15.22 67.30	67.30
3135G06G3	FNMA Note 0.5% Due 11/07/2025	11/18/2020 11/19/2020 350,000.00	349,684.02 0.00 0.00 349,690.18	262.50 0.00 408.33 145.83	6.16 0.00 6.16 151.99	151.99
3135G0U43	FNMA Note 2.875% Due 09/12/2023	09/25/2019 09/26/2019 350,000.00	359,268.63 0.00 0.00 358,910.81	3,046.70 0.00 3,885.24 838.54	0.00 357.82 (357.82) 480.72	480.72

Income Earned

As of July 31, 2021



CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
3137B4GY6	FHLMC K032 A2 3.31% Due 05/25/2023	07/23/2019 07/26/2019 275,000.00	280,390.36 0.00 0.00 280,149.23	151.71 758.53 151.71 758.53	0.00 241.13 (241.13) 517.40	517.40
3137BM6P6	FHLMC K721 A2 3.09% Due 08/25/2022	06/26/2019 06/28/2019 128,993.30	134,898.86 0.00 4,572.54 130,185.66	343.93 381.44 332.16 369.67	0.00 140.66 (140.66) 229.01	229.01
3137EADB2	FHLMC Note 2.375% Due 01/13/2022	10/30/2019 10/31/2019 350,000.00	351,247.58 0.00 0.00 351,050.26	3,879.17 4,156.25 415.63 692.71	0.00 197.32 (197.32) 495.39	495.39
3137EAER6	FHLMC Note 0.375% Due 05/05/2023	05/05/2020 05/07/2020 305,000.00	304,921.12 0.00 0.00 304,924.76	177.92 0.00 273.23 95.31	3.64 0.00 3.64 98.95	98.95
3137EAES4	FHLMC Note 0.25% Due 06/26/2023	06/24/2020 06/26/2020 300,000.00	299,420.00 0.00 0.00 299,444.80	10.42 0.00 72.92 62.50	24.80 0.00 24.80 87.30	87.30
3137EAET2	FHLMC Note 0.125% Due 07/25/2022	07/21/2020 07/23/2020 170,000.00	169,795.83 0.00 0.00 169,812.10	92.08 106.25 3.54 17.71	16.27 0.00 16.27 33.98	33.98
3137EAEV7	FHLMC Note 0.25% Due 08/24/2023	08/19/2020 08/21/2020 300,000.00	299,781.51 0.00 0.00 299,790.15	264.58 0.00 327.08 62.50	8.64 0.00 8.64 71.14	71.14
3137EAEW5	FHLMC Note 0.25% Due 09/08/2023	09/11/2020 09/14/2020 300,000.00	300,068.23 0.00 0.00 300,065.59	235.42 0.00 297.92 62.50	0.00 2.64 (2.64) 59.86	59.86
3137EAey1	FHLMC Note 0.125% Due 10/16/2023	10/14/2020 10/16/2020 225,000.00	224,358.49 0.00 0.00 224,382.25	58.59 0.00 82.03 23.44	23.76 0.00 23.76 47.20	47.20

Income Earned

As of July 31, 2021



CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
3137EAEZ8	FHLMC Note 0.25% Due 11/06/2023	11/03/2020 11/05/2020 335,000.00	334,763.97 0.00 0.00 334,772.50	127.95 0.00 197.74 69.79	8.53 0.00 8.53 78.32	78.32
404280BA6	HSBC Holdings PLC Note 3.6% Due 05/25/2023	05/15/2019 05/17/2019 200,000.00	202,254.96 0.00 0.00 202,154.09	720.00 0.00 1,320.00 600.00	0.00 100.87 (100.87) 499.13	499.13
43813GAC5	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 04/21/2025	02/17/2021 02/24/2021 80,000.00	79,998.71 0.00 0.00 79,998.75	6.00 18.00 6.00 18.00	0.04 0.00 0.04 18.04	18.04
43813KAC6	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	09/22/2020 09/29/2020 85,000.00	84,990.51 0.00 0.00 84,990.85	11.36 26.21 11.36 26.21	0.34 0.00 0.34 26.55	26.55
43815NAC8	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 08/15/2023	08/20/2019 08/27/2019 98,470.68	107,551.97 0.00 9,081.64 98,470.38	85.09 159.54 77.90 152.35	0.05 0.00 0.05 152.40	152.40
459058GQ0	Intl. Bank Recon & Development Note 2.5% Due 03/19/2024	01/26/2021 01/28/2021 225,000.00	238,621.82 0.00 0.00 238,196.14	1,593.75 0.00 2,062.50 468.75	0.00 425.68 (425.68) 43.07	43.07
459058JM6	Intl. Bank Recon & Development Note 0.25% Due 11/24/2023	11/17/2020 11/24/2020 165,000.00	164,716.20 0.00 0.00 164,726.24	42.40 0.00 76.77 34.37	10.04 0.00 10.04 44.41	44.41
459200JX0	IBM Corp Note 2.85% Due 05/13/2022	05/16/2019 05/20/2019 200,000.00	200,087.05 0.00 0.00 200,078.51	760.00 0.00 1,235.00 475.00	0.00 8.54 (8.54) 466.46	466.46
45950KCR9	International Finance Corp Note 1.375% Due 10/16/2024	07/12/2021 07/14/2021 160,000.00	0.00 164,304.00 0.00 164,238.90	0.00 (537.78) 641.67 103.89	0.00 65.10 (65.10) 38.79	38.79

Income Earned

As of July 31, 2021



CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
46647PAH9	JP Morgan Chase & Co Callable Note 2X 3/1/2024 3.22% Due 03/01/2025	08/19/2020 08/21/2020 210,000.00	222,718.64 0.00 0.00 222,313.84	2,254.00 0.00 2,817.50 563.50	0.00 404.80 (404.80) 158.70	158.70
47788UAC6	John Deere Owner Trust 2021-A A3 0.36% Due 09/15/2025	03/02/2021 03/10/2021 60,000.00	59,989.46 0.00 0.00 59,989.73	9.60 18.00 9.60 18.00	0.27 0.00 0.27 18.27	18.27
47789JAD8	John Deere Owner Trust 2019-A A3 2.91% Due 07/17/2023	Various Various 210,632.52	232,315.08 0.00 19,223.56 212,715.49	297.28 557.40 272.42 532.54	0.00 376.03 (376.03) 156.51	156.51
47789QAC4	John Deere Owner Trust 2021-B A3 0.52% Due 03/16/2026	07/13/2021 07/21/2021 70,000.00	0.00 69,993.76 0.00 69,993.81	0.00 0.00 10.11 10.11	0.05 0.00 0.05 10.16	10.16
58769KAD6	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	06/22/2021 06/29/2021 80,000.00	79,993.97 0.00 0.00 79,994.17	1.78 14.22 14.22 26.66	0.20 0.00 0.20 26.86	26.86
594918BX1	Microsoft Callable Note Cont 12/6/2023 2.875% Due 02/06/2024	03/05/2020 03/09/2020 200,000.00	208,652.64 0.00 0.00 208,350.58	2,315.97 0.00 2,795.14 479.17	0.00 302.06 (302.06) 177.11	177.11
65479JAD5	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 07/15/2024	10/16/2019 10/23/2019 116,611.37	119,995.93 0.00 3,388.63 116,607.52	102.93 193.00 100.03 190.10	0.22 0.00 0.22 190.32	190.32
69353RFB9	PNC Bank Callable Note Cont 1/18/2022 2.625% Due 02/17/2022	02/21/2019 02/25/2019 250,000.00	249,326.43 0.00 0.00 249,416.82	2,442.71 0.00 2,989.58 546.87	90.39 0.00 90.39 637.26	637.26
69371RP42	Paccar Financial Corp Note 3.15% Due 08/09/2021	04/24/2019 04/26/2019 200,000.00	200,084.62 0.00 0.00 200,017.36	2,485.00 0.00 3,010.00 525.00	0.00 67.26 (67.26) 457.74	457.74

Income Earned

As of July 31, 2021



CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
747525AR4	Qualcomm Inc Callable Note Cont 12/30/2022 2.6% Due 01/30/2023	02/11/2020 02/13/2020 75,000.00	75,923.94 0.00 0.00 75,871.58	817.92 975.00 5.42 162.50	0.00 52.36 (52.36) 110.14	110.14
78015K7C2	Royal Bank of Canada Note 2.25% Due 11/01/2024	09/22/2020 09/24/2020 225,000.00	236,503.45 0.00 0.00 236,210.91	843.75 0.00 1,265.63 421.88	0.00 292.54 (292.54) 129.34	129.34
79466LAG9	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 07/15/2024	06/29/2021 07/12/2021 35,000.00	0.00 34,982.15 0.00 34,982.47	0.00 0.00 11.55 11.55	0.32 0.00 0.32 11.87	11.87
808513BN4	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 03/18/2024	Various Various 245,000.00	246,061.37 0.00 0.00 246,027.13	525.73 0.00 678.86 153.13	1.34 35.58 (34.24) 118.89	118.89
89114QCB2	Toronto Dominion Bank Note 3.25% Due 03/11/2024	07/16/2019 07/18/2019 200,000.00	203,824.73 0.00 0.00 203,704.24	1,986.11 0.00 2,527.78 541.67	0.00 120.49 (120.49) 421.18	421.18
89231PAD0	Toyota Auto Receivables Trust 2018-D A3 3.18% Due 03/15/2023	08/29/2019 08/30/2019 65,500.78	76,156.94 0.00 9,881.33 66,140.49	106.54 199.76 92.57 185.79	0.00 135.12 (135.12) 50.67	50.67
89232HAC9	Toyota Auto Receivable Own 2020-A A3 1.66% Due 05/15/2024	07/06/2020 07/08/2020 215,000.00	218,531.50 0.00 0.00 218,427.14	158.62 297.42 158.62 297.42	0.00 104.36 (104.36) 193.06	193.06
89236TEL5	Toyota Motor Credit Corp Note 2.7% Due 01/11/2023	04/25/2019 04/29/2019 200,000.00	199,940.51 0.00 0.00 199,943.80	2,550.00 2,700.00 300.00 450.00	3.29 0.00 3.29 453.29	453.29
89236XAC0	Toyota Auto Receivables 2020-D A3 0.35% Due 01/15/2025	10/06/2020 10/13/2020 70,000.00	69,989.15 0.00 0.00 69,989.41	10.89 20.42 10.89 20.42	0.26 0.00 0.26 20.68	20.68

Income Earned

As of July 31, 2021



CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
90331HNV1	US Bank NA Callable Note Cont 6/23/2023 3.4% Due 07/24/2023	05/17/2019 05/21/2019 250,000.00	253,235.47 0.00 0.00 253,096.55	3,706.94 4,250.00 165.28 708.34	0.00 138.92 (138.92) 569.42	569.42
9128284Z0	US Treasury Note 2.75% Due 08/31/2025	06/24/2021 06/25/2021 125,000.00	135,403.33 0.00 0.00 135,191.43	1,148.95 0.00 1,438.52 289.57	0.00 211.90 (211.90) 77.67	77.67
912828M80	US Treasury Note 2% Due 11/30/2022	Various Various 300,000.00	301,642.67 0.00 0.00 301,544.17	508.20 0.00 1,016.40 508.20	0.00 98.50 (98.50) 409.70	409.70
912828T26	US Treasury Note 1.375% Due 09/30/2023	Various Various 300,000.00	296,388.78 0.00 0.00 296,525.13	1,036.89 0.00 1,386.27 349.38	136.35 0.00 136.35 485.73	485.73
912828V80	US Treasury Note 2.25% Due 01/31/2024	11/26/2019 11/27/2019 200,000.00	203,281.54 0.00 0.00 203,173.78	1,877.07 2,250.00 12.23 385.16	0.00 107.76 (107.76) 277.40	277.40
912828VB3	US Treasury Note 1.75% Due 05/15/2023	12/16/2019 12/17/2019 250,000.00	250,283.94 0.00 0.00 250,271.05	558.76 0.00 927.31 368.55	0.00 12.89 (12.89) 355.66	355.66
912828WJ5	US Treasury Note 2.5% Due 05/15/2024	12/12/2019 12/13/2019 300,000.00	306,294.92 0.00 0.00 306,108.89	957.88 0.00 1,589.67 631.79	0.00 186.03 (186.03) 445.76	445.76
912828Y87	US Treasury Note 1.75% Due 07/31/2024	01/31/2020 01/31/2020 300,000.00	303,565.87 0.00 0.00 303,467.70	2,189.92 2,625.00 14.27 449.35	0.00 98.17 (98.17) 351.18	351.18
912828ZF0	US Treasury Note 0.5% Due 03/31/2025	03/25/2021 03/29/2021 350,000.00	348,976.53 0.00 0.00 348,999.71	439.89 0.00 588.11 148.22	23.18 0.00 23.18 171.40	171.40



CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
912828ZT0	US Treasury Note 0.25% Due 05/31/2025	02/25/2021 02/26/2021 365,000.00	360,083.12 0.00 0.00 360,189.71	77.29 0.00 154.58 77.29	106.59 0.00 106.59 183.88	183.88
91282CAZ4	US Treasury Note 0.375% Due 11/30/2025	12/09/2020 12/10/2020 150,000.00	149,771.01 0.00 0.00 149,775.41	47.64 0.00 95.29 47.65	4.40 0.00 4.40 52.05	52.05
91282CBV2	US Treasury Note 0.375% Due 04/15/2024	04/29/2021 04/30/2021 350,000.00	350,296.41 0.00 0.00 350,287.40	276.13 0.00 387.30 111.17	0.00 9.01 (9.01) 102.16	102.16
91282CCG4	US Treasury Note 0.25% Due 06/15/2024	06/17/2021 06/18/2021 400,000.00	397,915.72 0.00 0.00 397,975.55	43.72 0.00 128.42 84.70	59.83 0.00 59.83 144.53	144.53
92290BAA9	Verizon Owner Trust 2020-B A 0.47% Due 02/20/2025	08/04/2020 08/12/2020 120,000.00	119,979.72 0.00 0.00 119,980.20	17.23 47.00 17.23 47.00	0.48 0.00 0.48 47.48	47.48
92348AAA3	Verizon Owner Trust 2019-C A1A 1.94% Due 04/22/2024	10/01/2019 10/08/2019 80,000.00	79,996.18 0.00 0.00 79,996.30	47.42 129.33 47.42 129.33	0.12 0.00 0.12 129.45	129.45
			15,131,646.78	55,056.93	1,001.55	
			269,279.91	23,707.49	5,215.08	
			246,147.70	50,762.59	(4,213.53)	
Total Fixed Income		15,040,208.65	15,150,565.46	19,413.15	15,199.62	15,199.62

CASH & EQUIVALENT

08173QBS4	Beneficial Bank Negotiable CD 1.55% Due 10/07/2021	09/20/2016 09/20/2016 248,000.00	248,000.00 0.00 0.00 248,000.00	895.18 0.00 1,221.65 326.47	0.00 0.00 0.00 326.47	326.47
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Income Earned

As of July 31, 2021



CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
29976D2F6	Everbank Negotiable CD 2.05% Due 02/14/2022	02/09/2017 02/09/2017 248,000.00	248,000.00 0.00 0.00 248,000.00	1,810.74 0.00 2,242.53 431.79	0.00 0.00 0.00 431.79	431.79
31846V203	First American Govt Obligation Fund Class Y	Various Various 264,711.44	264,134.12 270,395.01 269,817.69 264,711.44	0.00 2.04 0.00 2.04	0.00 0.00 0.00 2.04	2.04
89233GYP5	Toyota Motor Credit Discount CP 0.18% Due 11/23/2021	04/26/2021 04/27/2021 350,000.00	349,746.25 0.00 0.00 349,800.50	0.00 0.00 0.00 0.00	54.25 0.00 54.25 54.25	54.25
			1,109,880.37	2,705.92	54.25	
			270,395.01	2.04	0.00	
			269,817.69	3,464.18	54.25	
Total Cash & Equivalent			1,110,711.44	760.30	814.55	814.55
LOCAL AGENCY INVESTMENT FUND						
90LAIF\$00	Local Agency Investment Fund State Pool	Various Various 30,667,060.67	30,653,874.68 13,185.99 0.00 30,667,060.67	11,486.62 13,185.99 5,728.97 7,428.34	0.00 0.00 0.00 7,428.34	7,428.34
			30,653,874.68	11,486.62	0.00	
			13,185.99	13,185.99	0.00	
			0.00	5,728.97	0.00	
Total Local Agency Investment Fund			30,667,060.67	7,428.34	7,428.34	7,428.34

Income Earned

As of July 31, 2021



CUSIP	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
INVESTMENT POOL						
09CATR\$05	CalTrust Medium Term Fund	Various Various 652,293.87	6,559,955.43 1,847.13 0.00 6,561,802.56	0.00 1,847.13 0.00 1,847.13	0.00 0.00 0.00 1,847.13	1,847.13
			6,559,955.43 1,847.13 0.00	0.00 1,847.13 0.00	0.00 0.00 0.00	
Total Investment Pool		652,293.87	6,561,802.56	1,847.13	1,847.13	1,847.13
			53,455,357.26 554,708.04 515,965.39	69,249.47 38,742.65 59,955.74	1,055.80 5,215.08 (4,159.28)	
TOTAL PORTFOLIO		47,470,274.63	53,489,940.63	29,448.92	25,289.64	25,289.64

Cash Flow Report

As of July 31, 2021



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/06/2021	Interest	594918BX1	200,000.00	Microsoft Callable Note Cont 12/6/2023 2.875% Due 2/6/2024	0.00	2,875.00	2,875.00
08/09/2021	Maturity	69371RP42	200,000.00	Paccar Financial Corp Note 3.15% Due 8/9/2021	200,000.00	3,150.00	203,150.00
08/15/2021	Paydown	89231PAD0	65,500.78	Toyota Auto Receivables Trust 2018-D A3 3.18% Due 3/15/2023	3,220.20	173.58	3,393.78
08/15/2021	Paydown	89232HAC9	215,000.00	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	0.00	297.42	297.42
08/15/2021	Paydown	89236XAC0	70,000.00	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,775.08	20.42	1,795.50
08/15/2021	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
08/15/2021	Paydown	65479JAD5	116,611.37	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	3,113.43	187.55	3,300.98
08/15/2021	Paydown	43815NAC8	98,470.68	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	9,105.75	146.06	9,251.81
08/15/2021	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
08/15/2021	Paydown	47789JAD8	210,632.52	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	15,973.70	510.78	16,484.48
08/16/2021	Interest	06406FAD5	200,000.00	Bank of NY Mellon Corp Callable Note Cont 6/16/2023 2.2% Due 8/16/2023	0.00	2,200.00	2,200.00
08/17/2021	Interest	69353RFB9	250,000.00	PNC Bank Callable Note Cont 1/18/2022 2.625% Due 2/17/2022	0.00	3,281.25	3,281.25
08/18/2021	Paydown	43813KAC6	85,000.00	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	0.00	26.21	26.21
08/20/2021	Paydown	92348AAA3	80,000.00	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	2,266.74	129.33	2,396.07
08/20/2021	Paydown	3137BM6P6	0.00	FHLMC K721 A2 3.09% Due 8/25/2022	4,572.54	381.44	4,953.98
08/20/2021	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	2,767.81	47.00	2,814.81

Cash Flow Report

As of July 31, 2021



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/21/2021	Interest	29976D2F6	248,000.00	Everbank Negotiable CD 2.05% Due 2/14/2022	0.00	2,521.11	2,521.11
08/21/2021	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	0.00	18.00	18.00
08/24/2021	Interest	3137EAEV7	300,000.00	FHLMC Note 0.25% Due 8/24/2023	0.00	375.00	375.00
08/25/2021	Interest	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	332.16	332.16
08/25/2021	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
08/31/2021	Interest	9128284Z0	125,000.00	US Treasury Note 2.75% Due 8/31/2025	0.00	1,718.75	1,718.75
AUG 2021					242,795.25	19,194.27	261,989.52
09/01/2021	Interest	46647PAH9	210,000.00	JP Morgan Chase & Co Callable Note 2X 3/1/2024 3.22% Due 3/1/2025	0.00	3,381.00	3,381.00
09/08/2021	Interest	3137EAEW5	300,000.00	FHLMC Note 0.25% Due 9/8/2023	0.00	375.00	375.00
09/08/2021	Interest	24422ETV1	305,000.00	John Deere Capital Corp Note 2.15% Due 9/8/2022	0.00	3,278.75	3,278.75
09/10/2021	Interest	3130ADRG9	350,000.00	FHLB Note 2.75% Due 3/10/2023	0.00	4,812.50	4,812.50
09/11/2021	Interest	89114QCB2	200,000.00	Toronto Dominion Bank Note 3.25% Due 3/11/2024	0.00	3,250.00	3,250.00
09/12/2021	Interest	3135G0U43	350,000.00	FNMA Note 2.875% Due 9/12/2023	0.00	5,031.25	5,031.25
09/15/2021	Paydown	43815NAC8	98,470.68	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	8,790.03	132.56	8,922.59
09/15/2021	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
09/15/2021	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
09/15/2021	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	54.60	54.60

Cash Flow Report

As of July 31, 2021



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/15/2021	Paydown	89231PAD0	65,500.78	Toyota Auto Receivables Trust 2018-D A3 3.18% Due 3/15/2023	3,225.92	165.04	3,390.96
09/15/2021	Paydown	89236XAC0	70,000.00	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,770.52	19.90	1,790.42
09/15/2021	Paydown	65479JAD5	116,611.37	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	3,120.44	182.54	3,302.98
09/15/2021	Paydown	89232HAC9	215,000.00	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	0.00	297.42	297.42
09/15/2021	Paydown	47789JAD8	210,632.52	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	16,011.50	472.05	16,483.55
09/18/2021	Interest	808513BN4	245,000.00	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 3/18/2024	0.00	918.75	918.75
09/18/2021	Paydown	43813KAC6	85,000.00	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	0.00	26.21	26.21
09/19/2021	Interest	459058GQ0	225,000.00	Intl. Bank Recon & Development Note 2.5% Due 3/19/2024	0.00	2,812.50	2,812.50
09/20/2021	Paydown	92348AAA3	80,000.00	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	2,271.83	125.67	2,397.50
09/20/2021	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	2,768.89	45.92	2,814.81
09/21/2021	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	0.00	18.00	18.00
09/25/2021	Interest	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	332.16	332.16
09/25/2021	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
09/30/2021	Interest	912828ZF0	350,000.00	US Treasury Note 0.5% Due 3/31/2025	0.00	875.00	875.00
09/30/2021	Interest	912828T26	300,000.00	US Treasury Note 1.375% Due 9/30/2023	0.00	2,062.50	2,062.50
SEP 2021					37,959.13	29,472.53	67,431.66
10/07/2021	Maturity	08173QBS4	248,000.00	Beneficial Bank Negotiable CD 1.55% Due 10/7/2021	248,000.00	1,927.27	249,927.27

Cash Flow Report

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/08/2021	Interest	3133ELWD2	285,000.00	FFCB Note 0.375% Due 4/8/2022	0.00	534.38	534.38
10/15/2021	Dividend	90LAIF\$00	950,481,090.92	Local Agency Investment Fund State Pool	0.00	5,727.91	5,727.91
10/15/2021	Interest	91282CBV2	350,000.00	US Treasury Note 0.375% Due 4/15/2024	0.00	656.25	656.25
10/15/2021	Paydown	65479JAD5	116,611.37	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	3,127.46	177.52	3,304.98
10/15/2021	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
10/15/2021	Paydown	47789JAD8	210,632.52	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	16,049.39	433.22	16,482.61
10/15/2021	Paydown	43815NAC8	98,470.68	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	8,473.55	119.52	8,593.07
10/15/2021	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
10/15/2021	Paydown	89231PAD0	65,500.78	Toyota Auto Receivables Trust 2018-D A3 3.18% Due 3/15/2023	3,231.64	156.49	3,388.13
10/15/2021	Paydown	89232HAC9	215,000.00	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	10,100.64	297.42	10,398.06
10/15/2021	Paydown	89236XAC0	70,000.00	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,765.91	19.38	1,785.29
10/15/2021	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
10/16/2021	Interest	3137EAEY1	225,000.00	FHLMC Note 0.125% Due 10/16/2023	0.00	140.63	140.63
10/16/2021	Interest	45950KCR9	160,000.00	International Finance Corp Note 1.375% Due 10/16/2024	0.00	1,100.00	1,100.00
10/18/2021	Paydown	43813KAC6	85,000.00	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	0.00	26.21	26.21
10/20/2021	Paydown	92348AAA3	80,000.00	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	2,276.94	122.00	2,398.94
10/20/2021	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	2,769.98	44.83	2,814.81

Cash Flow Report

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/21/2021	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	0.00	18.00	18.00
10/25/2021	Interest	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	332.16	332.16
10/25/2021	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
OCT 2021					295,795.51	12,666.73	308,462.24
11/01/2021	Interest	78015K7C2	225,000.00	Royal Bank of Canada Note 2.25% Due 11/1/2024	0.00	2,531.25	2,531.25
11/03/2021	Interest	037833AK6	200,000.00	Apple Inc Note 2.4% Due 5/3/2023	0.00	2,400.00	2,400.00
11/05/2021	Interest	3137EAER6	305,000.00	FHLMC Note 0.375% Due 5/5/2023	0.00	571.88	571.88
11/06/2021	Interest	3133ELYR9	325,000.00	FFCB Note 0.25% Due 5/6/2022	0.00	406.25	406.25
11/06/2021	Interest	3137EAEZ8	335,000.00	FHLMC Note 0.25% Due 11/6/2023	0.00	418.75	418.75
11/07/2021	Interest	3135G06G3	350,000.00	FNMA Note 0.5% Due 11/7/2025	0.00	875.00	875.00
11/12/2021	Interest	023135BW5	130,000.00	Amazon.com Inc Callable Note Cont 11/12/2021 0.45% Due 5/12/2024	0.00	292.50	292.50
11/13/2021	Interest	459200JX0	200,000.00	IBM Corp Note 2.85% Due 5/13/2022	0.00	2,850.00	2,850.00
11/15/2021	Interest	912828VB3	250,000.00	US Treasury Note 1.75% Due 5/15/2023	0.00	2,187.50	2,187.50
11/15/2021	Interest	912828WJ5	300,000.00	US Treasury Note 2.5% Due 5/15/2024	0.00	3,750.00	3,750.00
11/15/2021	Paydown	43815NAC8	98,470.68	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	8,156.31	106.95	8,263.26
11/15/2021	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
11/15/2021	Paydown	89232HAC9	215,000.00	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	9,891.57	283.44	10,175.01

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/15/2021	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
11/15/2021	Paydown	65479JAD5	116,611.37	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	3,134.50	172.49	3,306.99
11/15/2021	Paydown	47789JAD8	210,632.52	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	16,087.38	394.30	16,481.68
11/15/2021	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
11/15/2021	Paydown	89231PAD0	65,500.78	Toyota Auto Receivables Trust 2018-D A3 3.18% Due 3/15/2023	3,237.37	147.93	3,385.30
11/15/2021	Paydown	89236XAC0	70,000.00	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,761.24	18.87	1,780.11
11/17/2021	Interest	14913R2L0	205,000.00	Caterpillar Financial Service Note 0.45% Due 5/17/2024	0.00	461.25	461.25
11/18/2021	Paydown	43813KAC6	85,000.00	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	0.00	26.21	26.21
11/20/2021	Paydown	92348AAA3	80,000.00	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	2,282.07	118.31	2,400.38
11/20/2021	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	2,771.06	43.75	2,814.81
11/21/2021	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	0.00	18.00	18.00
11/22/2021	Interest	3135G04Q3	245,000.00	FNMA Note 0.25% Due 5/22/2023	0.00	306.25	306.25
11/23/2021	Maturity	89233GYP5	350,000.00	Toyota Motor Credit Discount CP 0.18% Due 11/23/2021	350,000.00	0.00	350,000.00
11/24/2021	Interest	459058JM6	165,000.00	Intl. Bank Recon & Development Note 0.25% Due 11/24/2023	0.00	206.25	206.25
11/25/2021	Interest	404280BA6	200,000.00	HSBC Holdings PLC Note 3.6% Due 5/25/2023	0.00	3,600.00	3,600.00
11/25/2021	Interest	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	332.16	332.16
11/25/2021	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/30/2021	Interest	912828M80	300,000.00	US Treasury Note 2% Due 11/30/2022	0.00	3,000.00	3,000.00
11/30/2021	Interest	912828ZT0	365,000.00	US Treasury Note 0.25% Due 5/31/2025	0.00	456.25	456.25
11/30/2021	Interest	91282CAZ4	150,000.00	US Treasury Note 0.375% Due 11/30/2025	0.00	281.25	281.25
NOV 2021					397,321.50	27,090.33	424,411.83
12/08/2021	Interest	3130A0F70	350,000.00	FHLB Note 3.375% Due 12/8/2023	0.00	5,906.25	5,906.25
12/08/2021	Interest	3134GVJ66	350,000.00	FHLMC Note 0.25% Due 6/8/2022	0.00	437.50	437.50
12/14/2021	Interest	3130A1XJ2	155,000.00	FHLB Note 2.875% Due 6/14/2024	0.00	2,228.13	2,228.13
12/15/2021	Interest	91282CCG4	400,000.00	US Treasury Note 0.25% Due 6/15/2024	0.00	500.00	500.00
12/15/2021	Paydown	65479JAD5	116,611.37	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	3,141.55	167.45	3,309.00
12/15/2021	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
12/15/2021	Paydown	89232HAC9	215,000.00	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	9,681.60	269.76	9,951.36
12/15/2021	Paydown	43815NAC8	98,470.68	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	7,838.30	94.85	7,933.15
12/15/2021	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
12/15/2021	Paydown	47789JAD8	210,632.52	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	16,125.46	355.28	16,480.74
12/15/2021	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
12/15/2021	Paydown	89231PAD0	65,500.78	Toyota Auto Receivables Trust 2018-D A3 3.18% Due 3/15/2023	3,243.11	139.35	3,382.46
12/15/2021	Paydown	89236XAC0	70,000.00	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,756.54	18.35	1,774.89

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Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/18/2021	Paydown	43813KAC6	85,000.00	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	0.00	26.21	26.21
12/20/2021	Maturity	3130AHSR5	320,000.00	FHLB Note 1.625% Due 12/20/2021	320,000.00	2,600.00	322,600.00
12/20/2021	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	2,772.15	42.66	2,814.81
12/20/2021	Paydown	92348AAA3	80,000.00	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	2,287.20	114.63	2,401.83
12/21/2021	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	0.00	18.00	18.00
12/25/2021	Interest	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	332.16	332.16
12/25/2021	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
12/26/2021	Interest	3137EAES4	300,000.00	FHLMC Note 0.25% Due 6/26/2023	0.00	375.00	375.00
DEC 2021					366,845.91	14,459.12	381,305.03
01/10/2022	Interest	3135G05G4	250,000.00	FNMA Note 0.25% Due 7/10/2023	0.00	312.50	312.50
01/11/2022	Interest	89236TEL5	200,000.00	Toyota Motor Credit Corp Note 2.7% Due 1/11/2023	0.00	2,700.00	2,700.00
01/13/2022	Interest	037833DE7	200,000.00	Apple Inc Callable Note Cont 12/13/2022 2.4% Due 1/13/2023	0.00	2,400.00	2,400.00
01/13/2022	Maturity	3137EADB2	350,000.00	FHLMC Note 2.375% Due 1/13/2022	350,000.00	4,156.25	354,156.25
01/15/2022	Interest	79466LAG9	35,000.00	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 7/15/2024	0.00	111.20	111.20
01/15/2022	Paydown	89232HAC9	215,000.00	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	9,470.75	256.37	9,727.12
01/15/2022	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
01/15/2022	Paydown	43815NAC8	98,470.68	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	7,519.52	83.22	7,602.74

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01/15/2022	Paydown	47789JAD8	210,632.52	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	16,163.62	316.18	16,479.80
01/15/2022	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
01/15/2022	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
01/15/2022	Paydown	65479JAD5	116,611.37	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	3,148.61	162.40	3,311.01
01/15/2022	Paydown	89231PAD0	65,500.78	Toyota Auto Receivables Trust 2018-D A3 3.18% Due 3/15/2023	3,248.86	130.76	3,379.62
01/15/2022	Paydown	89236XAC0	70,000.00	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,751.77	17.84	1,769.61
01/18/2022	Paydown	43813KAC6	85,000.00	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	0.00	26.21	26.21
01/20/2022	Paydown	92348AAA3	80,000.00	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	2,292.35	110.93	2,403.28
01/20/2022	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	2,773.23	41.58	2,814.81
01/21/2022	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	0.00	18.00	18.00
01/24/2022	Interest	90331HNV1	250,000.00	US Bank NA Callable Note Cont 6/23/2023 3.4% Due 7/24/2023	0.00	4,250.00	4,250.00
01/25/2022	Interest	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	332.16	332.16
01/25/2022	Interest	3137EAET2	170,000.00	FHLMC Note 0.125% Due 7/25/2022	0.00	106.25	106.25
01/25/2022	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
01/30/2022	Interest	747525AR4	75,000.00	Qualcomm Inc Callable Note Cont 12/30/2022 2.6% Due 1/30/2023	0.00	975.00	975.00
01/31/2022	Interest	912828Y87	300,000.00	US Treasury Note 1.75% Due 7/31/2024	0.00	2,625.00	2,625.00
01/31/2022	Interest	912828V80	200,000.00	US Treasury Note 2.25% Due 1/31/2024	0.00	2,250.00	2,250.00

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JAN 2022					396,368.71	22,215.39	418,584.10
02/06/2022	Interest	594918BX1	200,000.00	Microsoft Callable Note Cont 12/6/2023 2.875% Due 2/6/2024	0.00	2,875.00	2,875.00
02/14/2022	Maturity	29976D2F6	248,000.00	Everbank Negotiable CD 2.05% Due 2/14/2022	248,000.00	2,465.39	250,465.39
02/15/2022	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
02/15/2022	Paydown	47789JAD8	210,632.52	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	16,201.87	276.98	16,478.85
02/15/2022	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
02/15/2022	Paydown	43815NAC8	98,470.68	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	7,199.97	72.07	7,272.04
02/15/2022	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
02/15/2022	Paydown	65479JAD5	116,611.37	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	3,155.69	157.34	3,313.03
02/15/2022	Paydown	89231PAD0	65,500.78	Toyota Auto Receivables Trust 2018-D A3 3.18% Due 3/15/2023	3,254.62	122.15	3,376.77
02/15/2022	Paydown	89232HAC9	215,000.00	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	9,259.00	243.27	9,502.27
02/15/2022	Paydown	89236XAC0	70,000.00	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,746.95	17.33	1,764.28
02/16/2022	Interest	06406FAD5	200,000.00	Bank of NY Mellon Corp Callable Note Cont 6/16/2023 2.2% Due 8/16/2023	0.00	2,200.00	2,200.00
02/17/2022	Maturity	69353RFB9	250,000.00	PNC Bank Callable Note Cont 1/18/2022 2.625% Due 2/17/2022	250,000.00	3,281.25	253,281.25
02/18/2022	Paydown	43813KAC6	85,000.00	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	0.00	26.21	26.21
02/19/2022	Paydown	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	1,228.90	2.53	1,231.43
02/20/2022	Paydown	92348AAA3	80,000.00	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	2,297.51	107.22	2,404.73

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02/20/2022	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	2,774.32	40.49	2,814.81
02/21/2022	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	0.00	18.00	18.00
02/24/2022	Interest	3137EAEV7	300,000.00	FHLMC Note 0.25% Due 8/24/2023	0.00	375.00	375.00
02/25/2022	Interest	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	328.99	328.99
02/25/2022	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
02/28/2022	Interest	9128284Z0	125,000.00	US Treasury Note 2.75% Due 8/31/2025	0.00	1,718.75	1,718.75
FEB 2022					545,118.83	15,161.51	560,280.34
03/01/2022	Interest	46647PAH9	210,000.00	JP Morgan Chase & Co Callable Note 2X 3/1/2024 3.22% Due 3/1/2025	0.00	3,381.00	3,381.00
03/08/2022	Interest	24422ETV1	305,000.00	John Deere Capital Corp Note 2.15% Due 9/8/2022	0.00	3,278.75	3,278.75
03/08/2022	Interest	3137EAEW5	300,000.00	FHLMC Note 0.25% Due 9/8/2023	0.00	375.00	375.00
03/10/2022	Interest	3130ADRG9	350,000.00	FHLB Note 2.75% Due 3/10/2023	0.00	4,812.50	4,812.50
03/11/2022	Interest	89114QCB2	200,000.00	Toronto Dominion Bank Note 3.25% Due 3/11/2024	0.00	3,250.00	3,250.00
03/12/2022	Interest	3135G0U43	350,000.00	FNMA Note 2.875% Due 9/12/2023	0.00	5,031.25	5,031.25
03/15/2022	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
03/15/2022	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
03/15/2022	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
03/15/2022	Paydown	47789JAD8	210,632.52	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	16,240.22	237.69	16,477.91

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03/15/2022	Paydown	43815NAC8	98,470.68	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	6,879.65	61.39	6,941.04
03/15/2022	Paydown	89231PAD0	65,500.78	Toyota Auto Receivables Trust 2018-D A3 3.18% Due 3/15/2023	3,260.40	113.52	3,373.92
03/15/2022	Paydown	89236XAC0	70,000.00	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,742.08	16.82	1,758.90
03/15/2022	Paydown	65479JAD5	116,611.37	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	3,162.80	152.26	3,315.06
03/15/2022	Paydown	89232HAC9	215,000.00	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	9,046.36	230.46	9,276.82
03/18/2022	Interest	808513BN4	245,000.00	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 3/18/2024	0.00	918.75	918.75
03/18/2022	Paydown	43813KAC6	85,000.00	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,035.15	26.21	4,061.36
03/19/2022	Interest	459058GQ0	225,000.00	Intl. Bank Recon & Development Note 2.5% Due 3/19/2024	0.00	2,812.50	2,812.50
03/19/2022	Paydown	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	9,050.16	18.64	9,068.80
03/20/2022	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	2,775.41	39.40	2,814.81
03/20/2022	Paydown	92348AAA3	80,000.00	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	2,302.67	103.51	2,406.18
03/21/2022	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	0.00	18.00	18.00
03/25/2022	Interest	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	305.69	305.69
03/25/2022	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
03/31/2022	Interest	912828ZF0	350,000.00	US Treasury Note 0.5% Due 3/31/2025	0.00	875.00	875.00
03/31/2022	Interest	912828T26	300,000.00	US Treasury Note 1.375% Due 9/30/2023	0.00	2,062.50	2,062.50
MAR 2022					58,494.90	28,954.38	87,449.28

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04/08/2022	Maturity	3133ELWD2	285,000.00	FFCB Note 0.375% Due 4/8/2022	285,000.00	534.38	285,534.38
04/15/2022	Interest	91282CBV2	350,000.00	US Treasury Note 0.375% Due 4/15/2024	0.00	656.25	656.25
04/15/2022	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
04/15/2022	Paydown	47789JAD8	210,632.52	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	16,278.65	198.32	16,476.97
04/15/2022	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
04/15/2022	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
04/15/2022	Paydown	89231PAD0	65,500.78	Toyota Auto Receivables Trust 2018-D A3 3.18% Due 3/15/2023	3,266.18	104.88	3,371.06
04/15/2022	Paydown	89236XAC0	70,000.00	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,737.16	16.31	1,753.47
04/15/2022	Paydown	43815NAC8	98,470.68	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	6,558.54	51.19	6,609.73
04/15/2022	Paydown	65479JAD5	116,611.37	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	3,169.92	147.17	3,317.09
04/15/2022	Paydown	89232HAC9	215,000.00	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	8,832.83	217.94	9,050.77
04/16/2022	Interest	45950KCR9	160,000.00	International Finance Corp Note 1.375% Due 10/16/2024	0.00	1,100.00	1,100.00
04/16/2022	Interest	3137EAEY1	225,000.00	FHLMC Note 0.125% Due 10/16/2023	0.00	140.63	140.63
04/18/2022	Paydown	43813KAC6	85,000.00	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,036.40	24.96	4,061.36
04/19/2022	Paydown	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	9,084.99	18.72	9,103.71
04/20/2022	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	2,776.49	38.32	2,814.81
04/20/2022	Paydown	92348AAA3	80,000.00	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	2,307.85	99.79	2,407.64

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04/21/2022	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	0.00	18.00	18.00
04/25/2022	Interest	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	282.30	282.30
04/25/2022	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
APR 2022					343,049.01	4,482.70	347,531.71
05/01/2022	Interest	78015K7C2	225,000.00	Royal Bank of Canada Note 2.25% Due 11/1/2024	0.00	2,531.25	2,531.25
05/03/2022	Interest	037833AK6	200,000.00	Apple Inc Note 2.4% Due 5/3/2023	0.00	2,400.00	2,400.00
05/05/2022	Interest	3137EAER6	305,000.00	FHLMC Note 0.375% Due 5/5/2023	0.00	571.88	571.88
05/06/2022	Interest	3137EAEZ8	335,000.00	FHLMC Note 0.25% Due 11/6/2023	0.00	418.75	418.75
05/06/2022	Maturity	3133ELYR9	325,000.00	FFCB Note 0.25% Due 5/6/2022	325,000.00	406.25	325,406.25
05/07/2022	Interest	3135G06G3	350,000.00	FNMA Note 0.5% Due 11/7/2025	0.00	875.00	875.00
05/12/2022	Interest	023135BW5	130,000.00	Amazon.com Inc Callable Note Cont 11/12/2021 0.45% Due 5/12/2024	0.00	292.50	292.50
05/13/2022	Maturity	459200JX0	200,000.00	IBM Corp Note 2.85% Due 5/13/2022	200,000.00	2,850.00	202,850.00
05/15/2022	Interest	912828VB3	250,000.00	US Treasury Note 1.75% Due 5/15/2023	0.00	2,187.50	2,187.50
05/15/2022	Interest	912828WJ5	300,000.00	US Treasury Note 2.5% Due 5/15/2024	0.00	3,750.00	3,750.00
05/15/2022	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
05/15/2022	Paydown	89232HAC9	215,000.00	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	8,618.37	205.73	8,824.10
05/15/2022	Paydown	89231PAD0	65,500.78	Toyota Auto Receivables Trust 2018-D A3 3.18% Due 3/15/2023	3,271.97	96.23	3,368.20

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05/15/2022	Paydown	89236XAC0	70,000.00	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,732.17	15.81	1,747.98
05/15/2022	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
05/15/2022	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
05/15/2022	Paydown	43815NAC8	98,470.68	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	6,236.67	41.46	6,278.13
05/15/2022	Paydown	47789JAD8	210,632.52	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	16,317.18	158.84	16,476.02
05/15/2022	Paydown	65479JAD5	116,611.37	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	3,177.04	142.08	3,319.12
05/17/2022	Interest	14913R2L0	205,000.00	Caterpillar Financial Service Note 0.45% Due 5/17/2024	0.00	461.25	461.25
05/18/2022	Paydown	43813KAC6	85,000.00	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,037.64	23.72	4,061.36
05/19/2022	Paydown	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	28,733.25	59.19	28,792.44
05/20/2022	Paydown	92348AAA3	80,000.00	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	2,313.05	96.05	2,409.10
05/20/2022	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	2,777.58	37.23	2,814.81
05/21/2022	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	0.00	18.00	18.00
05/22/2022	Interest	3135G04Q3	245,000.00	FNMA Note 0.25% Due 5/22/2023	0.00	306.25	306.25
05/24/2022	Interest	459058JM6	165,000.00	Intl. Bank Recon & Development Note 0.25% Due 11/24/2023	0.00	206.25	206.25
05/25/2022	Interest	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	208.31	208.31
05/25/2022	Interest	404280BA6	200,000.00	HSBC Holdings PLC Note 3.6% Due 5/25/2023	0.00	3,600.00	3,600.00
05/25/2022	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54

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As of July 31, 2021



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/31/2022	Interest	91282CAZ4	150,000.00	US Treasury Note 0.375% Due 11/30/2025	0.00	281.25	281.25
05/31/2022	Interest	912828M80	300,000.00	US Treasury Note 2% Due 11/30/2022	0.00	3,000.00	3,000.00
05/31/2022	Interest	912828ZT0	365,000.00	US Treasury Note 0.25% Due 5/31/2025	0.00	456.25	456.25
MAY 2022					602,214.92	26,530.57	628,745.49
06/08/2022	Interest	3130A0F70	350,000.00	FHLB Note 3.375% Due 12/8/2023	0.00	5,906.25	5,906.25
06/08/2022	Maturity	3134GVJ66	350,000.00	FHLMC Note 0.25% Due 6/8/2022	350,000.00	437.50	350,437.50
06/14/2022	Interest	3130A1XJ2	155,000.00	FHLB Note 2.875% Due 6/14/2024	0.00	2,228.13	2,228.13
06/15/2022	Interest	91282CCG4	400,000.00	US Treasury Note 0.25% Due 6/15/2024	0.00	500.00	500.00
06/15/2022	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
06/15/2022	Paydown	89232HAC9	215,000.00	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	8,403.03	193.80	8,596.83
06/15/2022	Paydown	43815NAC8	98,470.68	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	5,914.02	32.21	5,946.23
06/15/2022	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
06/15/2022	Paydown	65479JAD5	116,611.37	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	3,184.19	136.97	3,321.16
06/15/2022	Paydown	89231PAD0	65,500.78	Toyota Auto Receivables Trust 2018-D A3 3.18% Due 3/15/2023	3,277.77	87.56	3,365.33
06/15/2022	Paydown	89236XAC0	70,000.00	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,727.15	15.30	1,742.45
06/15/2022	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
06/15/2022	Paydown	47789JAD8	210,632.52	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	16,355.79	119.27	16,475.06

Cash Flow Report

As of July 31, 2021



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/18/2022	Paydown	43813KAC6	85,000.00	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,038.89	22.47	4,061.36
06/19/2022	Paydown	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	8,115.18	16.72	8,131.90
06/20/2022	Paydown	92348AAA3	80,000.00	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	2,318.26	92.31	2,410.57
06/20/2022	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	2,778.67	36.14	2,814.81
06/21/2022	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	0.00	18.00	18.00
06/25/2022	Interest	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	187.41	187.41
06/25/2022	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
06/26/2022	Interest	3137EAES4	300,000.00	FHLMC Note 0.25% Due 6/26/2023	0.00	375.00	375.00
JUN 2022					406,112.95	11,238.58	417,351.53
07/10/2022	Interest	3135G05G4	250,000.00	FNMA Note 0.25% Due 7/10/2023	0.00	312.50	312.50
07/11/2022	Interest	89236TEL5	200,000.00	Toyota Motor Credit Corp Note 2.7% Due 1/11/2023	0.00	2,700.00	2,700.00
07/13/2022	Interest	037833DE7	200,000.00	Apple Inc Callable Note Cont 12/13/2022 2.4% Due 1/13/2023	0.00	2,400.00	2,400.00
07/15/2022	Interest	79466LAG9	35,000.00	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 7/15/2024	0.00	109.38	109.38
07/15/2022	Paydown	47789JAD8	210,632.52	John Deere Owner Trust 2019-A A3 2.91% Due 7/17/2023	16,394.49	79.61	16,474.10
07/15/2022	Paydown	43815NAC8	98,470.68	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	5,590.60	23.43	5,614.03
07/15/2022	Paydown	65479JAD5	116,611.37	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	3,191.36	131.84	3,323.20
07/15/2022	Paydown	89231PAD0	65,500.78	Toyota Auto Receivables Trust 2018-D A3 3.18% Due 3/15/2023	3,283.58	78.87	3,362.45

Cash Flow Report

As of July 31, 2021



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/15/2022	Paydown	89236XAC0	70,000.00	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	1,722.06	14.80	1,736.86
07/15/2022	Paydown	89232HAC9	215,000.00	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	8,186.76	182.18	8,368.94
07/15/2022	Paydown	47788UAC6	60,000.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	0.00	18.00	18.00
07/15/2022	Paydown	47789QAC4	70,000.00	John Deere Owner Trust 2021-B A3 0.52% Due 3/16/2026	0.00	30.33	30.33
07/15/2022	Paydown	58769KAD6	80,000.00	Mercedes-Benz Auto Lease Trust 2021-B A3 0.4% Due 11/15/2024	0.00	26.67	26.67
07/18/2022	Paydown	43813KAC6	85,000.00	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	4,040.13	21.23	4,061.36
07/19/2022	Paydown	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	18,763.18	38.65	18,801.83
07/20/2022	Paydown	92348AAA3	80,000.00	Verizon Owner Trust 2019-C A1A 1.94% Due 4/22/2024	2,323.47	88.57	2,412.04
07/20/2022	Paydown	92290BAA9	120,000.00	Verizon Owner Trust 2020-B A 0.47% Due 2/20/2025	2,779.76	35.05	2,814.81
07/21/2022	Paydown	43813GAC5	80,000.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	0.00	18.00	18.00
07/24/2022	Interest	90331HNV1	250,000.00	US Bank NA Callable Note Cont 6/23/2023 3.4% Due 7/24/2023	0.00	4,250.00	4,250.00
07/25/2022	Interest	3137BM6P6	128,993.30	FHLMC K721 A2 3.09% Due 8/25/2022	0.00	139.10	139.10
07/25/2022	Maturity	3137EAET2	170,000.00	FHLMC Note 0.125% Due 7/25/2022	170,000.00	106.25	170,106.25
07/25/2022	Paydown	3137B4GY6	275,000.00	FHLMC K032 A2 3.31% Due 5/25/2023	0.00	758.54	758.54
07/30/2022	Interest	747525AR4	75,000.00	Qualcomm Inc Callable Note Cont 12/30/2022 2.6% Due 1/30/2023	0.00	975.00	975.00
07/31/2022	Interest	912828Y87	300,000.00	US Treasury Note 1.75% Due 7/31/2024	0.00	2,625.00	2,625.00

Cash Flow Report

As of July 31, 2021



Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/31/2022	Interest	912828V80	200,000.00	US Treasury Note 2.25% Due 1/31/2024	0.00	2,250.00	2,250.00
JUL 2022					236,275.39	17,413.00	253,688.39
TOTAL					3,928,352.01	228,879.11	4,157,231.12



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Custody: Your qualified custodian bank maintains control of all assets reflected in this statement and we urge you to compare this statement to the one you receive from your qualified custodian. Chandler does not have any authority to withdraw or deposit funds from/to the custodian account.

Valuation: Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance: Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

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Ratings: Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a AA+/Aaa/AAA by S&P, Moody's and Fitch respectively.



CITY of GARDENA

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

1. Report the count of confirmed COVID-19 employee cases.
Total Count: Eighty-Six (86)
 - a. Administrative Services Department: One (1)
 - b. City Clerk's Office: Two (2)
 - c. Elected & Administrative Offices: One (1)
 - d. Community Development Department: Two (2)
 - e. Transportation Department: Twenty-Seven (27)
 - f. Police Department: Thirty (30)
 - g. Public Works Department: Eleven (11)
 - h. Recreation & Human Services Department: Twelve (12)
2. Request City Council approval to revise the City's Classification and Compensation Plan to add the new classification of Executive Assistant to Chief of Police to Schedule 51 (\$5,283 - \$6,742/month), effective August 11, 2021 (*Attachment 1*). This position will be located within the Administrative Division of the Police Department. Job Description is attached (*Attachment 2*).
3. Request City Council approval to revise the City's Classification and Compensation Plan to correct the rate of pay for Educational Incentive Bonus Schedule 227 Step 5, \$2,074.24/month, effective July 11, 2021 (*Attachment 1*).
4. Report the Promotional Appointment of the following individuals:
 - a. **HORACIO CARRANZA** to the position of Police Service Officer, Schedule 42 (\$4,231 - \$5,400/month) with the Police Department effective August 27, 2021.
 - b. **OSCAR SALGADO** to the position of Police Service Officer, Schedule 42 (\$4,231 - \$5,400/month) with the Police Department effective August 28, 2021.
 - c. **PRISCILLA ESTRADA** to the position of Police Service Officer, Schedule 42 (\$4,231 - \$5,400/month) with the Police Department effective August 29, 2021.
 - d. **RAYMOND BEEMAN** to the position of Director of Administrative Services, Schedule 330 (\$13,104 - \$16,742/month) with the Administrative Services Department effective September 1, 2021.
 - e. **DIANA SCHNUR** to the position of Senior Human Resources Analyst, Schedule 122 (\$7,101 - \$9,063/month) with the Administrative Services Department effective September 1, 2021.

- f. **ABIGAIL QUIROZ** to the position of Human Resources Analyst, Schedule 115 (\$5,973 - \$7,624/month) with the Administrative Services Department effective September 1, 2021.
 - g. **JOHN FRANCIS** to the position of Police Sergeant, Schedule 203 (\$9,341 - \$11,922/month) with the Police Department effective September 1, 2021.
 - h. **RAUL ALARCON** to the position of Police Sergeant, Schedule 203 (\$9,341 - \$11,922/month) with the Police Department effective September 2, 2021.
5. Report the Separation of Police Lieutenant, **ERICK LEE**, of the Police Department effective August 31, 2021. Mr. Lee provided 27 years and 10 months of service to the City.
6. Report that the following individuals are on leave under the Family Medical Leave Act / California Family Rights Act:
 - a. Police Officer, **TYLER NASH** of the Police Department effective August 9, 2021 through September 5, 2021.
 - b. Police Officer, **TED SHIN** of the Police Department effective August 19, 2021 through November 6, 2021.
 - c. Police Lieutenant, **MICHAEL SARGENT** of the Police Department effective August 23, 2021 through October 3, 2021.
 - d. Equipment Mechanic, **DUSTIN SAN JOSE** of the Public Works Department effective July 28, 2021 through a date to be determined.
 - e. Economic Development Manager, **SPENCER DELA CRUZ** of the Community Development Department effective September 8, 2021 through October 10, 2021.
7. Report the recruitment for the Closed/Competitive position of Park Maintenance Worker I (Public Works Department). This recruitment closed on August 23, 2021.
8. Report the recruitment for the Closed/Competitive position of Recreation Supervisor (Recreation & Human Services Department). This recruitment closed on August 25, 2021.
9. Report the recruitment for the Closed/Competitive position of Activity Coordinator (Recreation & Human Services Department). This recruitment closed on August 25, 2021.
10. Report the active recruitment for the Open/Competitive position of Transit Marketing Coordinator (Transportation Department). This recruitment is scheduled to close on September 22, 2021.
11. Report the active recruitment for the Open/Competitive position of Transit Maintenance Coordinator (Transportation Department). This recruitment is scheduled to close on September 27, 2021.

**CITY OF GARDENA
CLASSIFICATION AND COMPENSATION PLAN
AS OF SEPTEMBER 14, 2021**

Add: Executive Assistant to Chief of Police (Sched 51), eff. 8/11/21; Correction to 227 Step 5 Edu Incentive Bonus eff. 7/11/21

3 Work Experience Minimum Wage

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	27,348.00	-	-	-	-	-
MONTHLY	2,279.00	-	-	-	-	-
BI-WEEKLY	1,051.85	-	-	-	-	-
HOURLY	13.1481	-	-	-	-	-

4

STEP	*4*	*5*	*6*
ANNUAL	27,936.00	29,328.00	30,792.00
MONTHLY	2,328.00	2,444.00	2,566.00
BI-WEEKLY	1,074.46	1,128.00	1,184.31
HOURLY	13.4308	14.1000	14.8038

**5 Assistant Site Manager I
5 Geriatric Aide**

STEP	*4*	*5*	*6*
ANNUAL	27,276.00	28,644.00	30,072.00
MONTHLY	2,273.00	2,387.00	2,506.00
BI-WEEKLY	1,049.08	1,101.69	1,156.62
HOURLY	13.1135	13.7712	14.4577

**6 Clerical Aide I
6 Police Aide**

STEP	*4*	*5*	*6*
ANNUAL	27,972.00	29,376.00	30,840.00
MONTHLY	2,331.00	2,448.00	2,570.00
BI-WEEKLY	1,075.85	1,129.85	1,186.15
HOURLY	13.4481	14.1231	14.8269

**7 Peer Advocate Counselor II
7 Storeroom Aide**

STEP	*4*	*5*	*6*
ANNUAL	27,300.00	28,668.00	30,096.00
MONTHLY	2,275.00	2,389.00	2,508.00
BI-WEEKLY	1,050.00	1,102.62	1,157.54
HOURLY	13.1250	13.7827	14.4692

**8 Assistant Site Manager II
8 Community Aide I**

STEP	*4*	*5*	*6*
ANNUAL	28,008.00	29,412.00	30,888.00
MONTHLY	2,334.00	2,451.00	2,574.00
BI-WEEKLY	1,077.23	1,131.23	1,188.00
HOURLY	13.4654	14.1404	14.8500

9

STEP		*4*	*5*	*6*
ANNUAL		27,324.00	28,692.00	30,132.00
MONTHLY		2,277.00	2,391.00	2,511.00
BI-WEEKLY		1,050.92	1,103.54	1,158.92
HOURLY		13.1365	13.7942	14.4865

10

STEP		*4*	*5*	*6*
ANNUAL		28,020.00	29,424.00	30,900.00
MONTHLY		2,335.00	2,452.00	2,575.00
BI-WEEKLY		1,077.69	1,131.69	1,188.46
HOURLY		13.4712	14.1462	14.8558

11

STEP		*4*	*5*	*6*
ANNUAL		27,348.00	28,716.00	30,156.00
MONTHLY		2,279.00	2,393.00	2,513.00
BI-WEEKLY		1,051.85	1,104.46	1,159.85
HOURLY		13.1481	13.8058	14.4981

12

STEP		*4*	*5*	*6*
ANNUAL		28,032.00	29,436.00	30,912.00
MONTHLY		2,336.00	2,453.00	2,576.00
BI-WEEKLY		1,078.15	1,132.15	1,188.92
HOURLY		13.4769	14.1519	14.8615

13 Assistant Site Manager III
13 Certified Nursing Assistant

STEP		*3*	*4*	*5*	*6*
ANNUAL		27,360.00	28,728.00	30,168.00	31,680.00
MONTHLY		2,280.00	2,394.00	2,514.00	2,640.00
BI-WEEKLY		1,052.31	1,104.92	1,160.31	1,218.46
HOURLY		13.1538	13.8115	14.5038	15.2308

14 Pool Cashier
14 Recreation Leader I

STEP		*3*	*4*	*5*	*6*
ANNUAL		28,044.00	29,448.00	30,924.00	32,472.00
MONTHLY		2,337.00	2,454.00	2,577.00	2,706.00
BI-WEEKLY		1,078.62	1,132.62	1,189.38	1,248.92
HOURLY		13.4827	14.1577	14.8673	15.6115

15

STEP		*2*	*3*	*4*	*5*	*6*
ANNUAL		27,384.00	28,752.00	30,192.00	31,704.00	33,288.00
MONTHLY		2,282.00	2,396.00	2,516.00	2,642.00	2,774.00
BI-WEEKLY		1,053.23	1,105.85	1,161.23	1,219.38	1,280.31
HOURLY		13.1654	13.8231	14.5154	15.2423	16.0038

16

STEP	*1*
ANNUAL	30,936.00
MONTHLY	2,578.00
BI-WEEKLY	1,189.85
HOURLY	14.8731

17 Clerk Typist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	27,396.00	28,764.00	30,204.00	31,716.00	33,300.00	34,968.00
MONTHLY	2,283.00	2,397.00	2,517.00	2,643.00	2,775.00	2,914.00
BI-WEEKLY	1,053.69	1,106.31	1,161.69	1,219.85	1,280.77	1,344.92
HOURLY	13.1712	13.8288	14.5212	15.2481	16.0096	16.8115

18

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	28,080.00	29,484.00	30,960.00	32,508.00	34,128.00	35,832.00
MONTHLY	2,340.00	2,457.00	2,580.00	2,709.00	2,844.00	2,986.00
BI-WEEKLY	1,080.00	1,134.00	1,190.77	1,250.31	1,312.62	1,378.15
HOURLY	13.5000	14.1750	14.8846	15.6288	16.4077	17.2269

19 FCC Program Assistant I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	28,776.00	30,216.00	31,728.00	33,312.00	34,980.00	36,732.00
MONTHLY	2,398.00	2,518.00	2,644.00	2,776.00	2,915.00	3,061.00
BI-WEEKLY	1,106.77	1,162.15	1,220.31	1,281.23	1,345.38	1,412.77
HOURLY	13.8346	14.5269	15.2538	16.0154	16.8173	17.6596

20

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	29,496.00	30,972.00	32,520.00	34,152.00	35,856.00	37,644.00
MONTHLY	2,458.00	2,581.00	2,710.00	2,846.00	2,988.00	3,137.00
BI-WEEKLY	1,134.46	1,191.23	1,250.77	1,313.54	1,379.08	1,447.85
HOURLY	14.1808	14.8904	15.6346	16.4192	17.2385	18.0981

21 Police Assistant**21 Police Cadet**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	30,228.00	31,740.00	33,324.00	34,992.00	36,744.00	38,580.00
MONTHLY	2,519.00	2,645.00	2,777.00	2,916.00	3,062.00	3,215.00
BI-WEEKLY	1,162.62	1,220.77	1,281.69	1,345.85	1,413.23	1,483.85
HOURLY	14.5327	15.2596	16.0212	16.8231	17.6654	18.5481

22 Lifeguard/Instructor**22 Recreation Leader II**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	30,996.00	32,544.00	34,176.00	35,880.00	37,680.00	39,564.00
MONTHLY	2,583.00	2,712.00	2,848.00	2,990.00	3,140.00	3,297.00
BI-WEEKLY	1,192.15	1,251.69	1,314.46	1,380.00	1,449.23	1,521.69
HOURLY	14.9019	15.6462	16.4308	17.2500	18.1154	19.0212

23 Community Aide II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	31,764.00	33,348.00	35,016.00	36,768.00	38,604.00	40,536.00
MONTHLY	2,647.00	2,779.00	2,918.00	3,064.00	3,217.00	3,378.00
BI-WEEKLY	1,221.69	1,282.62	1,346.77	1,414.15	1,484.77	1,559.08
HOURLY	15.2712	16.0327	16.8346	17.6769	18.5596	19.4885

24

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	32,556.00	34,188.00	35,892.00	37,692.00	39,576.00	41,556.00
MONTHLY	2,713.00	2,849.00	2,991.00	3,141.00	3,298.00	3,463.00
BI-WEEKLY	1,252.15	1,314.92	1,380.46	1,449.69	1,522.15	1,598.31
HOURLY	15.6519	16.4365	17.2558	18.1212	19.0269	19.9788

25

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	33,384.00	35,052.00	36,804.00	38,640.00	40,572.00	42,600.00
MONTHLY	2,782.00	2,921.00	3,067.00	3,220.00	3,381.00	3,550.00
BI-WEEKLY	1,284.00	1,348.15	1,415.54	1,486.15	1,560.46	1,638.46
HOURLY	16.0500	16.8519	17.6942	18.5769	19.5058	20.4808

26 Pool Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	34,212.00	35,928.00	37,728.00	39,612.00	41,592.00	43,668.00
MONTHLY	2,851.00	2,994.00	3,144.00	3,301.00	3,466.00	3,639.00
BI-WEEKLY	1,315.85	1,381.85	1,451.08	1,523.54	1,599.69	1,679.54
HOURLY	16.4481	17.2731	18.1385	19.0442	19.9962	20.9942

27

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	35,064.00	36,816.00	38,652.00	40,584.00	42,612.00	44,748.00
MONTHLY	2,922.00	3,068.00	3,221.00	3,382.00	3,551.00	3,729.00
BI-WEEKLY	1,348.62	1,416.00	1,486.62	1,560.92	1,638.92	1,721.08
HOURLY	16.8577	17.7000	18.5827	19.5115	20.4865	21.5135

28 Recreation Leader III

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	35,952.00	37,752.00	39,636.00	41,616.00	43,692.00	45,876.00
MONTHLY	2,996.00	3,146.00	3,303.00	3,468.00	3,641.00	3,823.00
BI-WEEKLY	1,382.77	1,452.00	1,524.46	1,600.62	1,680.46	1,764.46
HOURLY	17.2846	18.1500	19.0558	20.0077	21.0058	22.0558

29 Account Clerk**29 Customer Service Clerk I****29 Printing & Technology Intern****29 Recreation Therapist**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	36,840.00	38,688.00	40,620.00	42,648.00	44,784.00	47,028.00
MONTHLY	3,070.00	3,224.00	3,385.00	3,554.00	3,732.00	3,919.00
BI-WEEKLY	1,416.92	1,488.00	1,562.31	1,640.31	1,722.46	1,808.77
HOURLY	17.7115	18.6000	19.5288	20.5038	21.5308	22.6096

30 Custodian I
30 FCC Education Assistant II
30 FCC Program Assistant II

	1	*2*	*3*	*4*	*5*	*6*
ANNUAL	37,764.00	39,648.00	41,628.00	43,704.00	45,888.00	48,180.00
MONTHLY	3,147.00	3,304.00	3,469.00	3,642.00	3,824.00	4,015.00
BI-WEEKLY	1,452.46	1,524.92	1,601.08	1,680.92	1,764.92	1,853.08
HOURLY	18.1558	19.0615	20.0135	21.0115	22.0615	23.1635

31 Paratransit Driver

	1	*2*	*3*	*4*	*5*	*6*
STEP						
ANNUAL	38,700.00	40,632.00	42,660.00	44,796.00	47,040.00	49,392.00
MONTHLY	3,225.00	3,386.00	3,555.00	3,733.00	3,920.00	4,116.00
BI-WEEKLY	1,488.46	1,562.77	1,640.77	1,722.92	1,809.23	1,899.69
HOURLY	18.6058	19.5346	20.5096	21.5365	22.6154	23.7462

32 Home Improvement Maintenance Helper
32 Right-of-Way Maintenance Worker

	1	*2*	*3*	*4*	*5*	*6*
STEP						
ANNUAL	39,672.00	41,652.00	43,740.00	45,924.00	48,216.00	50,628.00
MONTHLY	3,306.00	3,471.00	3,645.00	3,827.00	4,018.00	4,219.00
BI-WEEKLY	1,525.85	1,602.00	1,682.31	1,766.31	1,854.46	1,947.23
HOURLY	19.0731	20.0250	21.0288	22.0788	23.1808	24.3404

33 Customer Service Clerk II
33 Equipment Utility Worker I
33 Police Records Technician I
33 Police Service Technician
33 Public Safety Officer
33 Relief Bus Operator Trainee

	1	*2*	*3*	*4*	*5*	*6*
STEP						
ANNUAL	40,656.00	42,684.00	44,820.00	47,064.00	49,416.00	51,888.00
MONTHLY	3,388.00	3,557.00	3,735.00	3,922.00	4,118.00	4,324.00
BI-WEEKLY	1,563.69	1,641.69	1,723.85	1,810.15	1,900.62	1,995.69
HOURLY	19.5462	20.5212	21.5481	22.6269	23.7577	24.9462

34 Custodian II
34 Graffiti Technician
34 Paratransit Dispatcher
34 Park Maintenance Worker I

	1	*2*	*3*	*4*	*5*	*6*
STEP						
ANNUAL	41,676.00	43,764.00	45,948.00	48,240.00	50,652.00	53,184.00
MONTHLY	3,473.00	3,647.00	3,829.00	4,020.00	4,221.00	4,432.00
BI-WEEKLY	1,602.92	1,683.23	1,767.23	1,855.38	1,948.15	2,045.54
HOURLY	20.0365	21.0404	22.0904	23.1923	24.3519	25.5692

35 Community Aide III
35 Help Desk Technician
35 Street Maintenance Worker

	1	*2*	*3*	*4*	*5*	*6*
STEP						
ANNUAL	42,720.00	44,856.00	47,100.00	49,452.00	51,924.00	54,516.00
MONTHLY	3,560.00	3,738.00	3,925.00	4,121.00	4,327.00	4,543.00
BI-WEEKLY	1,643.08	1,725.23	1,811.54	1,902.00	1,997.08	2,096.77
HOURLY	20.5385	21.5654	22.6442	23.7750	24.9635	26.2096

36 Intermediate Clerk Typist						
STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	43,788.00	45,972.00	48,276.00	50,688.00	53,220.00	55,884.00
MONTHLY	3,649.00	3,831.00	4,023.00	4,224.00	4,435.00	4,657.00
BI-WEEKLY	1,684.15	1,768.15	1,856.77	1,949.54	2,046.92	2,149.38
HOURLY	21.0519	22.1019	23.2096	24.3692	25.5865	26.8673

37 Nutrition Services Coordinator

37 Police Records Technician II

37 Relief Bus Operator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	44,868.00	47,112.00	49,464.00	51,936.00	54,528.00	57,252.00
MONTHLY	3,739.00	3,926.00	4,122.00	4,328.00	4,544.00	4,771.00
BI-WEEKLY	1,725.69	1,812.00	1,902.46	1,997.54	2,097.23	2,202.00
HOURLY	21.5712	22.6500	23.7808	24.9692	26.2154	27.5250

38 Activity Coordinator

38 Equipment Utility Worker II

38 Purchasing Clerk

38 Senior Account Clerk

38 Senior Clerk Typist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	45,996.00	48,300.00	50,712.00	53,244.00	55,908.00	58,704.00
MONTHLY	3,833.00	4,025.00	4,226.00	4,437.00	4,659.00	4,892.00
BI-WEEKLY	1,769.08	1,857.69	1,950.46	2,047.85	2,150.31	2,257.85
HOURLY	22.1135	23.2212	24.3808	25.5981	26.8788	28.2231

39 Apprentice Mechanic

39 Home Improvement Lead Person

39 Park Maintenance Worker II

39 Records Management Coordinator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	47,148.00	49,500.00	51,972.00	54,576.00	57,300.00	60,168.00
MONTHLY	3,929.00	4,125.00	4,331.00	4,548.00	4,775.00	5,014.00
BI-WEEKLY	1,813.38	1,903.85	1,998.92	2,099.08	2,203.85	2,314.15
HOURLY	22.6673	23.7981	24.9865	26.2385	27.5481	28.9269

40 Engineering Aide

40 FCC Education Assistant III

40 FCC Program Assistant III

40 Public Works Coordinator

40 Sr. Transit Utility Specialist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	48,324.00	50,736.00	53,268.00	55,932.00	58,728.00	61,668.00
MONTHLY	4,027.00	4,228.00	4,439.00	4,661.00	4,894.00	5,139.00
BI-WEEKLY	1,858.62	1,951.38	2,048.77	2,151.23	2,258.77	2,371.85
HOURLY	23.2327	24.3923	25.6096	26.8904	28.2346	29.6481

41 Permit/Licensing Technician I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	49,536.00	52,008.00	54,612.00	57,348.00	60,216.00	63,228.00
MONTHLY	4,128.00	4,334.00	4,551.00	4,779.00	5,018.00	5,269.00
BI-WEEKLY	1,905.23	2,000.31	2,100.46	2,205.69	2,316.00	2,431.85
HOURLY	23.8154	25.0038	26.2558	27.5712	28.9500	30.3981

42 Community Center Coordinator
42 Community Services Officer
42 Police Service Officer
42 Recreation Coordinator
42 Secretary
42 Tree Trimmer I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	50,772.00	53,316.00	55,980.00	58,776.00	61,716.00	64,800.00
MONTHLY	4,231.00	4,443.00	4,665.00	4,898.00	5,143.00	5,400.00
BI-WEEKLY	1,952.77	2,050.62	2,153.08	2,260.62	2,373.69	2,492.31
HOURLY	24.4096	25.6327	26.9135	28.2577	29.6712	31.1538

43 Administrative Aide
43 Building Maintenance Worker
43 Cement Finisher
43 Human Resources / Department Coordinator
43 Payroll / Personnel Technician
43 Senior Citizens Social Services Coordinator
43 Transit Maintenance Coordinator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	52,044.00	54,648.00	57,384.00	60,252.00	63,264.00	66,432.00
MONTHLY	4,337.00	4,554.00	4,782.00	5,021.00	5,272.00	5,536.00
BI-WEEKLY	2,001.69	2,101.85	2,207.08	2,317.38	2,433.23	2,555.08
HOURLY	25.0212	26.2731	27.5885	28.9673	30.4154	31.9385

44 Administrative Secretary
44 Building Aide
44 Building/Planning Technician
44 Permit/Licensing Technician II
44 Sewer Maintenance Worker
44 Tree Trimmer II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	53,340.00	56,004.00	58,800.00	61,740.00	64,824.00	68,064.00
MONTHLY	4,445.00	4,667.00	4,900.00	5,145.00	5,402.00	5,672.00
BI-WEEKLY	2,051.54	2,154.00	2,261.54	2,374.62	2,493.23	2,617.85
HOURLY	25.6442	26.9250	28.2692	29.6827	31.1654	32.7231

45 Street Sweeper Operator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	54,672.00	57,408.00	60,276.00	63,288.00	66,456.00	69,780.00
MONTHLY	4,556.00	4,784.00	5,023.00	5,274.00	5,538.00	5,815.00
BI-WEEKLY	2,102.77	2,208.00	2,318.31	2,434.15	2,556.00	2,683.85
HOURLY	26.2846	27.6000	28.9788	30.4269	31.9500	33.5481

46 Heavy Equipment Operator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	56,052.00	58,860.00	61,800.00	64,896.00	68,136.00	71,544.00
MONTHLY	4,671.00	4,905.00	5,150.00	5,408.00	5,678.00	5,962.00
BI-WEEKLY	2,155.85	2,263.85	2,376.92	2,496.00	2,620.62	2,751.69
HOURLY	26.9481	28.2981	29.7115	31.2000	32.7577	34.3962

47 Equipment Mechanic
47 Graphics Technician
47 Maintenance Painter
47 Senior Building Maintenance Worker
47 Transit Mechanic
47 Transit Parts/Storeroom Coordinator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	57,444.00	60,312.00	63,324.00	66,492.00	69,816.00	73,308.00
MONTHLY	4,787.00	5,026.00	5,277.00	5,541.00	5,818.00	6,109.00
BI-WEEKLY	2,209.38	2,319.69	2,435.54	2,557.38	2,685.23	2,819.54
HOURLY	27.6173	28.9962	30.4442	31.9673	33.5654	35.2442

48 Custodian-Lead
48 Financial Services Technician
48 Human Resources Technician
48 Junior Accountant
48 Payroll Specialist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	58,872.00	61,812.00	64,908.00	68,148.00	71,556.00	75,132.00
MONTHLY	4,906.00	5,151.00	5,409.00	5,679.00	5,963.00	6,261.00
BI-WEEKLY	2,264.31	2,377.38	2,496.46	2,621.08	2,752.15	2,889.69
HOURLY	28.3038	29.7173	31.2058	32.7635	34.4019	36.1212

49 Administrative Analyst I
49 Community Services Counselor
49 Program Coordinator
49 Recreation Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	60,348.00	63,360.00	66,528.00	69,852.00	73,344.00	77,016.00
MONTHLY	5,029.00	5,280.00	5,544.00	5,821.00	6,112.00	6,418.00
BI-WEEKLY	2,321.08	2,436.92	2,558.77	2,686.62	2,820.92	2,962.15
HOURLY	29.0135	30.4615	31.9846	33.5827	35.2615	37.0269

50 Case Management Supervisor/Instructor
50 Transit Dispatcher/Operations Assistant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	61,848.00	64,944.00	68,196.00	71,604.00	75,180.00	78,936.00
MONTHLY	5,154.00	5,412.00	5,683.00	5,967.00	6,265.00	6,578.00
BI-WEEKLY	2,378.77	2,497.85	2,622.92	2,754.00	2,891.54	3,036.00
HOURLY	29.7346	31.2231	32.7865	34.4250	36.1442	37.9500

51 Electrical/Signal Technician I
51 Emergency Preparedness Coordinator
51 Engineering Technician
51 Executive Assistant to Chief of Police
51 General Building Inspector
51 Information Technology Coordinator
51 Lead Mechanic
51 Planning Assistant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	63,396.00	66,564.00	69,888.00	73,380.00	77,052.00	80,904.00
MONTHLY	5,283.00	5,547.00	5,824.00	6,115.00	6,421.00	6,742.00
BI-WEEKLY	2,438.31	2,560.15	2,688.00	2,822.31	2,963.54	3,111.69
HOURLY	30.4788	32.0019	33.6000	35.2788	37.0442	38.8962

52 Administrative Support Services Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	64,968.00	68,220.00	71,628.00	75,204.00	78,960.00	82,908.00
MONTHLY	5,414.00	5,685.00	5,969.00	6,267.00	6,580.00	6,909.00
BI-WEEKLY	2,498.77	2,623.85	2,754.92	2,892.46	3,036.92	3,188.77
HOURLY	31.2346	32.7981	34.4365	36.1558	37.9615	39.8596

53 Code Enforcement Officer**53 FCC Education Coordinator****53 Park Maintenance Lead****53 Public Works Lead****53 Transit Operations Training Coordinator**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	66,600.00	69,936.00	73,428.00	77,100.00	80,952.00	84,996.00
MONTHLY	5,550.00	5,828.00	6,119.00	6,425.00	6,746.00	7,083.00
BI-WEEKLY	2,561.54	2,689.85	2,824.15	2,965.38	3,113.54	3,269.08
HOURLY	32.0192	33.6231	35.3019	37.0673	38.9192	40.8635

54 Administrative Analyst II**54 Building Maintenance Lead****54 Forensic Technician****54 Transit Marketing Coordinator**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	68,268.00	71,676.00	75,264.00	79,032.00	82,980.00	87,132.00
MONTHLY	5,689.00	5,973.00	6,272.00	6,586.00	6,915.00	7,261.00
BI-WEEKLY	2,625.69	2,756.77	2,894.77	3,039.69	3,191.54	3,351.23
HOURLY	32.8212	34.4596	36.1846	37.9962	39.8942	41.8904

55 Electrical/Signal Technician II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	69,960.00	73,464.00	77,136.00	80,988.00	85,032.00	89,280.00
MONTHLY	5,830.00	6,122.00	6,428.00	6,749.00	7,086.00	7,440.00
BI-WEEKLY	2,690.77	2,825.54	2,966.77	3,114.92	3,270.46	3,433.85
HOURLY	33.6346	35.3192	37.0846	38.9365	40.8808	42.9231

56 Assistant Engineer**56 FCC Program Coordinator**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	71,712.00	75,300.00	79,068.00	83,016.00	87,168.00	91,524.00
MONTHLY	5,976.00	6,275.00	6,589.00	6,918.00	7,264.00	7,627.00
BI-WEEKLY	2,758.15	2,896.15	3,041.08	3,192.92	3,352.62	3,520.15
HOURLY	34.4769	36.2019	38.0135	39.9115	41.9077	44.0019

57 Senior Accountant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	73,500.00	77,172.00	81,036.00	85,092.00	89,352.00	93,816.00
MONTHLY	6,125.00	6,431.00	6,753.00	7,091.00	7,446.00	7,818.00
BI-WEEKLY	2,826.92	2,968.15	3,116.77	3,272.77	3,436.62	3,608.31
HOURLY	35.3365	37.1019	38.9596	40.9096	42.9577	45.1038

	58					
STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	75,336.00	79,104.00	83,064.00	87,216.00	91,572.00	96,156.00
MONTHLY	6,278.00	6,592.00	6,922.00	7,268.00	7,631.00	8,013.00
BI-WEEKLY	2,897.54	3,042.46	3,194.77	3,354.46	3,522.00	3,698.31
HOURLY	36.2192	38.0308	39.9346	41.9308	44.0250	46.2288

	59					
STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	77,220.00	81,084.00	85,140.00	89,400.00	93,876.00	98,568.00
MONTHLY	6,435.00	6,757.00	7,095.00	7,450.00	7,823.00	8,214.00
BI-WEEKLY	2,970.00	3,118.62	3,274.62	3,438.46	3,610.62	3,791.08
HOURLY	37.1250	38.9827	40.9327	42.9808	45.1327	47.3885

	60					
STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	79,152.00	83,112.00	87,264.00	91,632.00	96,216.00	101,028.00
MONTHLY	6,596.00	6,926.00	7,272.00	7,636.00	8,018.00	8,419.00
BI-WEEKLY	3,044.31	3,196.62	3,356.31	3,524.31	3,700.62	3,885.69
HOURLY	38.0538	39.9577	41.9538	44.0538	46.2577	48.5712

61 Administrative Analyst III

61 Associate Engineer

61 Information Technology Systems Analyst - Transit

61 Transit Planning and Scheduling Analyst

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	81,144.00	85,200.00	89,460.00	93,936.00	98,628.00	103,560.00
MONTHLY	6,762.00	7,100.00	7,455.00	7,828.00	8,219.00	8,630.00
BI-WEEKLY	3,120.92	3,276.92	3,440.77	3,612.92	3,793.38	3,983.08
HOURLY	39.0115	40.9615	43.0096	45.1615	47.4173	49.7885

62 Information Technology Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	83,172.00	87,336.00	91,704.00	96,288.00	101,100.00	106,152.00
MONTHLY	6,931.00	7,278.00	7,642.00	8,024.00	8,425.00	8,846.00
BI-WEEKLY	3,198.92	3,359.08	3,527.08	3,703.38	3,888.46	4,082.77
HOURLY	39.9865	41.9885	44.0885	46.2923	48.6058	51.0346

90 Bus Operator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	51,300.00	53,868.00	56,556.00	59,388.00	62,352.00	65,472.00
MONTHLY	4,275.00	4,489.00	4,713.00	4,949.00	5,196.00	5,456.00
BI-WEEKLY	1,973.08	2,071.85	2,175.23	2,284.15	2,398.15	2,518.15
HOURLY	24.6635	25.8981	27.1904	28.5519	29.9769	31.4769

Specialty - 5%	213.75	224.45	235.65	247.45	259.80	272.80
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104

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	54,636.00	57,372.00	60,240.00	63,252.00	66,420.00	69,744.00
MONTHLY	4,553.00	4,781.00	5,020.00	5,271.00	5,535.00	5,812.00
BI-WEEKLY	2,101.38	2,206.62	2,316.92	2,432.77	2,554.62	2,682.46
HOURLY	26.2673	27.5827	28.9615	30.4096	31.9327	33.5308
Lgy Bonus 20	113.83	119.53	125.50	131.78	138.38	145.30
Lgy Bonus 25	227.65	239.05	251.00	263.55	276.75	290.60
Lgy Bonus 30	341.48	358.58	376.50	395.33	415.13	435.90

105

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	56,016.00	58,812.00	61,752.00	64,836.00	68,076.00	71,484.00
MONTHLY	4,668.00	4,901.00	5,146.00	5,403.00	5,673.00	5,957.00
BI-WEEKLY	2,154.46	2,262.00	2,375.08	2,493.69	2,618.31	2,749.38
HOURLY	26.9308	28.2750	29.6885	31.1712	32.7288	34.3673
Lgy Bonus 20	116.70	122.53	128.65	135.08	141.83	148.93
Lgy Bonus 25	233.40	245.05	257.30	270.15	283.65	297.85
Lgy Bonus 30	350.10	367.58	385.95	405.23	425.48	446.78

106

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	57,408.00	60,276.00	63,288.00	66,456.00	69,780.00	73,272.00
MONTHLY	4,784.00	5,023.00	5,274.00	5,538.00	5,815.00	6,106.00
BI-WEEKLY	2,208.00	2,318.31	2,434.15	2,556.00	2,683.85	2,818.15
HOURLY	27.6000	28.9788	30.4269	31.9500	33.5481	35.2269
Lgy Bonus 20	119.60	125.58	131.85	138.45	145.38	152.65
Lgy Bonus 25	239.20	251.15	263.70	276.90	290.75	305.30
Lgy Bonus 30	358.80	376.73	395.55	415.35	436.13	457.95

107

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	58,836.00	61,776.00	64,860.00	68,100.00	71,508.00	75,084.00
MONTHLY	4,903.00	5,148.00	5,405.00	5,675.00	5,959.00	6,257.00
BI-WEEKLY	2,262.92	2,376.00	2,494.62	2,619.23	2,750.31	2,887.85
HOURLY	28.2865	29.7000	31.1827	32.7404	34.3788	36.0981
Lgy Bonus 20	122.58	128.70	135.13	141.88	148.98	156.43
Lgy Bonus 25	245.15	257.40	270.25	283.75	297.95	312.85
Lgy Bonus 30	367.73	386.10	405.38	425.63	446.93	469.28

108 Economic Development Analyst

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	60,312.00	63,324.00	66,492.00	69,816.00	73,308.00	76,968.00
MONTHLY	5,026.00	5,277.00	5,541.00	5,818.00	6,109.00	6,414.00
BI-WEEKLY	2,319.69	2,435.54	2,557.38	2,685.23	2,819.54	2,960.31
HOURLY	28.9962	30.4442	31.9673	33.5654	35.2442	37.0038
Lgy Bonus 20	125.65	131.93	138.53	145.45	152.73	160.35
Lgy Bonus 25	251.30	263.85	277.05	290.90	305.45	320.70
Lgy Bonus 30	376.95	395.78	415.58	436.35	458.18	481.05

109

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	61,812.00	64,908.00	68,148.00	71,556.00	75,132.00	78,888.00
MONTHLY	5,151.00	5,409.00	5,679.00	5,963.00	6,261.00	6,574.00
BI-WEEKLY	2,377.38	2,496.46	2,621.08	2,752.15	2,889.69	3,034.15
HOURLY	29.7173	31.2058	32.7635	34.4019	36.1212	37.9269
Lgy Bonus 20	128.78	135.23	141.98	149.08	156.53	164.35
Lgy Bonus 25	257.55	270.45	283.95	298.15	313.05	328.70
Lgy Bonus 30	386.33	405.68	425.93	447.23	469.58	493.05

110

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	63,360.00	66,528.00	69,852.00	73,344.00	77,016.00	80,868.00
MONTHLY	5,280.00	5,544.00	5,821.00	6,112.00	6,418.00	6,739.00
BI-WEEKLY	2,436.92	2,558.77	2,686.62	2,820.92	2,962.15	3,110.31
HOURLY	30.4615	31.9846	33.5827	35.2615	37.0269	38.8788
Lgy Bonus 20	132.00	138.60	145.53	152.80	160.45	168.48
Lgy Bonus 25	264.00	277.20	291.05	305.60	320.90	336.95
Lgy Bonus 30	396.00	415.80	436.58	458.40	481.35	505.43

111

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	64,932.00	68,184.00	71,592.00	75,168.00	78,924.00	82,872.00
MONTHLY	5,411.00	5,682.00	5,966.00	6,264.00	6,577.00	6,906.00
BI-WEEKLY	2,497.38	2,622.46	2,753.54	2,891.08	3,035.54	3,187.38
HOURLY	31.2173	32.7808	34.4192	36.1385	37.9442	39.8423
Lgy Bonus 20	135.28	142.05	149.15	156.60	164.43	172.65
Lgy Bonus 25	270.55	284.10	298.30	313.20	328.85	345.30
Lgy Bonus 30	405.83	426.15	447.45	469.80	493.28	517.95

112

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	66,564.00	69,888.00	73,380.00	77,052.00	80,904.00	84,948.00
MONTHLY	5,547.00	5,824.00	6,115.00	6,421.00	6,742.00	7,079.00
BI-WEEKLY	2,560.15	2,688.00	2,822.31	2,963.54	3,111.69	3,267.23
HOURLY	32.0019	33.6000	35.2788	37.0442	38.8962	40.8404
Lgy Bonus 20	138.68	145.60	152.88	160.53	168.55	176.98
Lgy Bonus 25	277.35	291.20	305.75	321.05	337.10	353.95
Lgy Bonus 30	416.03	436.80	458.63	481.58	505.65	530.93

113

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	68,220.00	71,628.00	75,204.00	78,960.00	82,908.00	87,048.00
MONTHLY	5,685.00	5,969.00	6,267.00	6,580.00	6,909.00	7,254.00
BI-WEEKLY	2,623.85	2,754.92	2,892.46	3,036.92	3,188.77	3,348.00
HOURLY	32.7981	34.4365	36.1558	37.9615	39.8596	41.8500
Lgy Bonus 20	142.13	149.23	156.68	164.50	172.73	181.35
Lgy Bonus 25	284.25	298.45	313.35	329.00	345.45	362.70
Lgy Bonus 30	426.38	447.68	470.03	493.50	518.18	544.05

114

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	69,924.00	73,416.00	77,088.00	80,940.00	84,984.00	89,232.00
MONTHLY	5,827.00	6,118.00	6,424.00	6,745.00	7,082.00	7,436.00
BI-WEEKLY	2,689.38	2,823.69	2,964.92	3,113.08	3,268.62	3,432.00
HOURLY	33.6173	35.2962	37.0615	38.9135	40.8577	42.9000
Lgy Bonus 20	145.68	152.95	160.60	168.63	177.05	185.90
Lgy Bonus 25	291.35	305.90	321.20	337.25	354.10	371.80
Lgy Bonus 30	437.03	458.85	481.80	505.88	531.15	557.70

115 Deputy City Clerk/Records Management Officer**115 Deputy City Treasurer****115 Human Resources Analyst**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	71,676.00	75,264.00	79,032.00	82,980.00	87,132.00	91,488.00
MONTHLY	5,973.00	6,272.00	6,586.00	6,915.00	7,261.00	7,624.00
BI-WEEKLY	2,756.77	2,894.77	3,039.69	3,191.54	3,351.23	3,518.77
HOURLY	34.4596	36.1846	37.9962	39.8942	41.8904	43.9846
Lgy Bonus 20	149.33	156.80	164.65	172.88	181.53	190.60
Lgy Bonus 25	298.65	313.60	329.30	345.75	363.05	381.20
Lgy Bonus 30	447.98	470.40	493.95	518.63	544.58	571.80

116

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	73,464.00	77,136.00	80,988.00	85,032.00	89,280.00	93,744.00
MONTHLY	6,122.00	6,428.00	6,749.00	7,086.00	7,440.00	7,812.00
BI-WEEKLY	2,825.54	2,966.77	3,114.92	3,270.46	3,433.85	3,605.54
HOURLY	35.3192	37.0846	38.9365	40.8808	42.9231	45.0692
Lgy Bonus 20	153.05	160.70	168.73	177.15	186.00	195.30
Lgy Bonus 25	306.10	321.40	337.45	354.30	372.00	390.60
Lgy Bonus 30	459.15	482.10	506.18	531.45	558.00	585.90

117 Transportation Operations Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	75,300.00	79,068.00	83,016.00	87,168.00	91,524.00	96,096.00
MONTHLY	6,275.00	6,589.00	6,918.00	7,264.00	7,627.00	8,008.00
BI-WEEKLY	2,896.15	3,041.08	3,192.92	3,352.62	3,520.15	3,696.00
HOURLY	36.2019	38.0135	39.9115	41.9077	44.0019	46.2000
Lgy Bonus 20	156.88	164.73	172.95	181.60	190.68	200.20
Lgy Bonus 25	313.75	329.45	345.90	363.20	381.35	400.40
Lgy Bonus 30	470.63	494.18	518.85	544.80	572.03	600.60

118 Administrative Management Analyst I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	77,184.00	81,048.00	85,104.00	89,364.00	93,828.00	98,520.00
MONTHLY	6,432.00	6,754.00	7,092.00	7,447.00	7,819.00	8,210.00
BI-WEEKLY	2,968.62	3,117.23	3,273.23	3,437.08	3,608.77	3,789.23
HOURLY	37.1077	38.9654	40.9154	42.9635	45.1096	47.3654
Lgy Bonus 20	160.80	168.85	177.30	186.18	195.48	205.25
Lgy Bonus 25	321.60	337.70	354.60	372.35	390.95	410.50
Lgy Bonus 30	482.40	506.55	531.90	558.53	586.43	615.75

119 Accountant/Cost Accountant**119 Facilities Maintenance Supervisor****119 Fleet Maintenance Supervisor****119 Recreation Services Manager****119 Transit Training and Safety Supervisor**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	79,116.00	83,076.00	87,228.00	91,584.00	96,168.00	100,980.00
MONTHLY	6,593.00	6,923.00	7,269.00	7,632.00	8,014.00	8,415.00
BI-WEEKLY	3,042.92	3,195.23	3,354.92	3,522.46	3,698.77	3,883.85
HOURLY	38.0365	39.9404	41.9365	44.0308	46.2346	48.5481
Lgy Bonus 20	164.83	173.08	181.73	190.80	200.35	210.38
Lgy Bonus 25	329.65	346.15	363.45	381.60	400.70	420.75
Lgy Bonus 30	494.48	519.23	545.18	572.40	601.05	631.13

120 Administrative Management Analyst II**120 Executive Office Assistant**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	81,108.00	85,164.00	89,424.00	93,900.00	98,592.00	103,524.00
MONTHLY	6,759.00	7,097.00	7,452.00	7,825.00	8,216.00	8,627.00
BI-WEEKLY	3,119.54	3,275.54	3,439.38	3,611.54	3,792.00	3,981.69
HOURLY	38.9942	40.9442	42.9923	45.1442	47.4000	49.7712
Lgy Bonus 20	168.98	177.43	186.30	195.63	205.40	215.68
Lgy Bonus 25	337.95	354.85	372.60	391.25	410.80	431.35
Lgy Bonus 30	506.93	532.28	558.90	586.88	616.20	647.03

121

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	83,136.00	87,288.00	91,656.00	96,240.00	101,052.00	106,104.00
MONTHLY	6,928.00	7,274.00	7,638.00	8,020.00	8,421.00	8,842.00
BI-WEEKLY	3,197.54	3,357.23	3,525.23	3,701.54	3,886.62	4,080.92
HOURLY	39.9692	41.9654	44.0654	46.2692	48.5827	51.0115
Lgy Bonus 20	173.20	181.85	190.95	200.50	210.53	221.05
Lgy Bonus 25	346.40	363.70	381.90	401.00	421.05	442.10
Lgy Bonus 30	519.60	545.55	572.85	601.50	631.58	663.15

122 Senior Human Resources Analyst**122 Senior Planner**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	85,212.00	89,472.00	93,948.00	98,640.00	103,572.00	108,756.00
MONTHLY	7,101.00	7,456.00	7,829.00	8,220.00	8,631.00	9,063.00
BI-WEEKLY	3,277.38	3,441.23	3,613.38	3,793.85	3,983.54	4,182.92
HOURLY	40.9673	43.0154	45.1673	47.4231	49.7942	52.2865
Lgy Bonus 20	177.53	186.40	195.73	205.50	215.78	226.58
Lgy Bonus 25	355.05	372.80	391.45	411.00	431.55	453.15
Lgy Bonus 30	532.58	559.20	587.18	616.50	647.33	679.73

123

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	87,348.00	91,716.00	96,300.00	101,112.00	106,164.00	111,468.00
MONTHLY	7,279.00	7,643.00	8,025.00	8,426.00	8,847.00	9,289.00
BI-WEEKLY	3,359.54	3,527.54	3,703.85	3,888.92	4,083.23	4,287.23
HOURLY	41.9942	44.0942	46.2981	48.6115	51.0404	53.5904
Lgy Bonus 20	181.98	191.08	200.63	210.65	221.18	232.23
Lgy Bonus 25	363.95	382.15	401.25	421.30	442.35	464.45
Lgy Bonus 30	545.93	573.23	601.88	631.95	663.53	696.68

124 Senior Administrative Analyst

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	89,520.00	93,996.00	98,700.00	103,632.00	108,816.00	114,252.00
MONTHLY	7,460.00	7,833.00	8,225.00	8,636.00	9,068.00	9,521.00
BI-WEEKLY	3,443.08	3,615.23	3,796.15	3,985.85	4,185.23	4,394.31
HOURLY	43.0385	45.1904	47.4519	49.8231	52.3154	54.9288
Lgy Bonus 20	186.50	195.83	205.63	215.90	226.70	238.03
Lgy Bonus 25	373.00	391.65	411.25	431.80	453.40	476.05
Lgy Bonus 30	559.50	587.48	616.88	647.70	680.10	714.08

125 Civil Engineer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	91,764.00	96,348.00	101,160.00	106,224.00	111,540.00	117,120.00
MONTHLY	7,647.00	8,029.00	8,430.00	8,852.00	9,295.00	9,760.00
BI-WEEKLY	3,529.38	3,705.69	3,890.77	4,085.54	4,290.00	4,504.62
HOURLY	44.1173	46.3212	48.6346	51.0692	53.6250	56.3077
Lgy Bonus 20	191.18	200.73	210.75	221.30	232.38	244.00
Lgy Bonus 25	382.35	401.45	421.50	442.60	464.75	488.00
Lgy Bonus 30	573.53	602.18	632.25	663.90	697.13	732.00

**126 Administrative Services Manager
126 Community Development Manager
126 Economic Development Manager
126 Family Child Care Manager
126 Recreation & Human Services Superintendent
126 Transportation Administrative Manager**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	94,056.00	98,760.00	103,704.00	108,888.00	114,336.00	120,048.00
MONTHLY	7,838.00	8,230.00	8,642.00	9,074.00	9,528.00	10,004.00
BI-WEEKLY	3,617.54	3,798.46	3,988.62	4,188.00	4,397.54	4,617.23
HOURLY	45.2192	47.4808	49.8577	52.3500	54.9692	57.7154
Lgy Bonus 20	195.95	205.75	216.05	226.85	238.20	250.10
Lgy Bonus 25	391.90	411.50	432.10	453.70	476.40	500.20
Lgy Bonus 30	587.85	617.25	648.15	680.55	714.60	750.30

127

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	96,408.00	101,232.00	106,296.00	111,612.00	117,192.00	123,048.00
MONTHLY	8,034.00	8,436.00	8,858.00	9,301.00	9,766.00	10,254.00
BI-WEEKLY	3,708.00	3,893.54	4,088.31	4,292.77	4,507.38	4,732.62
HOURLY	46.3500	48.6692	51.1038	53.6596	56.3423	59.1577
Lgy Bonus 20	200.85	210.90	221.45	232.53	244.15	256.35
Lgy Bonus 25	401.70	421.80	442.90	465.05	488.30	512.70
Lgy Bonus 30	602.55	632.70	664.35	697.58	732.45	769.05

**128 Equipment Maintenance Superintendent
128 Finance and Administrative Services Manager
128 Financial Services Manager
128 Transit Maintenance Manager**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	98,808.00	103,752.00	108,936.00	114,384.00	120,108.00	126,108.00
MONTHLY	8,234.00	8,646.00	9,078.00	9,532.00	10,009.00	10,509.00
BI-WEEKLY	3,800.31	3,990.46	4,189.85	4,399.38	4,619.54	4,850.31
HOURLY	47.5038	49.8808	52.3731	54.9923	57.7442	60.6288
Lgy Bonus 20	205.85	216.15	226.95	238.30	250.23	262.73
Lgy Bonus 25	411.70	432.30	453.90	476.60	500.45	525.45
Lgy Bonus 30	617.55	648.45	680.85	714.90	750.68	788.18

129

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	101,292.00	106,356.00	111,672.00	117,252.00	123,120.00	129,276.00
MONTHLY	8,441.00	8,863.00	9,306.00	9,771.00	10,260.00	10,773.00
BI-WEEKLY	3,895.85	4,090.62	4,295.08	4,509.69	4,735.38	4,972.15
HOURLY	48.6981	51.1327	53.6885	56.3712	59.1923	62.1519
Lgy Bonus 20	211.03	221.58	232.65	244.28	256.50	269.33
Lgy Bonus 25	422.05	443.15	465.30	488.55	513.00	538.65
Lgy Bonus 30	633.08	664.73	697.95	732.83	769.50	807.98

130 Accounting/Finance Manager
130 Information Technology Manager
130 Park Maintenance Superintendent
130 Recreation Program Administrator
130 Street Maintenance Superintendent

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	103,824.00	109,020.00	114,468.00	120,192.00	126,204.00	132,516.00
MONTHLY	8,652.00	9,085.00	9,539.00	10,016.00	10,517.00	11,043.00
BI-WEEKLY	3,993.23	4,193.08	4,402.62	4,622.77	4,854.00	5,096.77
HOURLY	49.9154	52.4135	55.0327	57.7846	60.6750	63.7096
Lgy Bonus 20	216.30	227.13	238.48	250.40	262.93	276.08
Lgy Bonus 25	432.60	454.25	476.95	500.80	525.85	552.15
Lgy Bonus 30	648.90	681.38	715.43	751.20	788.78	828.23

131 Plan Check Engineer
131 Transit Operations Manager

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	106,416.00	111,732.00	117,324.00	123,192.00	129,348.00	135,816.00
MONTHLY	8,868.00	9,311.00	9,777.00	10,266.00	10,779.00	11,318.00
BI-WEEKLY	4,092.92	4,297.38	4,512.46	4,738.15	4,974.92	5,223.69
HOURLY	51.1615	53.7173	56.4058	59.2269	62.1865	65.2962
Lgy Bonus 20	221.70	232.78	244.43	256.65	269.48	282.95
Lgy Bonus 25	443.40	465.55	488.85	513.30	538.95	565.90
Lgy Bonus 30	665.10	698.33	733.28	769.95	808.43	848.85

132 FCC Therapist/Trainer II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	109,068.00	114,516.00	120,240.00	126,252.00	132,564.00	139,188.00
MONTHLY	9,089.00	9,543.00	10,020.00	10,521.00	11,047.00	11,599.00
BI-WEEKLY	4,194.92	4,404.46	4,624.62	4,855.85	5,098.62	5,353.38
HOURLY	52.4365	55.0558	57.8077	60.6981	63.7327	66.9173
Lgy Bonus 20	227.23	238.58	250.50	263.03	276.18	289.98
Lgy Bonus 25	454.45	477.15	501.00	526.05	552.35	579.95
Lgy Bonus 30	681.68	715.73	751.50	789.08	828.53	869.93

133 Human Resources Manager

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	111,804.00	117,396.00	123,264.00	129,432.00	135,900.00	142,692.00
MONTHLY	9,317.00	9,783.00	10,272.00	10,786.00	11,325.00	11,891.00
BI-WEEKLY	4,300.15	4,515.23	4,740.92	4,978.15	5,226.92	5,488.15
HOURLY	53.7519	56.4404	59.2615	62.2269	65.3365	68.6019
Lgy Bonus 20	232.93	244.58	256.80	269.65	283.13	297.28
Lgy Bonus 25	465.85	489.15	513.60	539.30	566.25	594.55
Lgy Bonus 30	698.78	733.73	770.40	808.95	849.38	891.83

**134 Assistant to the City Manager
134 Transit Administrative Officer
134 Transit Operations Officer**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	114,588.00	120,312.00	126,324.00	132,636.00	139,272.00	146,232.00
MONTHLY	9,549.00	10,026.00	10,527.00	11,053.00	11,606.00	12,186.00
BI-WEEKLY	4,407.23	4,627.38	4,858.62	5,101.38	5,356.62	5,624.31
HOURLY	55.0904	57.8423	60.7327	63.7673	66.9577	70.3038
Lgy Bonus 20	238.73	250.65	263.18	276.33	290.15	304.65
Lgy Bonus 25	477.45	501.30	526.35	552.65	580.30	609.30
Lgy Bonus 30	716.18	751.95	789.53	828.98	870.45	913.95

135

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	117,456.00	123,324.00	129,492.00	135,972.00	142,776.00	149,916.00
MONTHLY	9,788.00	10,277.00	10,791.00	11,331.00	11,898.00	12,493.00
BI-WEEKLY	4,517.54	4,743.23	4,980.46	5,229.69	5,491.38	5,766.00
HOURLY	56.4692	59.2904	62.2558	65.3712	68.6423	72.0750
Lgy Bonus 20	244.70	256.93	269.78	283.28	297.45	312.33
Lgy Bonus 25	489.40	513.85	539.55	566.55	594.90	624.65
Lgy Bonus 30	734.10	770.78	809.33	849.83	892.35	936.98

136

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	120,396.00	126,420.00	132,744.00	139,380.00	146,352.00	153,672.00
MONTHLY	10,033.00	10,535.00	11,062.00	11,615.00	12,196.00	12,806.00
BI-WEEKLY	4,630.62	4,862.31	5,105.54	5,360.77	5,628.92	5,910.46
HOURLY	57.8827	60.7788	63.8192	67.0096	70.3615	73.8808
Lgy Bonus 20	250.83	263.38	276.55	290.38	304.90	320.15
Lgy Bonus 25	501.65	526.75	553.10	580.75	609.80	640.30
Lgy Bonus 30	752.48	790.13	829.65	871.13	914.70	960.45

137

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	123,408.00	129,576.00	136,056.00	142,860.00	150,000.00	157,500.00
MONTHLY	10,284.00	10,798.00	11,338.00	11,905.00	12,500.00	13,125.00
BI-WEEKLY	4,746.46	4,983.69	5,232.92	5,494.62	5,769.23	6,057.69
HOURLY	59.3308	62.2962	65.4115	68.6827	72.1154	75.7212
Lgy Bonus 20	257.10	269.95	283.45	297.63	312.50	328.13
Lgy Bonus 25	514.20	539.90	566.90	595.25	625.00	656.25
Lgy Bonus 30	771.30	809.85	850.35	892.88	937.50	984.38

138 Principal Civil Engineer**138 Chief Fiscal Officer**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	126,492.00	132,816.00	139,452.00	146,424.00	153,744.00	161,436.00
MONTHLY	10,541.00	11,068.00	11,621.00	12,202.00	12,812.00	13,453.00
BI-WEEKLY	4,865.08	5,108.31	5,363.54	5,631.69	5,913.23	6,209.08
HOURLY	60.8135	63.8538	67.0442	70.3962	73.9154	77.6135
Lgy Bonus 20	263.53	276.70	290.53	305.05	320.30	336.33
Lgy Bonus 25	527.05	553.40	581.05	610.10	640.60	672.65
Lgy Bonus 30	790.58	830.10	871.58	915.15	960.90	1008.98

139

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	129,648.00	136,128.00	142,932.00	150,084.00	157,584.00	165,468.00
MONTHLY	10,804.00	11,344.00	11,911.00	12,507.00	13,132.00	13,789.00
BI-WEEKLY	4,986.46	5,235.69	5,497.38	5,772.46	6,060.92	6,364.15
HOURLY	62.3308	65.4462	68.7173	72.1558	75.7615	79.5519
Lgy Bonus 20	270.10	283.60	297.78	312.68	328.30	344.73
Lgy Bonus 25	540.20	567.20	595.55	625.35	656.60	689.45
Lgy Bonus 30	810.30	850.80	893.33	938.03	984.90	1034.18

140

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	132,888.00	139,536.00	146,508.00	153,828.00	161,520.00	169,596.00
MONTHLY	11,074.00	11,628.00	12,209.00	12,819.00	13,460.00	14,133.00
BI-WEEKLY	5,111.08	5,366.77	5,634.92	5,916.46	6,212.31	6,522.92
HOURLY	63.8885	67.0846	70.4365	73.9558	77.6538	81.5365
Lgy Bonus 20	276.85	290.70	305.23	320.48	336.50	353.33
Lgy Bonus 25	553.70	581.40	610.45	640.95	673.00	706.65
Lgy Bonus 30	830.55	872.10	915.68	961.43	1009.50	1059.98

141

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	136,212.00	143,028.00	150,180.00	157,692.00	165,576.00	173,856.00
MONTHLY	11,351.00	11,919.00	12,515.00	13,141.00	13,798.00	14,488.00
BI-WEEKLY	5,238.92	5,501.08	5,776.15	6,065.08	6,368.31	6,686.77
HOURLY	65.4865	68.7635	72.2019	75.8135	79.6038	83.5846
Lgy Bonus 20	283.78	297.98	312.88	328.53	344.95	362.20
Lgy Bonus 25	567.55	595.95	625.75	657.05	689.90	724.40
Lgy Bonus 30	851.33	893.93	938.63	985.58	1034.85	1086.60

142

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	139,608.00	146,592.00	153,924.00	161,616.00	169,692.00	178,176.00
MONTHLY	11,634.00	12,216.00	12,827.00	13,468.00	14,141.00	14,848.00
BI-WEEKLY	5,369.54	5,638.15	5,920.15	6,216.00	6,526.62	6,852.92
HOURLY	67.1192	70.4769	74.0019	77.7000	81.5827	85.6615
Lgy Bonus 20	290.85	305.40	320.68	336.70	353.53	371.20
Lgy Bonus 25	581.70	610.80	641.35	673.40	707.05	742.40
Lgy Bonus 30	872.55	916.20	962.03	1010.10	1060.58	1113.60

143

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	143,100.00	150,252.00	157,764.00	165,648.00	173,928.00	182,628.00
MONTHLY	11,925.00	12,521.00	13,147.00	13,804.00	14,494.00	15,219.00
BI-WEEKLY	5,503.85	5,778.92	6,067.85	6,371.08	6,689.54	7,024.15
HOURLY	68.7981	72.2365	75.8481	79.6385	83.6192	87.8019
Lgy Bonus 20	298.13	313.03	328.68	345.10	362.35	380.48
Lgy Bonus 25	596.25	626.05	657.35	690.20	724.70	760.95
Lgy Bonus 30	894.38	939.08	986.03	1035.30	1087.05	1141.43

144

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	146,676.00	154,008.00	161,712.00	169,800.00	178,296.00	187,212.00
MONTHLY	12,223.00	12,834.00	13,476.00	14,150.00	14,858.00	15,601.00
BI-WEEKLY	5,641.38	5,923.38	6,219.69	6,530.77	6,857.54	7,200.46
HOURLY	70.5173	74.0423	77.7462	81.6346	85.7192	90.0058
Lgy Bonus 20	305.58	320.85	336.90	353.75	371.45	390.03
Lgy Bonus 25	611.15	641.70	673.80	707.50	742.90	780.05
Lgy Bonus 30	916.73	962.55	1010.70	1061.25	1114.35	1170.08

145

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	150,348.00	157,860.00	165,756.00	174,048.00	182,748.00	191,880.00
MONTHLY	12,529.00	13,155.00	13,813.00	14,504.00	15,229.00	15,990.00
BI-WEEKLY	5,782.62	6,071.54	6,375.23	6,694.15	7,028.77	7,380.00
HOURLY	72.2827	75.8942	79.6904	83.6769	87.8596	92.2500
Lgy Bonus 20	313.23	328.88	345.33	362.60	380.73	399.75
Lgy Bonus 25	626.45	657.75	690.65	725.20	761.45	799.50
Lgy Bonus 30	939.68	986.63	1035.98	1087.80	1142.18	1199.25

146

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	154,104.00	161,808.00	169,896.00	178,392.00	187,308.00	196,668.00
MONTHLY	12,842.00	13,484.00	14,158.00	14,866.00	15,609.00	16,389.00
BI-WEEKLY	5,927.08	6,223.38	6,534.46	6,861.23	7,204.15	7,564.15
HOURLY	74.0885	77.7923	81.6808	85.7654	90.0519	94.5519
Lgy Bonus 20	321.05	337.10	353.95	371.65	390.23	409.73
Lgy Bonus 25	642.10	674.20	707.90	743.30	780.45	819.45
Lgy Bonus 30	963.15	1011.30	1061.85	1114.95	1170.68	1229.18

147

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	157,956.00	165,852.00	174,144.00	182,856.00	192,000.00	201,600.00
MONTHLY	13,163.00	13,821.00	14,512.00	15,238.00	16,000.00	16,800.00
BI-WEEKLY	6,075.23	6,378.92	6,697.85	7,032.92	7,384.62	7,753.85
HOURLY	75.9404	79.7365	83.7231	87.9115	92.3077	96.9231
Lgy Bonus 20	329.08	345.53	362.80	380.95	400.00	420.00
Lgy Bonus 25	658.15	691.05	725.60	761.90	800.00	840.00
Lgy Bonus 30	987.23	1036.58	1088.40	1142.85	1200.00	1260.00

148

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	161,916.00	170,016.00	178,512.00	187,440.00	196,812.00	206,652.00
MONTHLY	13,493.00	14,168.00	14,876.00	15,620.00	16,401.00	17,221.00
BI-WEEKLY	6,227.54	6,539.08	6,865.85	7,209.23	7,569.69	7,948.15
HOURLY	77.8442	81.7385	85.8231	90.1154	94.6212	99.3519
Lgy Bonus 20	337.33	354.20	371.90	390.50	410.03	430.53
Lgy Bonus 25	674.65	708.40	743.80	781.00	820.05	861.05
Lgy Bonus 30	1011.98	1062.60	1115.70	1171.50	1230.08	1291.58

149

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	165,960.00	174,264.00	182,976.00	192,120.00	201,732.00	211,824.00
MONTHLY	13,830.00	14,522.00	15,248.00	16,010.00	16,811.00	17,652.00
BI-WEEKLY	6,383.08	6,702.46	7,037.54	7,389.23	7,758.92	8,147.08
HOURLY	79.7885	83.7808	87.9692	92.3654	96.9865	101.8385
Lgy Bonus 20	345.75	363.05	381.20	400.25	420.28	441.30
Lgy Bonus 25	691.50	726.10	762.40	800.50	840.55	882.60
Lgy Bonus 30	1037.25	1089.15	1143.60	1200.75	1260.83	1323.90

150 Joint Powers Authority Accountant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	156,000.00					
MONTHLY	13,000.00					
BI-WEEKLY	6,000.00					
HOURLY	75.0000					

200 Police Trainee						
STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	74,556.00	-	-	-	-	-
MONTHLY	6,213.00	-	-	-	-	-
BI-WEEKLY	2,867.54	-	-	-	-	-
HOURLY	35.8442	-	-	-	-	-
201 Police Officer						
STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	87,708.00	92,088.00	96,696.00	101,532.00	106,608.00	111,936.00
MONTHLY	7,309.00	7,674.00	8,058.00	8,461.00	8,884.00	9,328.00
BI-WEEKLY	3,373.38	3,541.85	3,719.08	3,905.08	4,100.31	4,305.23
HOURLY	42.1673	44.2731	46.4885	48.8135	51.2538	53.8154
EDUCATIONAL INCENTIVE BONUS						
AA	1,052.37	1,052.37	1,052.37	1,052.37	1,052.37	1,052.37
BA	1,568.37	1,568.37	1,568.37	1,568.37	1,568.37	1,568.37
SPECIALIST	619.00	619.00	619.00	619.00	619.00	619.00
Lgy Bonus 7	365.00	365.00	365.00	365.00	365.00	365.00
Lgy Bonus 12	520.00	520.00	520.00	520.00	520.00	520.00
Lgy Bonus 20	885.45	903.70	922.90	943.05	964.20	986.40
Lgy Bonus 26	1,250.90	1,287.40	1,325.80	1,366.10	1,408.40	1,452.80
203 Police Sergeant						
STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	112,092.00	117,696.00	123,576.00	129,756.00	136,248.00	143,064.00
MONTHLY	9,341.00	9,808.00	10,298.00	10,813.00	11,354.00	11,922.00
BI-WEEKLY	4,311.23	4,526.77	4,752.92	4,990.62	5,240.31	5,502.46
HOURLY	53.8904	56.5846	59.4115	62.3827	65.5038	68.7808
EDUCATIONAL INCENTIVE BONUS						
AA	1,344.04	1,344.04	1,344.04	1,344.04	1,344.04	1,344.04
BA	1,962.04	1,962.04	1,962.04	1,962.04	1,962.04	1,962.04
SPECIAL DUTY PAY	420.00	420.00	420.00	420.00	420.00	420.00
Lgy Bonus 7	326.00	326.00	326.00	326.00	326.00	326.00
Lgy Bonus 12	520.00	520.00	520.00	520.00	520.00	520.00
Lgy Bonus 20	987.05	1,010.40	1,034.90	1,060.65	1,087.70	1,116.10
Lgy Bonus 26	1,454.10	1,500.80	1,549.80	1,601.30	1,655.40	1,712.20

227 Police Lieutenant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	150,204.00	157,716.00	165,600.00	173,880.00	182,580.00	191,712.00
MONTHLY	12,517.00	13,143.00	13,800.00	14,490.00	15,215.00	15,976.00
BI-WEEKLY	5,777.08	6,066.00	6,369.23	6,687.69	7,022.31	7,373.54
HOURLY	72.2135	75.8250	79.6154	83.5962	87.7788	92.1692

EDUCATIONAL INCENTIVE BONUS

BA	1,766.44	1,837.84	1,912.84	1,991.56	2,074.24	2,161.00
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CA POST Mgmt. Cert.	625.85	657.15	690.00	724.50	760.75	798.80
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Lgy Bonus 20	625.85	657.15	690.00	724.50	760.75	798.80
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Lgy Bonus 26	1,251.70	1,314.30	1,380.00	1,449.00	1,521.50	1,597.60
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231 Police Captain

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	178,584.00	187,512.00	196,884.00	206,724.00	217,056.00	227,904.00
MONTHLY	14,882.00	15,626.00	16,407.00	17,227.00	18,088.00	18,992.00
BI-WEEKLY	6,868.62	7,212.00	7,572.46	7,950.92	8,348.31	8,765.54
HOURLY	85.8577	90.1500	94.6558	99.3865	104.3538	109.5692

EDUCATIONAL INCENTIVE BONUS

BA	2,036.08	2,120.92	2,209.96	2,303.56	2,401.84	2,505.04
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CA POST Mgmt. Cert.	744.10	781.30	820.35	861.35	904.40	949.60
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Lgy Bonus 20	744.10	781.30	820.35	861.35	904.40	949.60
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Lgy Bonus 26	1,488.20	1,562.60	1,640.70	1,722.70	1,808.80	1,899.20
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232 Deputy Police Chief

STEP	*1*
ANNUAL	227,436.00
MONTHLY	18,953.00
BI-WEEKLY	8,747.54
HOURLY	109.3442

EDUCATIONAL INCENTIVE BONUS

BA	2,474.36
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CA POST Mgmt. Cert.	947.65
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Lgy Bonus 20	947.65
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Lgy Bonus 26	1,895.30
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301 Mayor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	11,400.00					
MONTHLY	950.00					
BI-WEEKLY	438.46					
HOURLY	5.4808					

302 Councilmember

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	7,800.00					
MONTHLY	650.00					
BI-WEEKLY	300.00					
HOURLY	3.7500					

303 City Clerk

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	12,000.00					
MONTHLY	1,000.00					
BI-WEEKLY	461.54					
HOURLY	5.7692					

304 City Treasurer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	6,000.00					
MONTHLY	500.00					
BI-WEEKLY	230.77					
HOURLY	2.8846					

305 Youth Commissioner

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	300.00	-	-	-	-	-
MONTHLY	25.00	-	-	-	-	-
BI-WEEKLY	11.54	-	-	-	-	-
HOURLY	0.1442	-	-	-	-	-

306 Human Services Commissioner**306 Recreation Commissioner****306 Rent Mediation Board Member****306 Senior Citizens Commissioner**

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	600.00	-	-	-	-	-
MONTHLY	50.00	-	-	-	-	-
BI-WEEKLY	23.08	-	-	-	-	-
HOURLY	0.2885	-	-	-	-	-

307

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	900.00	-	-	-	-	-
MONTHLY	75.00	-	-	-	-	-
BI-WEEKLY	34.62	-	-	-	-	-
HOURLY	0.4327	-	-	-	-	-

308 Planning Commissioner

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	1,200.00	-	-	-	-	-
MONTHLY	100.00	-	-	-	-	-
BI-WEEKLY	46.15	-	-	-	-	-
HOURLY	0.5769	-	-	-	-	-

330 Department Heads

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	157,248.00	165,108.00	173,364.00	182,028.00	196,128.00	200,904.00
MONTHLY	13,104.00	13,759.00	14,447.00	15,169.00	16,344.00	16,742.00
BI-WEEKLY	6,048.00	6,350.31	6,667.85	7,001.08	7,543.38	7,727.08
HOURLY	75.6000	79.3788	83.3481	87.5135	94.2923	96.5885

Lgy Bonus 20	327.60	343.98	361.18	379.23	408.60	418.55
Lgy Bonus 25	655.20	687.95	722.35	758.45	817.20	837.10
Lgy Bonus 30	982.80	1031.93	1083.53	1137.68	1225.80	1255.65

339 Assistant City Manager

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	164,400.00	172,620.00	181,248.00	190,308.00	199,824.00	209,820.00
MONTHLY	13,700.00	14,385.00	15,104.00	15,859.00	16,652.00	17,485.00
BI-WEEKLY	6,323.08	6,639.23	6,971.08	7,319.54	7,685.54	8,070.00
HOURLY	79.0385	82.9904	87.1385	91.4942	96.0692	100.8750

340 Police Chief

STEP	*1*
ANNUAL	245,976.00
MONTHLY	20,498.00
BI-WEEKLY	9,460.62
HOURLY	118.2577

Edu Incentive Pay	2,659.76
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CA POST Mgmt. Cert.	1,024.90
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Lgy Bonus 26	2,049.80
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350 City Manager

STEP	*1*
ANNUAL	285,300.00
MONTHLY	23,775.00
BI-WEEKLY	10,973.08
HOURLY	137.1635

EXECUTIVE ASSISTANT TO THE CHIEF OF POLICE (Job Description)

Description

Under general direction from the Chief of Police or assigned police management staff, performs a variety of advanced and complex executive, administrative, technical, and management-support functions in support of the Chief of Police and police management staff; may be required to provide supervision to clerical and administrative support staff of the Police Department; performs related duties as assigned.

Representative Duties

- Performs a wide variety of complex, responsible, and confidential duties for the Chief of Police and other management personnel.
- Organizes the flow of communications from the Chief of Police's Office and all Police personnel, City departments, outside agencies, community members and the public.
- Receives, screens, and responds to requests, inquiries, and complaints received by phone, mail, email or in-person and routes information to the appropriate staff member, when necessary.
- Independently and appropriately drafts correspondence and memoranda of a routine nature, as well as mitigation contract documents.
- Monitors and controls specific operations; participates in the coordination and planning of department events.
- Responsible for tracking, preparing, and reporting the Departments' payroll hours.
- Assists in the preparation and review of department budgets, and monitors expenditures.
- Prepares and processes invoices.
- Assists in the preparation and administration of grants and/or contracts.
- Establishes and maintains confidential files, materials, and information.
- Maintains the Chief of Police's calendar and schedule; schedules or coordinates meetings, conferences, and training sessions; transcribes minutes for assigned boards and commissions.
- Prepares meeting materials and other communications; maintains log of communications sent.
- Conducts surveys and special studies of programs and prepares reports recommending alternative courses of action for policy approval.
- Orders and maintains office supplies.
- May be required to plan, prioritize, assign, supervise and review the work of staff involved in assigned administrative duties.
- Performs other duties as required.

Organizational Responsibilities

This position reports directly to the Chief of Police and is responsible for the coordinating and expediting of the flow of communications and paperwork between the Chief of Police's Office, all City departments, and the public. This is designated as a "Confidential" position pursuant to the provisions of the Meyers-Milias-Brown Act and is exempt from coverage under the Fair Labor Standards Act.

QUALIFICATIONS GUIDE

Education and Experience

Bachelor's Degree in Business Administration, or a closely related field, from a recognized college or university and a minimum of two (2) years professional level experience in clerical and responsible office management work.

Knowledge and Abilities

Knowledge of principles and practices of office administration; policies, practices, procedures and terminology of City operations; correct English usage, including spelling, grammar and punctuation; City organization, ordinances, rules, and programs, and departmental policies and procedures; word processing, spreadsheet, and graphics software applications; basic budgeting procedures and financial record keeping; customer service practices; a variety of computer software, including Microsoft Office and database applications.

Ability to operate modern office equipment and computer hardware; use word processing, spreadsheet, graphics, and specialized software applications programs; organize and prioritize administrative assignments to meet deadlines; provide technical direction to office support staff as needed; communicate effectively, both orally and in writing; proofread and prepare clear, accurate, and concise records and reports; establish and maintain effective working relationships with staff, management, public and private representatives, and others encountered in the course of work; exercise tact and diplomacy in explaining and obtaining compliance with City and department administrative procedures; establish and maintain departmental files and confidential records.

License

Must have and maintain a valid California C Driver's License.

Special Conditions

Designated Confidential position

Conflict of Interest Statement



City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8.G
Section: CONSENT CALENDAR
Meeting Date: September 14,
2021

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: APPROVE CARNIVAL AGREEMENT WITH BAQUE BROS/CLASSIC RIDES FOR FALL CARNIVAL AT MAS FUKAI ON FRIDAY, OCTOBER 29, SATURDAY, OCTOBER 30, AND SUNDAY, OCTOBER 31, 2021.&NBSP;&NBSP;

CONTACT: RECREATION & HUMAN SERVICES

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:

Staff respectfully recommends that Council approve the attached Carnival Contract with BAQUE BROS./CLASSIC RIDES. The carnival will be held on Friday October 29th, Saturday, October 30th, and Sunday, October 31st at Mas Fukai Park.

BAQUE BROS./CLASSIC RIDES specializes in providing amusement parks to entities throughout Southern California including the greater Los Angeles Area. The company provides rides, games, and food for medium and large scale events. The company is committed to safety and abides to applicable laws and regulations. Routine inspections related to the rides and games provided will be done daily and ongoing throughout the day. A carnival manager will be on site during all open hours.

The City of Gardena Recreation Division has been using carnivals as a fundraiser since 1987, and will be the beneficiary of funds earned, according to the contract specifications. This carnival serves as a fundraiser for sports and various recreation programs providing funding for equipment, field maintenance projects, banquets and other activities as funds allow.

FINANCIAL IMPACT/COST:

Funding Source: No general funds will be used.

Anticipated Revenue: Will be based on attendance and participant spending.

ATTACHMENTS:

[Carnival_Agreement_Council_2021 \(1\).pdf](#)

APPROVED:

A handwritten signature in blue ink, appearing to read "Clint Osorio", is centered within a light gray rectangular box.

Clint Osorio, City Manager

AGREEMENT

THIS AGREEMENT, made and entered into this 6th day of August, 2021, at Gardena, Los Angeles County, California, by and between the City of Gardena, a municipal corporation of the State of California ("City") and BAQUE BROS. and Classic Rides P.O. Box 2417 Rancho Cucamonga, CA 91729, a corporation authorized to do business in the State of California ("Vendor"). Based on the mutual covenants and agreements set forth herein, the Parties hereto agree as follows:

1. RECITALS

- A. The City desires to host a Fall Celebration with Carnival Festivities (the "Carnival") at Mas Fukai Park, 15800 S. Brighton Avenue, on **Friday, October 29 through Sunday, October 31, 2021.**
- B. The operating hours shall be as follows:

**Friday, October 29, 5PM – 11PM,
Saturday, October 30, 2PM -11PM
Sunday, October 31, 2PM – 10PM**
- C. The City desires to have entertainment and refreshments available at said Carnivals, including the availability of rides as defined herein.
- D. Vendor represents that it is able and qualified to provide such entertainment and refreshments and the City desires to contract with Vendor for the same.

2. RIDES TO BE PROVIDED BY VENDOR:

Vendor shall provide a minimum of five (5) Spectacular rides, and a minimum of 15 Major and Kiddie rides at each Carnival. City will make the selection of rides from a list of available rides before Carnival set-up begins. Total of 15 to 18 rides. Additional rides shall be provided if the City so desires. The precise number of rides will be dependent upon what the park grounds area will safely accommodate. If the grounds will accommodate less than 18 rides, then the City of Gardena will choose which rides to be provided.

The rides shall always be in place and operating during the operating hours of the Carnivals. The rides shall be maintained in a good and safe working order and display appropriate licensing.

3. TICKET SALES

- A. Vendor shall supply the tickets to be sold.
- B. Vendor shall supply a minimum of two air-conditioned ticket booths from which tickets are to be sold during Carnival operating hours. City shall have the option of selling ride tickets at the Carnival or

allowing Vendor to sell the tickets. In either case, Vendor will not receive compensation for selling the tickets unless a separate written agreement is entered between the parties.

C. All tickets sold on the Carnival grounds on **October 29, 30 and 31, 2021** will be offered as follows.

a). **"Pre-Sale Wristbands" (PSW)**: This special wristband shall cost \$25.00. The wristband will allow one to ride any ride by showing the wristband at a ride entrance. Vendor shall supply the wristbands (at the discretion of City). PSW tickets will be sold at the City of Gardena Recreation Division Office. Last day to purchase tickets from the Recreation Division office will be 6:00 pm, Thursday, October 28, 2021.

b). **Traditional Individual Tickets** shall also be available and priced as follows. Tickets will be offered at \$. 50 per ticket and rides will require 6 to 12 tickets per ride, rate set by the vendor.

4. GAMES.

Vendor shall provide and operate 15 to 18 Carnival games.

5. REFRESHMENTS.

Vendor shall supply one refreshment trailer for food items that will consist of: Cotton Candy; Corn Dogs; Popcorn; Snow Cones; Candy Apples; Nachos; Hotdogs and deep-fried Burritos.

6. ADVERTISEMENT.

Vendor shall be responsible for promotion of the Carnival.

A. Vendor shall supply one hundred (100) posters in a reasonable time, prior to each event, for each Carnival at no cost to the City. The City may request, and Vendor shall supply, additional posters at the time of the initial delivery. The posters shall be approximately sixteen inches (16") by twenty-four (24") in size.

7. **ELECTRICITY.** Vendor agrees to supply a generator trailer to power the rides, food and game booths located on the Carnival grounds during Carnival hours. This power will provide electrical outlets for food preparation units and lights to each booth. Vendor will be responsible for connecting game and food booth lights, and food booths will be responsible for connecting their electrical cooking utensils to the provided electrical outlets.

8. **SECURITY.** The City shall supply a security guard from a licensed and bonded security firm for the Carnival grounds during the evening operating hours of 6:00 PM to close.

9. SET-UP/BREAK-DOWN.

A. Vendor shall set-up only during the hours of 6:00PM beginning on Sunday, October 24, and shall breakdown only during the hours of 7:00AM until 6:00PM on the Monday and Tuesday following each Carnival event date. The Carnival will cease to operate including generators at closing time or sooner on each operating date except Sunday. On Sunday, October 31st, the Carnival will close at 10PM and the generators and all activities will cease by 11PM. Vendor shall remove the Carnival in its entirety by 7:00PM Tuesday, November 2nd following the Carnival event date. In consideration of the residents who live around Mas Fukai Park (carnival location), Vendor and its workers shall abide by the operating hours set forth in Section 1.B., above and the set-up and break-down hours set forth in this paragraph (9). Violation of this Section may result in the loss of the Security Deposit as provided in Section 17 below.

B. The carnival company will store all equipment on the field known as Diamond #1.

C. Violation of this section may result in the loss of the security deposit as provided in Section 17 below.

10. TERMINATION. City may terminate this Agreement, with or without cause, by giving ten (10) days written notice to the other party.

11. COMPENSATION. Vendor shall pay compensation to the City as follows:

A. FOR THE RIDES:

City shall receive Twenty-Five Percent (25%) of the gross ticket sales received by Vendor for such rides.

B. FOR THE GAMES:

CITY shall receive a fee of one hundred dollars (\$100.00) compensation for games supplied.

C. FOR THE REFRESHMENTS:

CITY will receive a fee of one hundred dollars (\$100.00) compensation for refreshment booths supplied.

D. Vendor shall make payment in the form of a check to the City of Gardena no later than midnight Sunday, October 31, 2021, following the close of the Carnival.

- E. Vendor will submit a financial report including revenue and expense detail for the carnival. Each report shall be either mailed or delivered to the Recreation and Human Services Department within 7 days of the close of the carnival.

13. INSURANCE REQUIREMENTS

- A. COMMENCEMENT OF WORK. Vendor 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, Vendor must have and maintain in place all the insurance coverage required in this Section. Vendor insurance shall comply with all items specified by this Agreement. Any subcontractors shall be subject to all the requirements of this Section and Vendor shall be responsible to obtain evidence of insurance from each subcontractor and provide it to City before the subcontractor commences work. Alternatively, Vendor's insurance may cover all subcontractors.
- B. INSURANCE COMPANY REQUIREMENTS. Insurers admitted doing business in the State of California shall issue all insurance policies used to satisfy the requirements imposed hereunder. 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. Vendor 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 provide by and to the extent afforded by Insurance Services Office Form CG2010 ed. 10/93 or 11/85, with no special limitations affecting City. The limit for all coverages under this policy shall be no less than two million dollars (\$2,000,000.00) 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 two million dollars (\$2,000,000.00) per accident.
- D. POLICY REQUIREMENTS. The policies set forth shall comply with the following, as evidenced by the policies or endorsements to the policies:
 - 1) The City, its appointed and elected officers, employees, agents and volunteers shall be added as additional insured to the policy.

- 2) 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.
 - 3) For any claims with respect to the Services covered by this Agreement, Vendor 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 Vendor insurance and shall not contribute with it.
- E. 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 doing 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.
- F. ADDITIONAL REQUIREMENTS. The procuring of such required policies of insurance shall not be construed to limit Vendor'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 Vendor in writing of changes in the insurance requirements. If Vendor does not deposit copies of acceptable insurance policies or endorsements with City incorporating such changes within thirty (30) days of receipt of such notice, Vendor shall be deemed in default hereunder.
- G. 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 retention with respect to City, its officers, employees, agents and volunteers, (with additional premium, if any to be paid by Vendor) or Vendor shall provide satisfactory financial guarantee for payment of losses and related investigations, claim administration and defense expenses.
- H. VERIFICATION OF COMPLIANCE. Vendor shall furnish City and Recreation and Human Services Department office with original policies or certificates and endorsements effecting coverage required by the 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 the Agreement, Vendor 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. Vendor shall provide full copies of any requested policies to City within three (3) days of such request by City.

- I. TERMINATION FOR LACK OF REQUIRED COVERAGE. If Vendor, for any reason fails to have in place, always during the term of this Agreement, including any extension hereto, all required insurance and coverage, City may immediately obtain such coverage at Vendor's expense and/or terminate this Agreement.
14. INDEMNIFICATION. Vendor shall defend, indemnify and hold harmless City, its officers, agents, employees, and volunteers from any and all claims, liabilities, expenses or consequential damages of any nature, including attorney's fees arising out of, or in any way connected with performance of this Agreement by Vendor, Vendor agents, employees, subcontractors, or independent contractors hired by Vendor. 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 Vendor.
15. RESTORATION OF PREMISES. Upon completion of the Carnival beginning on **Monday, November 1, 2021**, Vendor shall restore park facilities to the condition they were in prior to installing entertainment and refreshment facilities. Failure to properly restore the park facilities after the Carnival shall constitute cause for denying any future contracts with vendor.
16. INDEPENDENT CONTRACTOR. Vendor is and shall always remain as to the City a wholly independent contractor. Neither the city nor any of its officers, employees, agents or volunteers shall have control over the conduct of Vendor or any of its officers, employees or agents.
17. SECURITY DEPOSIT **WAIVED** Vendor shall post a refundable \$1,000 cash or check deposit with the City. This security deposit shall cover any damage, which may occur to the facility at Mas Fukai Park that is related to the Carnival, including costs incurred due to a failure of Vendor to restore the premises in accordance with Section 15, above. Should the City need to draw upon the deposit after said Carnival, Vendor shall restore the amount of the deposit to \$1,000 or whichever is greater.
18. ELECTRICAL PERMIT. Vendor agrees to timely apply for, and secure permits required by the City Building Code. Carnival will not be permitted to begin without such permit. City shall waive fees for the electrical permit.

19. **LICENSES.** Vendor shall, always during the term of this Agreement, have in full force and effect, all licenses required of it by law, including but not limited to, a City Business License. The City Business License for Vendor shall be in good standing before an electrical permit shall be issued. Vendor shall be responsible for payment of business license fees.
20. **ASSIGNMENT.** Vendor shall not assign or subcontract any of its obligations pursuant to this Agreement, nor any part thereof, without the prior written consent of the City.
21. **NOTICE.** Whenever it shall be necessary for either party to serve notice on the other respecting this Agreement, such notice shall be written and shall be given by personal service upon the party to be notified, or by deposit of the same in the custody of the United States Postal Service, postage prepaid, addressed to the party to be notified as follows:

CITY: City of Gardena
Clint Osorio, City Manager
1700 West 162nd Street
Gardena, California 90247

CARNIVAL: BAQUE BROS/ Classic Rides
Ron Waldman
P.O. Box 2417
Rancho Cucamonga, CA 91729

A notice shall be deemed to have been served upon the date of personal service or three (3) calendar days after the same has been deposited in the United States Postal Service.

22. **WAIVER OR BREACH.** No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether similar, nor shall any such waiver constitute a continuing or subsequent waiver of the same provision. No waiver shall be binding, unless executed in writing by the party making the waiver.
23. **COMPLIANCE WITH LAWS.** Vendor shall comply with all applicable laws, ordinances, codes, and regulations, of the federal, state, and local government.
24. **CONFLICT OF INTEREST AND REPORTING.** Vendor shall always avoid conflicts of interest or the appearance of a conflict of interest in the performance of this Agreement. If required, Vendor shall comply with the City's Conflict of Interest reporting requirements. Vendor understands that pursuant to Gardena Municipal Code section 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 office holder, until the completion of services to be performed under this Agreement.

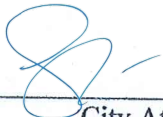
25. **AUTHORITY TO EXECUTE.** The persons executing this agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement.
26. **ATTORNEY'S FEES.** In the event that legal action is necessary to enforce the provisions of this Agreement, or to declare the rights of the parties hereunder, the parties agree that the prevailing party in the legal action shall be entitled to recovery of attorney's fees and court costs from the opposing party.
27. **PREPARATION OF AGREEMENT.** Should interpretation of this Agreement, or any portion thereof be necessary, it is deemed that this Agreement was prepared by the parties jointly and equally and shall not be interpreted against either party on the ground that one party prepared the Agreement or caused it to be prepared.
28. **SEVERABILITY.** If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.
29. **ENTIRE AGREEMENT.** This Agreement contains the entire understanding between City and Vendor. Any prior agreement, promises, negotiations or representations not expressly set forth herein are of no force or effect. Subsequent modifications to this Agreement shall be effective only if in writing and signed by both parties. If any term, condition or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall be valid and binding.

IN WITNESS WHEREOF, the City and Vendor have executed this Agreement the date and year first above written.

CITY

MAYOR OF THE CITY OF GARDENA

ATTEST _____
City Clerk

APPROVED AS TO FORM: BY: 
City Attorney

VENDOR: BY: 
BAQUE BROS. and Classic Rides *Ron Waldman*

TITLE: *Manager*



City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8.H
Section: CONSENT CALENDAR
Meeting Date: September 14,
2021

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: APPROVE AGREEMENT BETWEEN THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY AND THE CITY OF GARDENA FOR PROPOSITION A INCENTIVE FUNDING FOR SUB-REGIONAL PARATRANSIT SERVICES

CONTACT: TRANSPORTATION

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:

GTrans operates Special Transit Service for senior citizens and customers with physical disabilities residing in the Cities of Gardena, Hawthorne and the unincorporated Los Angeles County communities of Alondra Park, Del Aire and Hawthorne Island. All customers must be pre-certified, and the fare for a one-way trip is 75 cents.

The provision of service for the City of Hawthorne and the specified communities in unincorporated Los Angeles County is provided under cooperative agreements between the City of Gardena and both parties, respectively. Both entities reimburse GTrans for the cost per trip for the number of actual trips provided, less the cash fares collected by GTrans, up to a maximum specified amount.

In support of this program, GTrans also applies for funding under the Proposition A Incentive Sub-regional Program, a Metro program that allocates designated funding to eligible recipients who provide specialized, sub-regional paratransit service in accordance with approved guidelines. Annually, GTrans requests funds for its Special Transit Service under this program according to its annual funding mark. This program requires a MOU between the two parties. The five-year MOU will be effect from July 1, 2021, through June 30, 2026.

Therefore, it is recommended that Council authorize the execution of the attached Proposition A Incentive Sub-regional Paratransit MOU between the City of Gardena and Metro for GTrans' Special Transit Service.

FINANCIAL IMPACT/COST:

Funding under this program is allocated by Metro under its Formula Allocation Process (FAP) and approved by the Metro Board each year. For FY2022, GTrans will receive \$322,315 to support its Special Transit Service. There is no impact to the General Fund.

ATTACHMENTS:

[Gardena Subregional Paratransit MOU 22-27 Final.pdf](#)

APPROVED:

A handwritten signature in blue ink, appearing to read "Clint Osorio", is centered on the page.

Clint Osorio, City Manager

**PROPOSITION A DISCRETIONARY INCENTIVE GRANT PROGRAM
MEMORANDUM OF UNDERSTANDING
FOR SUB-REGIONAL PARATRANSIT SERVICES**

CONTRACT NUMBER MOUPA5GAR22000

This Memorandum of Understanding is dated as of July 1, 2021, and is by and between the Los Angeles County Metropolitan Transportation Authority ("LACMTA") and the City of Gardena ("GRANTEE")

WHEREAS, on November 14, 1980, the voters of the County of Los Angeles approved by majority vote Proposition A, an ordinance establishing a one-half percent sales tax for public transit purposes; and

WHEREAS, LACMTA had established the Proposition A (5% or 40%) Discretionary Incentive Program ("Program") for eligible recipients to provide specialized transportation service in conjunction with the agencies in accordance with the requirements of the Proposition A Incentive Program Guidelines, adopted September 26, 2001, ("Guidelines"); and

WHEREAS, LACMTA defines a sub-regional paratransit program as a consolidated specialized transportation service that serves two jurisdictions or more with a minimum of 25,000 residents or any three nearby jurisdictions, or in the case of an unincorporated county area, a two jurisdiction program in which the County portion is at least one-fifth (1/5) the population of the coordinating city; and

WHEREAS, the GRANTEE recently requested funds under the Program to provide specialized transportation service in conjunction with the unincorporated areas of Los Angeles County; and

WHEREAS, at its May 23, 2002 meeting, LACMTA authorized the GRANTEE to receive funds under the Program; and

WHEREAS, LACMTA has approved the following goals for implementation of the Program:

1. Coordinate and improve services provided by cities, operators, and social service agencies to achieve more efficient and cost effective systems;
2. Improve the mobility of persons for whom regular fixed route transportation is either inadequate or inappropriate;
3. Encourage the use of local transit funds for projects of regional significance and benefit, such as the provision of Americans with Disabilities Act (ADA) complementary paratransit;
4. Provide more cost efficient locally funded sub-regional paratransit systems as an alternative to the more costly Access Services Incorporated (ASI);

NOW, THEREFORE, LACMTA and GRANTEE hereby agree to the following terms and procedures for the grant of the Proposition A Discretionary Incentive Grant funds ("Program Funds"):

ARTICLE 1 TERM

- 1.0 This Memorandum of Understanding ("MOU") will be in effect from July 1, 2021, through June 30, 2026, unless terminated earlier as provided herein.

ARTICLE 2. SERVICE STANDARDS

- 2.0 The GRANTEE shall use the Program Funds to provide that certain specialized transportation services, known as the Gardena Special Transit Program as specified in the scope of work attached as Attachment A (the "Project") to eligible paratransit users as a coordinated transportation program with the agencies specified herein and in accordance with the Guidelines.
- 2.1 GRANTEE shall document coordination activities with existing transit services and with participating local governments. This documentation shall consist of executed agreements, joint resolutions, and/or approved implementation plans. Within 90 days from the date the LACMTA board approves initial funding marks for the Project, GRANTEE shall provide such documentation to LACMTA prior to receiving any Program Funds for the applicable fiscal year (FY).
- 2.2 In order to be eligible for the Program Funds, GRANTEE shall:
- A. Operate as a consolidated Sub-Regional Paratransit Program;
 - B. Use all Program Funds to increase the number and mobility of the passengers carried. Incentive funds may not be used to reduce a city's or Los Angeles County's contribution of Proposition A and/or C Local Return or other funding sources;
 - C. Coordinate proposed services, including executing appropriate transfer agreements with adjacent systems, social services agencies, and the regional operators; and,
 - D. Where applicable, coordinate American With Disabilities Act (ADA) trips to assure cost-effective service provision.

ARTICLE 3. ESTABLISHMENT OF ANNUAL FUNDMARK

3.0 Each fiscal year, to the extent the Program Funds are available, LACMTA staff will develop funding marks for the Sub-Regional Paratransit Program to be funded for the applicable fiscal year. The GRANTEE's share of the Program Funds for the Sub-Regional Paratransit Program will be detailed in the annual Transit Fund Allocations (the "Annual Fundmark") to the extent the Sub-Regional Paratransit Program is funded that fiscal year. GRANTEE shall have the opportunity to review and comment on the Annual Fundmark prior to LACMTA staff submitting the Annual Fundmark to the LACMTA Board for approval. LACMTA Board approval will be required prior to fund disbursement.

3.1 For each fiscal year covered by this MOU, LACMTA will allocate GRANTEE's share of the Program Funds pursuant to the Annual Fundmark for that fiscal year as approved by the LACMTA Board. LACMTA staff will apply performance standards as described below to determine the grant amount. In no event will this performance standard based grant amount exceed 25% of net operating costs for the applicable reporting fiscal year, unless otherwise approved by the LACMTA Board of Directors.

3.2 The performance standards as described in Section 3.3 will be applied to data reported to the National Transit Database (NTD) from a prior fiscal year as determined by the LACMTA Board of Directors in the Annual Fundmark to calculate the GRANTEE's share of the Program Funds. For example, the LACMTA Board of Directors may determine that GRANTEE's performance in FY 22 shall determine the amount of Program funding GRANTEE receives in FY 24.

3.3 Establishment of the GRANTEE's share of the Program Funds will be based upon their attainment of the following performance standards:

Standards met as specified in Exhibit A to the Guidelines	Amount of net operating costs (up to grant amount)*	
Submittal of timely and accurate NTD report for the project	15% (base funding)	
Meet one performance standard	+4%	19% total
Meet two performance standards	+7%	22% total
Meet three performance standards	+10%	25% total

*Net operating costs shall be calculated as provided in the Guidelines.

3.4 LACMTA will make the final payment for each fiscal year after eligible data is reported to the NTD.

3.5 LACMTA reserves the right on an annual basis to move Project from one modal category to another based upon average trip length and/or changes to customer eligibility requirements.

3.6 Any additional funds that are allocated to the GRANTEE per LACMTA Board Approval, including but not limited to CARES, CRRSSA, ARPA, are not part of the Program Funds

described above and therefore are not subject to the 25% cap of operating costs and other program rules.

ARTICLE 4. INVOICES

- 4.0 Requests for reimbursement to GRANTEE shall be made by the GRANTEE submitting invoices quarterly or annually. LACMTA shall pay 25% of the reasonable and allowable costs actually incurred by GRANTEE, not to exceed the Annual Fundmark, in providing the specialized transportation services described herein, unless otherwise approved by the LACMTA Board of Directors.
- 4.1 Net operating costs shall be calculated as provided in the Guidelines. If LACMTA overpaid Program Funds to GRANTEE, LACMTA may withhold future payments due to GRANTEE to offset Program Funds.

ARTICLE 5. REPORTING OF NATIONAL TRANSIT DATABASE (NTD)

- 5.0 To receive payment detailed in Article 4 GRANTEE must submit their ANNUAL NTD REPORT and adhere to the Federal Guidelines for collecting and reporting NTD statistics including all audit requirements.
- 5.1 GRANTEE shall submit annual NTD data for the prior fiscal year to LACMTA by August 31 of each year unless GRANTEE intends to report NTD directly to the FTA. If reporting NTD to FTA directly, GRANTEE is requested to provide LACMTA with a copy of the NTD report, and verification that FTA accepted the report.

ARTICLE 6. CONDITIONS

- 6.0 GRANTEE agrees to comply with the applicable sections of the Guidelines, all applicable local, State and Federal laws, rules and regulations in the provision of public specialized transportation services.
- 6.1 LACMTA or their representative may perform field visits at various times throughout the term of this MOU to determine compliance with Federal, State, and Program requirements.
- 6.2 GRANTEE understands and agrees that in programming the Program Funds and entering into this MOU, LACMTA is acting pursuant to its statutory authority and shall have no liability in connection with GRANTEE's use of the Program Funds. GRANTEE shall indemnify, defend, and hold harmless LACMTA and its officers, agents, and employees from and against any and all liability and expenses including defense costs and legal fees and claims for damages of any nature whatsoever, arising out of the Project, including,

without limitation: i) the performance of the GRANTEE, its officers, agents, employees, and subcontractors in providing the public specialized transportation services paid for by the Program Funds including, without limitation, i) any costs or liability on account of bodily injury, death, or personal injury of any person or for damage to or loss of use of property; ii) GRANTEE's use or misuse of the Program Funds; and/or iii) a breach of this MOU.

- 6.3 GRANTEE is not a contractor, agent or employee of LACMTA. GRANTEE shall not represent itself as a contractor agent or employee of LACMTA and shall have no power to bind LACMTA in contract or otherwise.
- 6.4 GRANTEE is required to meet the maintenance of effort requirements as specified in the Guidelines. GRANTEE's failure to meet such requirements may reduce the Program Funds GRANTEE receives hereunder.
- 6.5 GRANTEE shall document coordination activities with existing transit services and with participating local governments. This documentation shall consist of executed agreements, joint resolutions, and/or approved implementation plans.

ARTICLE 7. PENALTIES

- 7.0 In the event the GRANTEE materially defaults in any of its obligations hereunder, including, without limitation, failure to meet the requirements identified in the Guidelines, LACMTA may declare a default by written notice to the GRANTEE. The notice shall specify the basis for the default. LACMTA reserves the right to withhold funds and to terminate this MOU unless such default is cured before the effective date stated in such notice which shall be not sooner than ten (10) days after the date of the notice. The GRANTEE shall return the Program Funds to the extent costs or expenses are disallowed or misused as determined by LACMTA audit.

IN WITNESS WHEREOF, the GRANTEE and LACMTA have caused this MOU to be executed by their duly authorized representatives on the date noted below:

GRANTEE:
City of Gardena

LOS ANGELES COUNTY
METROPOLITAN TRANSPORTATION
AUTHORITY

By: _____
TASHA CERDA
Mayor

By: _____
STEPHANIE N. WIGGINS
Chief Executive Officer

DATE: _____

DATE: _____

APPROVED AS TO FORM:
CARMEN VASQUEZ
City Attorney

APPROVED AS TO FORM:
RODRIGO A. CASTRO-SILVA
County Counsel

By:  _____

By:  8/23/2021
Deputy

DATE: 8/30/2021

ATTACHMENT A

SCOPE OF WORK

The City of Gardena operates a coordinated specialized paratransit service for the cities of Gardena, Hawthorne and certain unincorporated areas of Los Angeles County (Alondra Park and Del Aire). Senior citizens 60 years or older and disabled residents within our jurisdictional service area are eligible for this service.

The City of Gardena directly operates the demand-response (DR) service within the Transportation Department, i.e. GTrans. At GTrans, there is a dispatch staff, 6 drivers and supervisors for this DR service. The dedicated vehicles are all 100% disabled accessible vans. The demand-responsive service is known as Gardena Special Transit.

The City of Gardena maintains all vehicles and provides coordinated administrative services at our transportation facility located at 13999 South Western Avenue Gardena, CA 90249.

The City of Gardena initiated special transit service for its elderly and disabled residents in 1980. Service hours for Gardena Special Transit are from 7:00 AM – 5:00 PM, Monday through Friday; 8:00 AM to 5:00 PM Saturday; 8:00 AM to 2:30 PM Sunday and Holidays. Holiday Services are: New Year's Day, Martin Luther King Jr. Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day. Users of this service are pre-certified and trips are provided on a reservation basis of at least one day in advance by directly calling the DR dispatch number at (310) 965-8848. Advance requests may be placed upon 1 week prior.

The cost for this service for a one-way trip is 75 cents. Riders from the Gardena Senior Citizen Bureau may purchase SSI tickets for 50 cents. Legally blind passengers ride free. An aide (escort) assisting a disabled passenger rides free of charge however, the person requiring the escort must have the ID card that specifies the need for escort service.

The service provides satellite service (Outside Jurisdictional Service Area) on certain days and alternative weekend days to Redondo Beach, Inglewood, Torrance and the South Bay Galleria, Del Amo Fashion Center, Centinela Hospital Inglewood, Daniel Freeman Hospital Inglewood Civic Area Medical Centers, Inglewood Human Resources Office, Social Security offices in Inglewood and Torrance, Torrance Promenade; and Little Company of Mary, South Bay, Torrance Memorial and UCLA/Harbor General Hospitals.

Information:

Gardena Special Transit	(310) 965-8848
Gardena Senior Citizens Bureau	(310) 217-9552
Hawthorne Memorial Center	(310) 349-1650
Complaints – GTrans	(310) 965-8888



City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8.I
Section: CONSENT CALENDAR
Meeting Date: September 14,
2021

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: RESOLUTION NO. 6530, AUTHORIZING THE APPLICATION FOR
FEDERAL TRANSIT ADMINISTRATION FUNDING UNDER THE AMERICAN RESCUE
PLAN ACT (ARP) OF 2021

CONTACT: TRANSPORTATION

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:

The City of Gardena's GTrans is eligible to receive a one-time formula allocation of the Federal Transit Administration funds under the American Rescue Plan Act (ARP) of 2021 . Funds are designated to prevent, prepare for and respond to coronavirus, and are available for reimbursement for operating costs to maintain service and lost revenue due to the coronavirus public health emergency.

In order to access these funds, GTrans is required to file an electronic grant application through the Federal Transit Administration's (FTA) Transit Award Management System (TrAMS). GTrans has one grant application for submittal to the FTA, CA-1640-209, requesting a total of \$9,761,016 for this operating assistance. The funds will be used on a reimbursement basis and will mitigate some of the operating cost and revenue impacts of the public health emergency that continue to affect GTrans' operations.

It is recommended that Council adopt the resolution and authorize the Director of Transportation or his designee to execute the grant. GTrans anticipates to begin drawing down these funds as soon as they are approved by the FTA.

FINANCIAL IMPACT/COST:

Projected expenditures eligible for reimbursement are contained within the FY22 proposed amended budget for consideration by the City Council. Future expenditures will be contained in future budgets for Council consideration. There is no impact to the General Fund.

ATTACHMENTS:

[FTA ARPA Grant RESO No. 6530_9_14_21.pdf](#)

APPROVED:

A handwritten signature in blue ink, appearing to read "Clint Osorio", is centered within a light gray rectangular box.

Clint Osorio, City Manager

RESOLUTION NO. 6530

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AUTHORIZING THE FILING OF APPLICATION WITH THE FEDERAL TRANSIT ADMINISTRATION, AN OPERATING ADMINISTRATION OF THE UNITED STATES DEPARTMENT OF TRANSPORTATION, FOR FEDERAL TRANSPORTATION ASSISTANCE AUTHORIZED BY 49 U.S.C. CHAPTER 53, TITLE 23 UNITED STATES CODE, AND OTHER FEDERAL STATUTES ADMINISTERED BY THE FEDERAL TRANSIT ADMINISTRATION

WHEREAS, the Federal Transportation Administrator has been delegated authority to award Federal financial assistance for transportation projects; and

WHEREAS, the grants or cooperative agreements for Federal financial assistance will impose certain obligations upon the Applicant, and may require the applicant to provide the local share of the project cost; and

WHEREAS, the Applicant has or will provide all annual certifications and assurances to the Federal Transit Administration required for the project;

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

SECTION 1. The Director of Transportation or designee is authorized to execute applications and amendments to grants for Federal assistance on behalf of the City of Gardena with the Federal Transit Administration for Federal assistance authorized by 49 U.S.C. Chapter 53, Title 23, United States Code, or other Federal statutes authorizing a project administered by the Federal Transit Administration.

SECTION 2. The Applicant (City of Gardena) has received authority from the Designated Recipient, Southern California Association of Governments (SCAG), to apply for Urbanized Area Formula Program assistance in accordance with 49 U.S.C. § 5307.

SECTION 3. The Director of Transportation, or designee is authorized to execute and file with its applications, the annual certifications and assurances and other documents the Federal Transportation Administration requires before awarding a Federal assistance grant or cooperative agreement.

SECTION 4. The Director of Transportation or designee is authorized to execute grant and cooperative agreements with the Federal Transit Administration on behalf of the City of Gardena.

SECTION 5. 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.

Passed, approved, and adopted this 14th day of September 2021.

Tasha Cerda, Mayor
City of Gardena, California

ATTEST:

Mina Semenza, City Clerk

APPROVED AS TO FORM:



Carmen Vasquez, City Attorney



City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8.J
Section: CONSENT CALENDAR
Meeting Date: September 14,
2021

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: APPROVAL OF FINAL PARCEL MAP NO. 82449

CONTACT: PUBLIC WORKS

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:

Staff respectfully recommends that the City Council :

1. Find the final map compiles with the Subdivision Map Act and the Subdivision Ordinance of the City.
2. Find the final map in compliance and consistent with the previously approved tentative map and the Mitigating measures of the environmental review.
3. Approve the final parcel map.

On May 7, 2019, the Planning and Environmental Quality Commission approved tentative Parcel Map 82449. The approved tentative parcel map incorporated all requirements of the City of Gardena, including the Planning and Environmental quality Commission. The final map has been checked by the City Surveyor for compliance with the State Subdivision Map Act, the City of Gardena Public Works for compliance with local requirements, and Community Development Department for compliance with Land Use General plan Requirements, and the City Treasurer for outstanding assessments.

All departments have reviewed the map and did not find any violations. The map is acceptable and ready for recordation. This map can be found on file in Engineering.

FINANCIAL IMPACT/COST:

N/A

ATTACHMENTS:

[Parcel Map 82449.pdf](#)

APPROVED:

A handwritten signature in blue ink, appearing to read "Clint Osorio", is centered within a light gray rectangular box.

Clint Osorio, City Manager

TOTAL NO. OF PARCELS: 2
AREA: 39,991.01 S.F.

PARCEL MAP NO. 82449

IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
BEING A SUBDIVISION OF PORTIONS OF LOT 5 AND LOT 6, IN BLOCK 4, OF PANAMA ACRES,
AS PER MAP RECORDED IN BOOK 15, PAGES 138 AND 139 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ROBERT G. MARTINEZ, LS 6966

NOVEMBER, 2019

SUBDIVIDER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE SUBDIVIDERS OF THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

OWNER: SABER NORMANDIE, LLC, A CALIFORNIA LIMITED LIABILITY CO.

BY: [Signature]

NAME: Gregory Sandler

ITS: Managing member

BY: [Signature]

NAME: John Bertram

ITS: Managing member

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON JULY 21, 2021 BEFORE ME,
MARK C. GLODE, NOTARY PUBLIC

PERSONALLY APPEARED GREGORY SANDLER AND JOHN BERTRAM WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN IS HIS/HER/THEIR AUTHORIZED CAPCACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
STATE OF CALIFORNIA

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

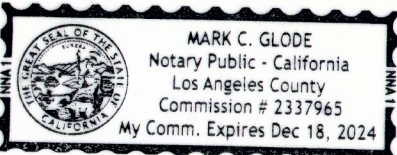
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]

MY COMMISSION NO.: 2337965

MY COMMISSION EXPIRES ON: DEC. 18, 2024

MY PRINCIPAL PLACE OF BUSINESS IS IN: LOS ANGELES COUNTY



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF: SABER NORMANDIE, LLC, ON NOVEMBER, 2019

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 24 MONTHS FROM THE FILING DATE OF THIS MAP); AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

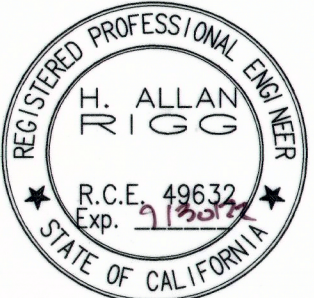
[Signature] 9.20.20
ROBERT G. MARTINEZ, DATE
PLS 6966
LIC. EXP. 9/30/21



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL SUBDIVISION ORDINANCES OF THE CITY OF GARDENA APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

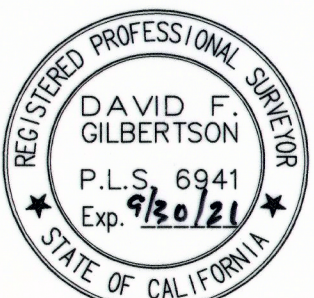
[Signature]
H. ALLAN RIGG RCE 49632
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER



CITY SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECH- NICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

[Signature] 7/26/21
DAVID F. GILBERTSON, PLS6941 DATE
CITY SURVEYOR



SPECIAL ASSESSMENT STATEMENT

I HEREBY STATE THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF GARDENA, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

[Signature] 8-12-21
CITY TREASURER, CITY OF GARDENA DATE

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GARDENA ON _____, APPROVED THIS MAP.

CITY CLERK, CITY OF GARDENA, DATE

LOS ANGELES COUNTY TAX CERTIFICATES

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY _____ DATE _____
DEPUTY

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON THE MAP OF PARCEL MAP NO. 82449, AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY _____ DATE _____
DEPUTY

SCALE: 1"=40'

PARCEL MAP NO. 82449

SHEET 2 OF 2 SHEETS

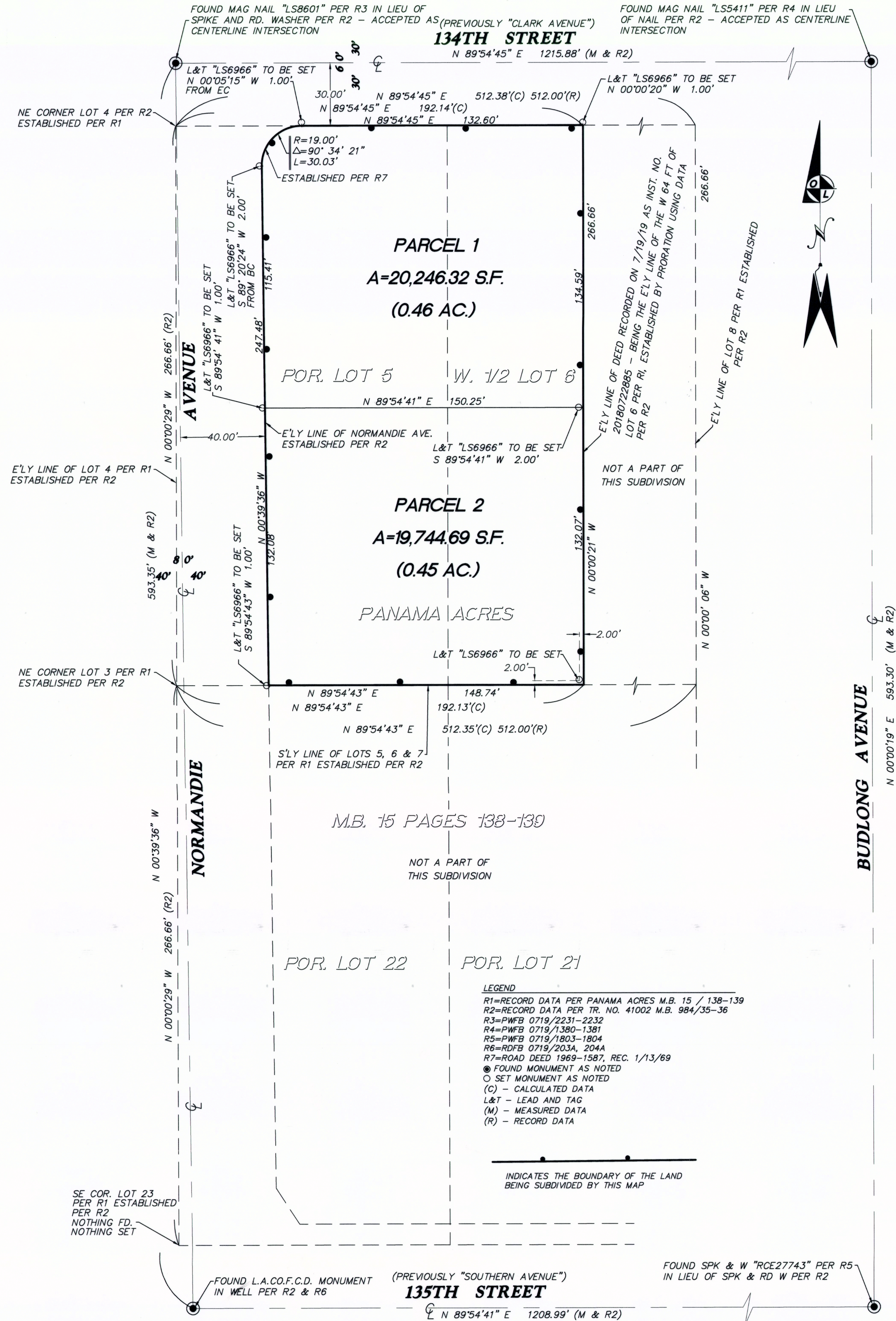
IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

ROBERT G. MARTINEZ, LS 6966

NOVEMBER, 2019

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF
N 00° 39' 36" W OF THE CENTERLINE OF NORMANDIE AVENUE AS SHOWN
ON TRACT NO. 41002, M.B. 984/35-36.





City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8.K
Section: CONSENT CALENDAR
Meeting Date: September 14,
2021

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: AWARD CONSTRUCTION CONTRACT FOR MAS FUKAI PARK IMPROVEMENTS - EXISTING FENCE REHABILITATION PROJECT, JN 820, TO ED'S FENCING, INC., IN THE AMOUNT OF \$83,730.00; ADDITIONALLY DECLARE CEQA EXEMPTION, AND APPROVE PROJECT PLANS

CONTACT: PUBLIC WORKS

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:

Staff respectfully recommends that City Council:

Award construction contract for Mas Fukai Park Improvements - Existing Fence Rehabilitation Project, JN 820, to Ed's Fencing, Inc., Wilmington, CA in the amount of \$83,730.00 and additionally:

- a. Declare this project to be categorically exempt under the California Environmental Quality Act, Class I, Section 15301(d), as rehabilitation of existing facilities.
- b. Approve the project plans.

Three (3) informal bids for the project were solicited per the California Uniform Construction Cost Accounting (CUCCA) procedures and the City Resolution 6059, which allow project costing up to \$200,000 to be contracted by utilizing a prequalified list. That said, following bids were received by September 3, 2021:

- | | |
|--|-------------|
| 1. Ed's Fencing, Inc., Wilmington, CA | \$83,730.00 |
| 2. A1 Fence Company, Anaheim, CA | \$97,978.00 |
| 3. Valley Cities / Gonzales Fencing Co., Norco, CA | \$132,300.0 |

The Ed's Fencing, Inc., is a state licensed fencing contractor with verified successful construction experience and currently listed under the City's Informal Bidding Contractor's List. The project scope is to remove and haul way existing ballpark, right field chain link fences that were damaged during the year of 2020 Santa Ana wind season and to construct newly engineered 20ft by 120ft fences. The construction is anticipated to start in November 2021 and to be completed within 20 working days.

FINANCIAL IMPACT/COST:

Amount of Expenses: \$83,730.00

Funding Sources: JN 820, Park in-Lieu

ATTACHMENTS:

[JN 820 Mas Fukai Fence Rehab Plans.pdf](#)

[NOE_JN 820 Fence Rehab.pdf](#)

[JN 820 Project Location Map_.pdf](#)

[JN 820 Mas Fukai Fence Rehab Contract.pdf](#)

APPROVED:

A handwritten signature in blue ink, appearing to read "Clint Osorio".

Clint Osorio, City Manager

GENERAL NOTES

- 1
- Construction shall comply with the latest edition of the California Building Code (CBC), CBC Standards, CBC adopted Standards, and CBC recognized Standards and any regulating agencies which have authority over any portion of the work, including local, state and federal safety and health standards, laws and regulations.
2. General notes and typical details apply to all structural features, unless otherwise indicated.
3. If certain features are not fully shown or called out on the drawings or in the specifications, their construction shall be of the same character as for similar conditions.
4. The construction documents represent the finished structure and do not indicate methods, procedures or sequence of construction. It is the responsibility of the Contractor to take necessary precautions to maintain and ensure the integrity of the structure during construction. The Contractor shall provide all measures necessary to protect life and property during construction.
5. The Contractor shall be responsible for coordinating the work of all trades and shall check all dimensions and holes and openings required in structural members. All discrepancies shall be called to the attention of the Structural Engineer and shall be resolved before proceeding with the work.
6. Prior to submitting shop drawings and product data, the Contractor shall verify that the submittals meet the requirements of the drawings and specifications. The contractor shall specifically note any exceptions to these requirements with the submittal.
7. Openings, pockets, etc. shall not be placed in structural members unless specifically detailed on the structural drawings. Notify the Structural Engineer when work requires openings, pockets, etc. in structural members not shown on the structural drawings.
8. Where the general notes and the typical details are in conflict with the specifications, the general notes and typical details shall govern. Notes and details within these drawings take precedence over General Notes.
9. Construction materials shall be spread out if placed on slabs, floors or roofs. Load shall not exceed the design live load per square foot. Provide adequate shoring where overload is anticipated.
10. Unless specifically shown or noted on the structural drawings, anchor bolts or insets for equipment anchorage or installation shall be designed by a Civil or Structural Engineer registered in the state of California. Connections of items supported by the structure are the responsibility of the disciplines who are making these attachments. These attachments shall be designed to resist gravity, wind, seismic, thermal loads, etc.
11. All correspondence shall go through the Prime Consultant.

EXISTING UNDERGROUND UTILITIES

- 1
1. It is the responsibility of the Contractor to locate existing utilities whether shown hereon or not, and to protect them from damage. The location of any existing underground utilities shown on the drawings, if any, is approximate.
2. The Contractor shall be responsible for any damage which may result from his failure to locate and preserve all existing underground utilities.

DIMENSIONS

1. Do not scale drawings. Drawing scales given are approximate.
2. The Contractor shall review and verify all dimensions prior to starting construction. The Architect/Engineer shall be notified immediately of any discrepancies or inconsistencies.

PROJECT DESIGN CRITERIA

1. Code: 2019 California Building Code
2. Risk Category: II
3. Wind Design Data

Design Method: Envelope Method
Exposure Category: C
Basic Wind Speed (3–sec. gust), V_{ult} : 94 mph

EXISTING CONDITIONS

1. Work shown is new unless noted as existing: (E).
2. Existing construction shown on these drawings was obtained from site investigation and can be used for bidding purposes. The contractor shall verify all existing job conditions, review all drawings and verify dimensions prior to construction. The contractor shall notify the Engineer of all discrepancies and exceptions before proceeding with the work.
3. The removal, cutting, drilling, etc. of existing work shall be performed with care in order not to jeopardize the structural integrity of the structure. If structural members or mechanical, electrical or architectural features not indicated for removal interfere with the new work, notify the Engineer immediately and obtain approval before removal of members.
4. The Contractor shall safely shore existing construction wherever existing supports are removed for the new work.
5. The Contractor shall perform the work with minimal inconvenience to the owner and without interruption of day-to-day work operations. The Contractor shall ensure safe travel of persons around areas of construction and shall coordinate all operations with the Owner or the Owner's agent.
6. The Contractor shall promptly repair any damage caused during operations, using materials and workmanship similar to that which was damaged.
7. All removed items, materials and debris, unless otherwise noted, shall be removed promptly from the site and disposed of in a legal manner.
8. Do not core or cut new openings in existing concrete or masonry without specific approval of the Structural Engineer. Submit dimensioned layout of all proposed new openings to the Structural Engineer for review and approval prior to coring or cutting openings. The Contractor, at their own expense, shall use non-destructive methods to locate existing reinforcing. Existing reinforcing shall not be cut without specific approval of the Structural Engineer.

GEOTECHNICAL DATA

1. No geotechnical report is provided for the project. Design of foundation is based on minimum requirements per Section 1806 of the CBC.
2. Foundation Type: Conventional spread foundations and drilled piers (friction).

Design Values:

ISOLATED FOOTINGS

DL + LL 1500 psf
DL + LL + Wind or Seismic 2000 psf

LATERAL RESISTANCE

Passive Pressure 150 pcft
Coefficient of Friction 0.25

PIERS

DL + LL 300 psf
DL + LL + Wind or Seismic 667 psf

3. All footings shall bear on compacted undisturbed soil. Depth of footings shown on the drawings are minimum, and the bottom of footing shall be lowered as required to remove soft or loose materials.
- FOUNDATIONS
1. See GEOTECHNICAL DATA notes for additional information.

2. When shown, the elevations of foundations indicate the estimated minimum foundation depths. Elevations shown are for bidding purposes only and are assumed to be in suitable bearing material.

3. The Contractor shall be solely responsible for all excavation procedures, including lagging, shoring and protection of adjacent property, structures, streets and utilities in accordance with the local jurisdiction.

4. Dewater excavations as required to maintain dry working conditions.

5. Excavations shall be properly backfilled. Do not place backfill behind retaining walls before concrete and/or masonry has attained specified 28–day compressive strength. Contractor shall brace or protect building and pit walls below grades from lateral loads until supporting floors and or roofs are in place and have attained full strength.

6. Footing backfill and utility trench backfill within building area shall be mechanically compacted in layers, to the approval of the Geotechnical Engineer. Flooding will not be permitted.

7. All abandoned footings, utilities, etc., that interfere with new construction, shall be removed.

8. The bottom of footings shall be level. Changes in footing elevations shall be made utilizing the TYPICAL STEP IN FOOTING detail, when included within these drawings.

9. Center footings under walls or columns unless otherwise indicated on these drawings.

10. Avoid footing penetrations and trenching near footings. Where unavoidable, see TYPICAL PIPE AND TRENCH detail, when included within these drawings.

11. Embedded items must be tied in place prior to foundation inspection.
- CONCRETE
1. All portions of work pertaining to concrete construction shall conform to the California Building Code, Chapter 19, ACI Standard 318, and other referenced documents.

2. All concrete shall be ready–mix in accordance with ASTM C94.

3. Cement: ASTM C150 Type II. Where concrete is placed against soils that contain high levels of sulfides, use Type V cement.

4. Aggregate: ASTM C33. Aggregate for normal weight concrete shall conform to ASTM C–33.

5. Aggregate for lightweight concrete shall conform to ASTM C–330. The coarse aggregate size shall not exceed $\frac{3}{4}$ " and the absolute volume of coarse aggregate shall not exceed 9.0 cubic feet per cubic yard of concrete.

6. Non–shrink Grout: ASTM C1107, premixed, non–staining, non–shrink grout.

7. Admixtures shall be approved by Structural Engineer prior to use. Calcium chloride or admixtures containing chloride(s) shall not be used.

8. Provide aggregates that do not contain any substance which may be deleteriously reactive with the alkalis in the cement. Fine and coarse aggregates shall be tested in accordance with ASTM C1260. Should the test data indicate potentially reactive aggregate, reject the aggregate(s) or perform additional testing using ASTM C1567.

9. Concrete mixes shall be designed by a qualified testing laboratory. Mix designs shall conform to ACI 318, Chapter 5, Sec. 1903, & 1904. Mixes are to be reviewed by owner's testing lab and submitted to the Engineer for approval. Do not cast concrete without approval by Engineer.

Concrete Strength Max Agg. Max W/C Cement
Foundations 4000 psi $1\frac{1}{2}$ " 0.45 / CY 376

All concrete shall be hard rock aggregate, regular–weight concrete, 145 pcf, unless noted otherwise.

10. Maximum slump shall not exceed 3" +/– 1" for footings, slabs on grade, and 4" +/– 1" for other concrete. Slump limitations noted shall apply to concrete mix prior to the addition of any water–reducing admixtures or super–plasticizers.

11. Placement of concrete shall conform to ACI 304. Clean and roughen (by sandblasting, bushhammer, or other approved method) to $\frac{1}{4}$ " amplitude for all concrete surfaces against which concrete is to be placed.

12. Concrete shall be placed in accordance with ASTM C94 and ACI Standard 304.

13. When cold weather conditions exist, place concrete in compliance with ACI 305. When hot weather conditions exist, place concrete in compliance with ACI 306. In hot conditions, reinforcing shall be kept cool during concrete placement.

14. Location of construction joints not specified in these drawings must be reviewed by the Structural Engineer. Concrete slab on grade shall have control joints as shown on the foundation plan. Where construction/crack control joints are not specified, provide at a roughly square pattern with segments not exceeding 150 square feet in area.

15. Forms for concrete shall be laid out and constructed to provide for any required cambers.

16. Dry pack or place non–shrink grout under base plates, sill plates, etc., as required for full bearing.

17. All reinforcing bars, anchor bolts and other concrete inserts shall be secured in position prior to placing concrete. Stabbing of anchor bolts or reinforcing into wet concrete is not allowed.

18. Provide sleeves for plumbing, mechanical, and electrical openings in concrete before placing. Do not cut any reinforcing which may conflict. Coring in concrete is not permitted except as shown. Notify the Structural Engineer, in advance, of conditions not shown on the structural drawings.

19. Conduits or pipes shall not be embedded within a slab, wall, beam, concrete fill over metal deck, or column, unless noted otherwise.

20. Concrete elements shall reach specified 28–day compressive strength before being loaded, UNO.
- ABBREVIATIONS
- | | | | |
|------------|---|-----------|-----------------------------|
| # | Number or Pound | IBC | International Building Code |
| & | And | ICC | International Code Council |
| ∠ or L | Angle | ID | Inside Diameter |
| ⊙ | At | INFO. | Information |
| ABV. | Above | INT. | Interior |
| AB | Anchor Bolt | | |
| ADDL. | Additional | JST. | Joist |
| AISC | American Institute of Steel Construction | JT. | Joint |
| ALT. | Alternate | | |
| APA | American Plywood Association | KSI | Kips per Square Inch |
| APPROX. | Approximate | | |
| ARCH. | Architectural, Architect | LL | Live load |
| ASTM | American Standards of Testing and Materials | LLH | Long Leg Horizontal |
| | | LLV | Long Leg Vertical |
| | | LONG. | Longitudinal |
| | | LOC. | Location |
| | | LS | Lag Screw |
| | | LTWT | Light Weight |
| BLDG. | Building | | |
| BLK. | Block, Blocking | | |
| BLW. | Below | | |
| BM. | Beam | | |
| BN | Boundary Nailing | MAX. | Maximum |
| BO | Bottom of | MB | Machine Bolt |
| BOT. | Bottom | MECH. | Mechanical |
| BORG. | Boring | MANUF. | Manufacturer |
| BS. | Both Sides | MIN. | Minimum |
| BTWN. | Between | MISC. | Miscellaneous |
| | | | |
| CANT. | Cantilever | (N) | New |
| CBC | California Building Code | NS | Near Side |
| CHD. | Chord | NTS | Not to Scale |
| CIP | Cast–in–place | NWT | Normal Weight |
| CJ | Construction or Control Joint | | |
| CJP | Complete Joint Penetration | OC | On Center |
| CL or CL | Center Line | OD | Outside Diameter |
| CLG. | Ceiling | OH | Opposite Hand |
| CLR. | Clear | OPNG. | Opening |
| CMU | Concrete Masonry Unit | | |
| COL. | Column | PAF | Powder–Actuated Fastener |
| CONC. | Concrete | PERP. | Perpendicular |
| CONN. | Connection | PEMB | Pre–Engineered Mtl. Bldg. |
| CONT. | Continuous | PL OR PL. | Plate |
| COORD. | Coordinate | PLF | Pounds per Linear Foot |
| CSK. | Countersink | PLY. | Plywood |
| CTR. | Center | PJP | Partial Joint Penetration |
| | | PSF | Pounds per Square Foot |
| | | PSI | Pounds per Square Inch |
| | | PT | Pressure Treated |
| | | PW | Puddle Weld |
| | | | |
| D or d | Nail Penny Size | QTY. | Quantity |
| Ø or DIA. | Diameter | | |
| DBA | Deformed Bar Anchor | | |
| DBL | Double | | |
| DET. | Detail | | |
| DF | Douglas Fir | | |
| DIAG. | Diagonal | RAD. | Radius |
| DIM. | Dimension | REINF. | Reinforcing |
| DKG. | Decking | REQ. | Required |
| DL | Dead Load | RET. | Retaining |
| DO. | Ditto | | |
| DWG. | Drawing | SAD | See Architectural Drawings |
| | | SCHD. | Schedule |
| (E) | Existing | SHT. | Sheet |
| EA. | Each | SHTG. | Sheathing |
| EF | Each Face | SIM. | Similitude |
| EJ | Expansion Joint | SMD | See Mechanical Drawings |
| ELEV., EL. | Elevation | SMS | Sheet Metal Screw |
| EMBED. | Embedment | SOG | Slab on Grade |
| EN | Edge Nail, End Nail | SPEC. | Specification |
| EO | Edge of | SQ. | Square |
| ECC | Edge of Concrete | SS | Stainless Steel |
| EQ. | Equal | STD. | Standard |
| EQUIP. | Equipment | STGD. | Staggered |
| ES | Each Side | STIFF. | Stiffener |
| EW | Each Way | STL. | Steel |
| EXP. | Expansion | STRUCT. | Structural |
| EXT. | Exterior | STRGR. | Stringer |
| | | SW | Shear Wall |
| | | SYM. | Symmetrical |
| FDN. | Foundation | | |
| FF | Finish Floor | T&B | Top and Bottom |
| FG | Finish Grade | T&G | Tongue and Groove |
| FIN. | Finish | TEMP. | Temporary |
| FJ | Floor Joist | THRU. | Through |
| FLR. | Floor | TN | Toe Nail |
| FN | Field Nail | TO | Top of |
| FOC | Face of Concrete | TOB | Top of Beam |
| FOM | Face of Masonry | TOC | Top of Concrete |
| FOS | Face of Stud | TOS | Top of Grating |
| FRMG. | Framing | TOS | Top of Steel |
| FT. | Foot, Feet | TOW | Top of Wall |
| FTG. | Footing | TRANSV. | Transverse |
| | | TYP. | Typical |
| GA. | Gauge | UNO | Unless Noted Otherwise |
| GALV. | Galvanized | URM | Unreinforced Masonry |
| GL | Grid Line | | |
| GLB | Glued–laminated Beam | | |
| GWB | Gypsum Wall Board | VERT. | Vertical |
| | | VIF | Verify in Field |
| HD | Holdown | | |
| HJD | Hot Dipped Galvanized | WWF | Welded Wire Fabric |
| GYP. | Header | w/ | With |
| HGR. | Hanger | w/o | Without |
| HORIZ. | Horizontal | WP | Work Point |
| HSB | High Strength Bolt | WSHR. | Washer |
| HSS | Hollow Structural Section | | |
| HT. | Height | | |
- City of Gardena
Community Development Division
- Pursuant to the Gardena Municipal Code Title 15
These Plans are Approved for Construction.
- Mark Handler
BUILDING OFFICIAL
- THIS SET APPROVED 08/10/2021
Approval of these Plans and Specifications shall not be construed to be an approval of a violation of the provisions of the Gardena Municipal Codes or the Codes of the State of California.
This Stamped Set of Plans SHALL be kept at the job site at all times. It is unlawful to make changes or Alterations to these plans without the written authorization of the City of Gardena Building Division.
- | | | | |
|--|------------|----------------------|-------------|
| REVISIONS: | NO. | DATE | DESCRIPTION |
| | 07/16/2021 | ISSUED FOR PERMIT | |
| | 08/09/2021 | RE–ISSUED FOR PERMIT | |
| STAMP: | | | |
| <div>REGISTERED PROFESSIONAL ENGINEER
MARSHALL R. FIRE
No. S5101
STRUCTURAL
STATE OF CALIFORNIA
07/16/2021</div> | | | |
| <div><div>Cannon</div><div>1050 Southwood Drive
Gardena, CA 90247
P 805.544.7407 F 805.544.3863</div><div>THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF CANNON. NO LOAN, REUSE, REPRODUCTION, OR ANY OTHER FORM OF COPIING OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN PERMISSION OF CANNON.</div></div> | | | |
| PROJECT: CITY OF GARDENA
MAS FUKAI PARK FENCE
GARDENA, CALIFORNIA | | | |
| SHEET TITLE: GENERAL STRUCTURAL NOTES | | | |
| PRINT DATE: 08/09/2021 | | | |
| DRWN BY: JM | | | |
| CHKD BY: MRP | | | |
| SCALE: AS SHOWN | | | |
| JOB NO: 210619 | | | |
| SHEET NO: | | | |
| S0.1 | | | |

1. All portions of work pertaining to concrete reinforcing construction shall conform to the California Building Code, Chapter 19, ACI Standard 318, and other referenced documents.
2. Reinforcing Steel: ASTM A615 grade 60. ASTM A706 where welded or otherwise indicated.
3. Post Tensioning: ASTM A416 grade 270 seven wire, uncoated, stress-relieved strands.
4. Welded Wire Fabric: ASTM A185 (flat sheets only). Welded wire fabric shall be spliced by lapping a minimum of 18" or two cross wires, whichever is greater.
5. Headed terminators shall be HRC 100-series T-Heads (ICC ER-5292), or Lenton Terminators (IAPMO ER-0188), or approved equal.
6. Mechanical couplers shall be Lenton mechanical couplers (IAPMO ER-0129), or approved equal.
7. All reinforcement shall be continuous. Stagger splices where possible. Laps shall be per typical details, unless noted otherwise.
8. All reinforcing bar bends shall be made cold. Reinforcing bars shall not be re-bent without approval of Structural Engineer.
9. Dowels between footings and walls or columns shall be the same grade, size, spacing and number as the vertical reinforcement, respectively, unless noted otherwise.
10. Welding of reinforcement shall be with low hydrogen electrodes and shall conform to structural welding code – reinforcing steel, AWS D1.4, by the American Welding Society and ACI 318 Sec. 3.5.2. Welding rods used for the welding of reinforcement shall be E80XX. All welding shall be performed by certified welders.
11. Reinforcing steel shall be clean, free of excessive rust, grease, oil or other material likely to impair bond.
12. Minimum clear concrete cover for reinforcement, unless noted otherwise:

Cast against earth:	3 inches
Cast in forms and exposed to earth or weather:	2 inches
#6 bar and larger:	2 inches
#5 bar and smaller:	1½ inches
Not exposed to earth or weather:	
Slabs and walls (#1 and smaller):	¾ inch
Beams, girders, and columns (to ties):	1½ inches

1. See FOUNDATIONS notes for additional information.
2. Be prepared to case holes in case of cave-ins or sloughing soil.
3. Do not place concrete in water. If water is present, place by tremie method. Clean area if soiled due to tremie operation. Do not flush into sewer systems.
4. Place concrete within 8 hours of drilling holes. Do not allow holes to stand unplaced over night.
5. Observation by the Structural Engineer is required prior to placing steel and prior to placing concrete. Schedule engineer's visit 48 hours in advance.
6. Use elephant trunk, tremie, etc., to place concrete so that free fall does not exceed 5 feet. Provide mechanical vibration for full height of shaft to consolidate concrete. Place concrete in each shaft in one continuous operation. Interrupted placing operations of over one-hour duration will require a cold joint installation and must be approved by the Structural Engineer.
7. Reinforcing cages in shafts are to be one continuous unit. Place reinforcement accurately in hole and brace securely in position during concrete placement.
8. Allowable Tolerances:
 - A. Drilled piers shall not deviate from the location shown on the plans by more than 3 inches in any direction.
 - B. Drilled piers shall not deviate from a plumb line, referenced to the center of the drilled pier as described above, by more than two percent of the drilled pier length from the top to the point on interest.

1. All portions of work pertaining to structural steel construction shall conform to the California Building Code, Chapter 22, and other referenced Standards.
2. Fabrication and erection of structural steel shall be in accordance with the latest edition of "Code of Standard Practice for Steel Buildings and Bridges", AISC 303S.
3. Materials:
 - A. W Shapes: ASTM A992 ($f_y = 50$ ksi)
 - B. Channels & Angles: ASTM A36 ($f_y = 36$ ksi)
 - C. All other Shapes & Plates: ASTM A572 Grade 50 ($f_y = 50$ ksi)
 - D. Structural Tubes (Rectangular HSS): ASTM A500 Grade B ($f_y = 46$ ksi)
 - E. Structural Tubes (Round HSS): ASTM A500 Grade B ($f_y = 42$ ksi)
 - F. Structural Pipes: ASTM A53 Grade B ($f_y = 35$ ksi)
4. Bolts, unless noted otherwise on drawings:
 - A. Typical Steel Connections: ASTM A325-N
 - B. Machine Bolts when specified (MB): ASTM A307
 - C. Anchor Bolts & Rods: ASTM F1554 Grade 55-S1
5. Joint type for bolted connections shall be Pre-Tensioned (PT), unless noted otherwise as Snug-Tightened (ST) or Slip-Critical (SC).
6. Compressible-washer-type direct tension indicators or twist-of-type tension control bolts conforming to RCSC, Specification for Structural Joints Using High-Strength Bolts, shall be provided at all bolted connections.
7. Faying surface for Slip-Critical (SC) bolts shall be Class A, unless noted otherwise, with bolt slip considered at the factored load level.
8. Anchor bolts shall be heavy hex headed, UNO. Bent bar anchors shall not be used.
9. Bolt holes shall be $\frac{1}{8}$ " larger in diameter than nominal size of bolt used, unless noted otherwise.
10. For bolted connections, provide $1\frac{1}{2}$ inch edge and end distance, unless noted otherwise.
11. All welding shall conform to the Structural Welding Code - Steel, AWS D1.1 and Seismic Supplement, AWS D1.8, by the American Welding Society. Welding rods shall be E70XX, unless noted otherwise.
12. The filler metal for all welding shall have a notch toughness of not less than 20 ft-lbs at 0 degrees F, as measured by a standard Charpy V-Notch test, ASTM E-23, in accordance with the applicable filler metal specification referenced in AWS D1.1 and Seismic Supplement AWS D1.8.
13. All welding shall be performed by certified welders.
14. All welds not specified shall be continuous fillet welds. Size of welds shall be based on AWS D1.1 for thicker part joined.
15. Weld symbols shown on the drawings do not necessarily differentiate between shop weld and field welds. When field welds are necessary due to construction procedure or sequence, welds shall be provided and be inspected per specifications. All welds shown as field welds shall be done in field as indicated.
16. All structural steel surfaces are to be painted or galvanized, unless noted otherwise. Steel that is not exposed to weather and is to be encased in concrete or masonry shall be left uncoated. Steel that is to receive spray-applied fireproofing shall be left uncoated. Faying surfaces of high-strength bolted connections and areas within 3 inches of field welded joints shall be left uncoated until welding and bolting operations are complete.
17. All structural steel, miscellaneous metal and connectors exposed to weather shall be hot-dip galvanized after fabrication, unless noted otherwise.
18. All faying surfaces for friction-bolted connections of galvanized members shall be roughened by means of hand wire brushing after galvanizing and before erection.
19. No holes or penetrations through structural steel members are allowed except as indicated on the structural drawings. Connections of items supported by structural steel members are the responsibility of the disciplines who are making these attachments. Attachment of lateral bracing to bottom flanges of steel beam members are not allowed except as indicated on the structural drawings.
20. For fireproofing requirements, see architectural drawings and specifications.
21. Furnish shop and erection drawings of all structural steel for the Prime Consultant and Structural Engineer's review before fabrication.

1. Mix designs and test data for concrete mixes, at least 15 days prior to intended placement. Mix design submittals shall include, as a minimum, the following:
 - A. List of materials proposed weights and volumes of each material per cubic yard.
 - B. Specification of source for each material.
 - C. Gradation listing of aggregates and certification that coarse and fine aggregates meet the requirements listed in the concrete materials article of the cast-place concrete section of the specifications.
 - D. List of admixtures, with manufacturer's data sheets.
 - E. Certification that all aggregates are compatible with the proposed cement.
 - F. Laboratory test reports from trial batches of field experience, as applicable for the specific mix proposed for use.
 - G. The mix design shall be signed by a Professional Engineer licensed in the state of California.
2. Product data, material safety data sheets (MSDS) and Code Evaluation Reports, as applicable, for proprietary materials and items, including curing compounds, epoxy resins, surface treatments and proprietary anchoring systems.
3. Drawings indicating proposed locations of construction joints and control joints.
4. Description of curing methods proposed and products to be employed.

Tests and inspections indicated on the drawings are not required for this project.

[illegible]

CITY OF GARDENA
MAS FUKAI PARK FENCE

GARDENA, CALIFORNIA

PROJECT:

SHEET TITLE:

GENERAL
STRUCTURAL
NOTES

PRINT DATE: 08/09/2021

DRWN BY: JM

CHKD BY: MF

SCALE: AS

JOB NO: 210619

SHEET NO

S0.2

SITE PLAN **A**

PROJECT:		CITY OF GARDENA MAS FUKAI PARK FENCE		GARDENA, CALIFORNIA	
SHEET TITLE:		SITE PLAN			
PRINT DATE:		08/09/2021			
DRWN BY:		JM			
CHKD BY:		MRP			
SCALE:		AS SHOWN			
JOB NO:		210619			
SHEET NO:					

T210619_SD-003

T210619 SD-004

SP-002

T210619 SD-001



DEPARTMENT of GENERAL SERVICES

1717 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3778 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9568

NOTICE OF EXEMPTION

Project Title: Mas Fukai Park Improvements – Existing Fence Rehabilitation

Project Location (Specific): 15800 Brighton Avenue, Gardena CA 90247

Project Location (City): Gardena **Location (County):** Los Angeles County

Description of nature, purpose and beneficiaries of project: Replace the damaged existing chain link fences during the Santa Ana wind season; and public beneficiaries

Name of public agency approving project: City of Gardena

Name of person or agency carrying out project: City of Gardena

Exempt Status: (Check One)

Ministerial: (P.R.C. Sec. 21080[b][1]; Guidelines Sec. 15268)

Declared Emergency: (P.R.C. Sec. 21080[b][3]; Guidelines Sec. 15269[a])

Emergency Project (P.R.C. Sec. 21080[b][4]; Guidelines Sec. 15269[b][c])

☒ **Categorical Exemption:** Section 15301 Class 1, Existing Facilities

Other: _____ Guidelines _____ Sec. _____ 15061):

Reason why project is exempt: Project consists of replacing the damaged existing chain link fences for the same purpose and parameter; the site is public facility and no expansion.

Contact person: Kevin Kwak **Telephone:** 310-217-9643

If filed by applicant:

1. Attach certified document of exempting finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Date received for filing:

Clint Osorio Date
Environmental Quality Officer

NOTE: Exempt from Dept. of Fish & Game Wildlife Fee in accordance with de minimis impact finding (735.5[c])

MAS FUKAI PARK IMPROVEMENTS (JN 820) - EXIST. FENCE REHABILITATION



1" = 200 ft

Project Location Map

08/31/2021



This map may represents a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.



PUBLIC WORKS CONTRACT

PROJECT NO. JN 820

CONTRACT

PROJECT NO. (JN 820)

THIS CONTRACT is made and entered by and between THE CITY OF GARDENA, a municipal corporation ("City") and Ed's Fencing, Inc. (hereinafter "Contractor"). It is agreed by and between the parties that:

1. WORK

- 1.1 Contractor agrees to perform the following work for the City of Gardena as shown on the attached Notice of Inviting Informal Bids and submitted bid for:

PROJECT: MAS FUKAI PARK IMPROVEMENTS –
EXISTING FENCE REHABILITATION, JN 820
(15800 BRIGHTON AVENUE, GARDENA CA 90247)

- 1.2 Should City, at any time during the progress of the Work, request any alterations, deviations, additions or omissions, it shall be at liberty to do so, and the same shall in no way affect or make void the Contract, but will be added to, or deducted from, the amount of the Contract price, as the case may be, by a fair and reasonable valuation.
- 1.3 The Standard Specifications for Public Works Construction ("Greenbook") shall be the Standard Specifications of the City. Unless otherwise indicated, the latest edition, including supplements, of the Greenbook shall apply.

2. SCHEDULE

- 2.1 Contractor shall commence and diligently pursue the Project to completion in **twenty (20) working days**, except as such time may be extended in writing by City.
- 2.2 If the Work called for under the Contract is not completed before the date specified, damage will be sustained by City and it will be impracticable to determine the actual damage which City will sustain in the event of such delay. Therefore, it is agreed that Contractor shall pay to City **\$250** per day for each and every working day's delay beyond the completion date. In the case the damages are not paid, Contractor agrees that City may deduct the amount from any money due or that may become due Contractor under the Contract. Compliance with the Greenbook is not required for liquidated damages to be assessed.

3. CONTRACT PRICE

- 3.1 City shall pay to Contractor as full consideration for the performance of the Work, the total sum of **eighty three thousand seven hundred thirty and 00/00 dollars (\$83,730.00)**.

4. PAYMENTS

- 4.1 If Contractor desires a progress payment, he shall invoice City for the amount of work satisfactorily completed and inspected as of the closure date. The invoice shall be delivered to the City Engineer. All requests for payment shall be accompanied by the appropriate conditional waiver and releases in the form set forth in Civil Code section 3262. A five percent (5%) retention shall be retained on all payments. In the event of any claims, amounts determined by the City Engineer to be adequate to cover such claims shall be withheld from the retention payment until resolution of the claims.
- 4.2 Payment requests that are determined to be improper shall be returned to Contractor with written explanation within 7 days after receipt. The number of days available to make payment without incurring interest shall be reduced by the number of days by which City exceeds the 7-day return requirement.
- 4.3 Within 60 days of the date of completion and acceptance of the Work, City will pay to Contractor the amount remaining after appropriate modifications are made for change orders, liquidated damages, or any other of the provisions of which, by the terms hereof, City is or may be authorized or required to reserve or retain funds. Any moneys withheld beyond the allowable amount or prescribed time will accrue interest at a rate of two percent per month until such time that said moneys are released to Contractor, at which time withheld moneys and accrued interest shall be dispensed. In the event of a dispute between City and Contractor, City may withhold from the final payment an amount not to exceed 150 percent of the disputed amount.
- 4.4 In the event there is any claim specifically excluded by Contractor from the operation of any release, there shall be retained by City an amount not to exceed the amount of the disputed claim. In the event of a dispute after completion of the Project, City may withhold an amount not to exceed 150 percent of the disputed amount.
- 4.5 No claim shall be made or be filed and neither City, nor any of its elected or appointed officers, employees, agents, or volunteers shall be liable, or held to pay any money, except as specifically provided in the Contract. The acceptance by Contractor of the final payment when no securities or certificates of deposit have been deposited in escrow or with City, or his acceptance from the escrow agent or City of the securities or certificates of deposit substituted for the retention, whichever is later, shall operate as, and shall be, a release to City, and its elected and appointed officers, employees, agents, and volunteers, from all claims and liability to Contractor for anything done or furnished for, or relating to, the Project or for any act or neglect of City or of any person relating to or affecting the Project, except claims previously made as provided for and in accordance with the provisions of the General Conditions and pending at the time of acceptance of final payment or of the securities or certificates of deposit, or the claim against City for the remainder, if any there be, of the amounts kept or retained due to unpaid claims.

5. LEGAL REQUIREMENTS

State Requirements

- 5.1 Contractor, its agents and employees shall be bound by and shall comply with all applicable federal, state and local laws regardless of whether enumerated herein.

- 5.2 This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. All contractors and subcontractors must furnish electronic certified payroll records directly to the Labor Commissioner (aka Division of Labor Standards Enforcement) in a format prescribed by the Labor Commissioner no less than monthly. The State General Prevailing Wage Determination is as established by the California Department of Industrial Relation (available at <http://www.dir.ca.gov/DLSR/PWD/index.htm>).

Exceptions: The Labor Commissioner may (but is not required to) excuse contractors and subcontractors from furnishing electronic certified payroll records to the labor Commissioner on a project that is under the jurisdiction of one of the four legacy DIR-approved labor compliance programs (Caltrans, City of Los Angeles, Los Angeles Unified School District, and County of Sacramento) or that is covered by a qualifying project labor agreement.

- A. AWARD OF CONTRACT: The following are conditions to the award of the contract:
- i. Each contractor and subcontractor listed on the bid must be registered with the Department of Industrial Relation pursuant to Labor Code Section 1725.5 subject to the limited exceptions set forth in Labor Code Section 1771.1(a) (regarding the submission of a bid as authorized by Business & Profession Code Section 7029.1 or Public Contract Code Section 10164 or 20103.5 provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded); and
 - ii. No contractor or subcontractor may be awarded this contract unless the contractor and each subcontractor listed on the bid is registered with the Department of Industrial Relations pursuant to Section 1725.5.

Similarly, failure to comply with the registration requirements of Labor Code Section 1725.5, will disqualify a bidder or proposer.

These requirements will apply to all public works projects that are subject to the prevailing wage requirements of the Labor Code without regard to funding source.

- 5.3 In accordance with the requirements of the California Prevailing Wage Laws, Contractor and each Subcontractor shall keep accurate payroll records, showing the name, address, social security number, work classification, straight time, and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by it in connection with the work done under the Contract. The payroll records shall be certified and made available for inspection at all reasonable hours in accordance with the California Prevailing Wage Laws. Contractor shall be subject to, and fully comply with, all California Prevailing Wage Laws, including, but not limited to, those pertaining to the maintenance and inspection of certified payroll records.

- 5.4 Pursuant to California Labor Code section 1810 et seq., eight (8) hours labor constitutes a legal day's work. Contractor shall forfeit as a penalty to City the sum of \$25.00 for each worker employed in the execution of the Contract by Contractor or any subcontractor for each calendar day during which such worker is required or permitted to work more than 8 hours in any one calendar day and 40 hours in any one calendar week, unless such worker receives compensation for all hours worked in excess of these hours at a rate of at least one and one-half times the basic rate of pay. (Labor Code § 1813.) City may withhold from any monies payable on account of work performed by Contractor or subcontractor, such sums as may administratively be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor, for unpaid wages and liquidated damages as provided for herein.
- 5.5 Contractor, and any subcontractor under Contractor, shall pay not less than the specified prevailing rate of per diem wages to all workers employed in the execution of the Contract. (Labor Code § 1774.) Copies of the determination of the Director of the Department of Industrial Relations of the rate of per diem wages for each craft, classification or type of worker needed to execute the Contract are on file in, and available at, the office of City. (Labor Code § 1773.2.) When any craft or classification is omitted from the general prevailing wage determinations, Contractor shall pay the wage rate of the craft or classification most closely related to the omitted classification. A copy of the prevailing rate per diem wages for cash craft or type of workman needed to execute any contract which may be awarded by City, may be requested by contacting the State Board of Equalization at (800) 400-7115.
- 5.6 Contractor shall post a copy of the prevailing rates at the work site(s), for the duration of the Work. (Labor Code § 1773.2.)
- 5.7 Contractor shall comply with all provisions of Labor Code section 1775. In accordance with Labor Code section 1775, Contractor shall forfeit as a penalty to City not more than \$50.00 for each worker employed in the execution of the Contract by Contractor or any subcontractor for each calendar day, or portion thereof, in which the worker is paid less than the prevailing rates. Contractor shall also pay the difference between the prevailing wage rates and the amount paid to each worker for each calendar day, or portion thereof, for which each worker was paid less than the prevailing wage rate.
- 5.8 Nothing in this Contract shall prevent Contractor or any subcontractor from employing properly registered apprentices in the execution of the Contract. Contractor shall have responsibility for compliance with California Labor Code Section 1777.5 and 1777.6 for all apprenticeable occupations. These sections require that Contractor and subcontractors shall submit contract award information to the applicable joint apprenticeship committee, shall employ apprentices in apprenticeable occupations, shall contribute to the fund or funds in each craft or trade or a like amount to the California Apprenticeship Board and that Contractors and subcontractors shall not discriminate among otherwise qualified employees as apprentices solely on the ground of sex, race, religion, creed, national origin, ancestry or color. Only apprentices as defined in Labor Code Section 3077, who are in training under apprenticeship standards and who have written apprentice agreements will be employed in apprenticeable occupations.

- 5.9 Contractor warrants full compliance with all laws regarding employment of aliens and others, and that all its employees performing services hereunder meet the citizenship or alien status requirements contained in federal and state statutes and regulations including, but not limited to, the Immigration Reform and Control Act of 1986 (P.L. 99-603). Contractor shall obtain, from all covered employees performing services hereunder, all verification and other documentation of employment eligibility status required by federal statutes and regulations as they currently exist and as they may be hereafter amended. Contractor shall retain such documentation for all covered employees for the period prescribed by law. Contractor shall indemnify, defend, and hold harmless, City, its elected and appointed officers, employees, agents and volunteers from employer sanctions and any other liability which may be assessed against City in connection with any alleged violation of federal or state statutes or regulations pertaining to the eligibility for employment of person performing services under this Agreement.
- 5.10 Neither Contractor, nor any subcontractor under Contractor, shall discriminate in the employment of persons, including apprentices, because of the race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, sexual orientation or age of such person, except as provided in Sections 12940 and 12941 of the Government Code. Contractor shall have responsibility for compliance with this section. (Gov. Code §§ 12940, 12941.)
- 5.11 Contractor and all subcontractors shall, at Contractor and subcontractor's sole expense, obtain and maintain all necessary licenses for the Work, including but not limited to a valid business license, and give all necessary notices and pay all fees and taxes required by law.
- 5.12 Contractor shall be responsible for obtaining at its own expense, all construction permits and licenses required by the City, including for any subcontracting firm engaged in construction/installation for this Project.
- 5.13 In entering into a public works contract or a subcontract to supply goods, services, or materials pursuant to a public works contract, the contractor or subcontractor offers and agrees to assign to the awarding body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. § 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body tenders final payment to the contractor, without further acknowledgment by the parties. (Gov. Code § 4552; Pub. Con. Code § 7103.5.)
- 5.14 Subcontractors who are ineligible pursuant to Labor Code sections 1777.1 and 1777.7 are ineligible to perform work under this Contract.
- 5.15 This project is subject to Skilled and Trained Workforce Requirements per Sections 2600 through 2603 of the Public Contract Code.

6. INDEPENDENT CONTRACTOR

Contractor is and shall at all times remain as to City a wholly-independent contractor. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Contractor or any of Contractor's officers, employees, servants, agents or subcontractors, except as set forth in the Contract Documents. Contractor shall not at any time or in any manner represent that it or any of its officers, employees, agents, or subcontractors, are in any manner officers, employees, agents or subcontractors of City.

7. INDEMNIFICATION

- 7.1 To the fullest extent permitted by law, Contractor hereby agrees, at its sole cost and expense, to defend, protect, indemnify, and hold harmless the City of Gardena and its respective elected officials, officers, attorneys, agents, employees, volunteers, successors, and assigns (collectively "Indemnitees") from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith (collectively "Liabilities"), arising or claimed to arise, directly or indirectly, out of, in connection with, resulting from, or related to any act, failure to act, error, or omission of Contractor or any of its officers, agents, servants, employees, subcontractors, materialmen, suppliers or their officers, agents, servants or employees, arising or claimed to arise, directly or indirectly, out of, in connection with, resulting from, or related to the work performed under the Contract, or the performance or failure to perform any term, provision, covenant, or condition of the Agreement, including this indemnity provision.
- 7.2 This indemnity provision is effective regardless of any prior, concurrent, or subsequent active or passive negligence by Indemnitees and shall operate to fully indemnify Indemnitees against any such negligence.
- 7.3 This indemnity provision shall survive the termination of the Agreement and is in addition to any other rights or remedies which Indemnitees may have under the law.
- 7.4 Payment is not required as a condition precedent to an Indemnitee's right to recover under this indemnity provision, and an entry of judgment against an Indemnitee shall be conclusive in favor of the Indemnitee's right to recover under this indemnity provision.
- 7.5 The prevailing party shall pay for reasonable attorney fees and costs incurred in relation to this indemnification provision.
- 7.6 Notwithstanding the foregoing, nothing in this instrument shall be construed to encompass (a) Indemnitees' sole negligence or willful misconduct to the limited extent that the underlying Agreement is subject to Civil Code 2782(a), or (b) the contracting

public agency's active negligence to the limited extent that the underlying Agreement is subject to Civil Code § 2782(b).

- 7.7 This indemnity is effective without reference to the existence or applicability of any insurance coverages which may have been required under the Agreement or any additional insured endorsements which may extend to Indemnitees.
- 7.8 Contractor, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to activities or operations performed by or on behalf of the Contractor regardless of any prior, concurrent, or subsequent active or passive negligence by the Indemnitees. Accountants, attorneys, or other professionals employed by Indemnitor to defend Indemnitees shall be selected by Indemnitees.
- 7.9 In the event there is more than one person or entity named in the Agreement as the Contractor, then all obligations, liabilities, covenants and conditions under this instrument shall be joint and several.

8. QUALITY ASSURANCE

- 8.1 All materials furnished and all Work done under the Project shall be subject to rigid inspection. Work done in the absence of prescribed inspection may be required to be torn out and replaced and the entire cost of repair and replacement shall be borne by Contractor, irrespective of whether the work dismantled is found to be defective.
- 8.2 If the Work or materials, or any part thereof, shall be found defective any time before the final acceptance of the Project, Contractor shall immediately make good such defect without compensation in a manner satisfactory to the City, regardless of any previous inspection or estimation of such Work for payment.
- 8.3 If Contractor fails or neglects to make ordered repairs and/or replacement of damaged property within ten (10) DAYS after the service of an order to do such repair and/or replacement, the City, may make the ordered repairs and/or replacement and deduct the cost thereof from the monies due Contractor.
- 8.4 Prior to final acceptance, Contractor shall restore all areas affected by the work to the original state of cleanliness and repair all damage done to the premises, including the grounds, by his workmen and equipment.

9. INSURANCE

- 9.1 Commencement of Work. Contractor shall not be authorized to commence Work under this Contract until it has obtained approved insurance. Before beginning Work hereunder, during the entire period of this Contract, for any extensions hereto, and for periods after the end of this Contract as may be indicated below, Contractor must have and maintain in place not less than the insurance coverages required in this Section at his sole cost and expense. Contractor's insurance shall comply with all

items specified by this Contract. Any subcontractors shall be subject to all of the requirements of this Section and Contractor shall be responsible to obtain evidence of insurance from each subcontractor and provide it to City before the subcontractor commences work. Alternatively, Contractor's insurance may cover all subcontractors. The insurance requirements are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Contractor under this Contract.

- 9.2. 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.
- 9.3. Coverages, Limits and Policy Requirements. Contractor shall maintain the types of coverages indicated below:
- 9.4. Comprehensive General Liability Insurance. A policy of comprehensive general liability insurance written on a per occurrence basis in an amount not less than either one million dollars (\$1,000,000) per occurrence or two million dollars (\$2,000,000) aggregate.
- 9.5. Commercial Auto Liability Insurance - a policy including all coverages 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 minimum auto insurance coverage shall be one million dollars (\$1,000,000) combined single limit per accident.
- 9.6. 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 (\$1,000,000) 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.

In accordance with the provisions of section 1860 of the California Labor Code, Contractor's attention is directed to the requirement that in accordance with the provisions of section 3700 of the California Labor Code, Contractor and every subcontractor will be required to secure the payment of compensation of his or her employees, or obtain a certificate of consent to self-insurance by the Director of Industrial Relations in accordance with the requirements of Section 3700 of the California Labor Code.

In accordance with the provisions of section 1861 of the California Labor Code, Contractor shall sign and file with the awarding body the following certification prior to performing any work on the Project:

"I am aware of the provisions of section 3700 of the Labor Code which require every employer to be insured against liability for

worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

9.7 Policy Requirements. The policies set forth above shall comply with the following, as evidenced by the policies or endorsements to the policies:

- (i) City and its appointed and elected officers, employees, agents and volunteers shall be added as additional insured to the policy as respects liabilities arising out of the performance of any work done under the Contract.
- (ii) 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.
- (iii) For any claims with respect to the Project covered by this Contract, Contractor's insurance coverage shall be primary insurance as respects City and its elected and appointed officers, employees, agents and volunteers. Any insurance or self-insurance maintained by City and its elected and appointed officers, employees, agents and volunteers shall be excess of Contractor's insurance and shall not contribute with it.
- (iv) The policy shall apply separately to each insured against whom claim is made or suit is brought except with respect to the limits of the company's liability.

9.8 Course of Construction Insurance - Contractor shall provide course of construction insurance covering for "all risks" of loss in the amount of the completed value of the Work. The City shall be named as a loss payee and the insurer shall waive all rights of subrogation against the City. 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 the City. Course of Construction Insurance may be provided for each separate Phase.

9.9 Additional Requirements. The procuring of required insurance shall not be construed to limit Contractor's liability hereunder nor to fulfill the indemnification provisions and requirements of this Contract. City shall notify Contractor in writing of changes in the insurance requirements. If Contractor does not deposit copies of acceptable insurance policies or endorsements with City incorporating such changes within sixty (60) days of receipt of such notice, Contractor shall be deemed in default hereunder.

9.10 Deductibles. Any deductible or self-insured retentions must be declared to and approved by City. Contractor shall guarantee that, at the option of the City, 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 Contractor); or Contractor shall provide satisfactory financial guarantee for payment of losses and related investigations, claim

administration and defense expenses in the amount of any deductibles or self-insured retentions.

- 9.11 Verification of Compliance. Contractor shall furnish City with the required endorsements attached hereto. All documents 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 Contract, Contractor 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. Contractor shall provide full copies of any requested policies to City within three (3) days of any such request by City.
- 9.12 Termination for Lack of Required Coverage. If Contractor, for any reason, fails to have in place, at all times during the term of this Contract, including any extension hereto, all required insurance and coverage, City may immediately obtain such coverage at Contractor's expense and/or terminate this Contract. Contractor shall indemnify, defend and hold harmless City and its elected and appointed officers, employees, agents and volunteers from any claim resulting from failure of either Contractor or any subcontractor to take out or maintain any insurance required by this Contract.
- 9.13 Equipment Coverage

Any policy or policies of insurance Contractor or his subcontractors elect to carry as insurance against loss or damage to construction equipment and tools or other personal property shall include a provision waiving the insurer's right of subrogation against City.

10. SECURITY

- 10.1 Contractor shall not commence the Work under this Contract until Contractor has obtained all security required under this Section and such security has been approved by City as to form, amount and carrier.
- 10.2 Contractor shall maintain in full force and effect during the term of this Contract a certificate regarding workers' compensation, liability insurance certificates, proof of a valid business license and any other documents required by the Contract. If this Contract is for more than \$25,000.00, Contractor shall also maintain in full force and effect during the term of this Contract security guaranteeing one hundred percent (100%) of payment (labor and materials) and separate security guaranteeing one hundred percent (100%) of performance. If bonds are the chosen form of security, they shall be submitted on the forms which are part of the Contract Documents; no substitutions shall be accepted. The performance bond shall remain in effect for all deliverables for one full year from the date of acceptance of the Work to insure that defects which appear within said period will be repaired, replaced, or corrected by the Contractor at his own cost and expense to the satisfaction of the City Engineer within thirty (30) days after written notice thereof by City.

- 10.3 The surety shall be admitted to do business in California, listed with the State of California Department of Insurance and shall comply with all requirements of State law. (No surplus list surety will be accepted.) (Code of Civil Procedure § 995.311.)
- 10.4 If during this Contract any of the sureties upon the bonds become insufficient in the opinion of City, City may require additional sureties which Contractor shall furnish to City's satisfaction within 15 calendar days after written notice and failure to do so shall be considered a default by Contractor.

11. CITY'S RIGHT TO TERMINATE

- 11.1 If Contractor refuses or fails to prosecute the Work with such diligence as will insure its completion within the time specified or any extension thereof, or fails to complete the Work within such time, or if Contractor should be adjudged a bankrupt, or if it should make a general assignment for the benefit of its creditors, or if a receiver should be appointed on account of his insolvency, or if Contractor or any subcontractor shall violate any of the provisions of this Contract, or should persistently or repeatedly refuse or should fail, except in cases for which extension of time is provided, to supply enough properly skilled workers or proper materials to complete the Work in the time specified, or if he should fail to make prompt payment to subcontractors or for material or labor, or persistently disregard laws, or instructions of City or otherwise breach this Contract, City shall serve written notice on Contractor and Contractor's sureties of the intention that this Contract be terminated together with the reasons therefor. Unless within five (5) working days after the service of such notice such condition or violation shall cease or satisfactory arrangements for the correction thereof be made, this Contract shall upon the expiration of said five (5) working days, cease and terminate. In such case, Contractor shall not be entitled to receive any further payment until the Work is finished.

In event of any such termination, City shall immediately serve written notice thereof upon surety and Contractor, and surety shall have the right to take over and perform this Contract, provided, however, that if surety within five (5) working days after service upon it of said notice of termination does not give City written notice of its intention to take over and perform this Contract or does not commence performance thereof within ten (10) working days from the date of serving such notice, City may take over the Project and prosecute the same to completion by contract or by any other method it may deem advisable for the account and at the expense of Contractor, and Contractor and its surety shall be jointly and severally liable to City for any excess cost or other damages occasioned City thereby. If City takes over the Project as herein above provided, City may, without liability for so doing, take possession of, and utilize in completing the Project, such materials, appliances, plant, and other property belonging to Contractor as may be on the site of the Project and necessary therefor.

In the event of any such termination, Contractor will be paid for Work performed, less damages caused to City by the acts of Contractor causing the termination.

- 11.2 City may terminate the Contract at its own discretion for any reason. Upon such termination, City will pay Contractor fair and reasonable compensation as agreed upon between City and Contractor. In the event that no agreement is reached, City will be liable to Contractor only for the reasonable value of the Work performed and other actual costs sustained by Contractor.

12. WAIVER

No waiver of any provision of this Contract shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any such waiver constitute a continuing or subsequent waiver of the same provision. No waiver shall be binding, unless executed in writing by the party making the waiver.

13. NOTICE

- 13.1 Any notice required or given by one party to the other under the Contract shall be in writing and shall be dated and signed by the party giving notice or by a duly authorized representative of such party. Any notice shall not be effective for any purpose whatever unless served in the following manner:
- 13.2 Whenever it shall be necessary for either party to serve notice on the other respecting the Contract, such notice shall be in writing and served by personal delivery or by registered mail, postage prepaid, return receipt requested, addressed as follows:

City: **City of Gardena**
Kevin Kwak, P.E.
1717 W. 162nd Street
Gardena, CA 90247

Contractor: **Ed's Fencing, Inc.**
Ryan Cripps
P.O. Box 341
Wilmington, CA 90748

unless and until different addresses may be furnished in writing by either party to the other.

14. ASSIGNMENT

- 14.1 Contractor shall not assign the performance of the Contract, nor any part thereof, nor any monies due or to become due hereunder, without the prior written consent of City.
- 14.2 Subject to the provision of this Section regarding assignment, the Contract shall be binding upon the heirs, executors, administrators, successors, and assigns of Contractor.

15. ATTORNEY'S FEES

Except as specifically provided for herein, attorney's fees shall not be awarded to either party in any action in law or in equity, including an action for declaratory relief, brought to enforce or interpret the provisions of this Contract or to assert any claim resulting or alleged to result from its performance.

16. MISCELLANEOUS PROVISIONS

- 16.1 The Contract shall be effective from and after the date that this Contract is signed by the representatives of City.
- 16.2 This Contract may be made in counterparts.
- 16.3 The captions of the articles, sections, subsections, paragraphs and subparagraphs of the Contract are for reference only and are not to be construed in any way as a part of the Contract.
- 16.4 The rights and remedies contained in this Contract are cumulative, and in addition to and not in limitation of, any right or remedy at law or in equity to which City may be entitled.
- 16.5 Pursuant to Gardena Municipal Code Section 2.24.020(H), Contractor is forbidden to make any contribution to a candidate or committee of a candidate for a municipal office of the city of Gardena until completion of Work.

17. ENTIRE AGREEMENT

- 17.1 This Contract integrates all terms and conditions in connection with the Work and supersedes all negotiations and prior understandings, either oral or in writing, in respect to the subject matter hereof.
- 17.2 The Contract shall not be amended except by a writing duly executed by the parties.

18. Claims Disputes

Any claims of Contractor, as "claims" are defined in California Public Contract Code Section 9204 shall be processed in accordance with that section. Section 9204 provides in relevant part that upon receiving a claim from a contractor, together with reasonable documentation to support the claim, a contracting public entity shall conduct a reasonable review of the claim and, within a period not to exceed 45 days [except as otherwise provided in Section 9204], shall provide the claimant a written statement identifying what portion of the claim is disputed and what portion is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. If the public entity fails to issue a written statement, paragraph (3) shall apply. If the contractor disputes the public entity's written response, or if the public entity fails to respond to a claim within the time prescribed, the contractor may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the public entity shall

schedule a meet and confer conference within 30 days for settlement of the dispute. Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the public entity shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. Any disputed portion of the claim of the claim, as identified by the contractor in writing, shall be submitted to nonbinding mediation, with the public entity and the contractor sharing the associated costs equally. The public entity and contractor shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject to other applicable procedures.

IN WITNESS WHEREOF, THE PARTIES hereto have caused this Contract to be executed and attested by their duly authorized officers.

CITY

By: _____
CITY MAYOR (Sign)

Date: _____
SEAL

Attest:

By: _____
CITY CLERK (Sign)

Date: _____

CONTRACTOR

By: _____
Sign / Title

Date: _____

Attest: (Contractor)

By: _____
Sign / Title

Date: _____

APPROVED AS TO FORM:

By: _____
CITY ATTORNEY (Sign)

Date: 9/6/2021



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, August 17, 2021 – 7:00 PM

1700 W. 162nd Street, Gardena, California

5. **NEW BUSINESS**

- 5.A A General Plan conformity determination for purchase of 1.19-acre parcel located at 2501 W. Rosecrans Avenue (APN: 4059-018-013)

Commission Action: The Commission approved Resolution No. PC 11-21, which serves as the Planning Commission's General Plan conformity report in accordance with Government Code section 65402.

[Staff Report.pdf](#)

[Resolution No. PC 11-21.pdf](#)

6. **PUBLIC HEARING ITEMS**

6.A **Zone Code Amendment #4-21**

The Planning Commission conspired an ordinance amending Gardena Municipal Code Chapter 18.40 relating to parking and loading to permit off-site parking, street parking, and tandem parking with a conditional use permit in certain circumstances.

Commission Action: The Commission approved Resolution No. PC 12-21, recommending the City Council approve Ordinance No. 1883.

[PC Staff_Report_2020-08-](#)

[17.pdf PC Reso 12-21](#)

[7/20 Staff Report](#)

[7/20 PC Reso 10-21](#)

[Draft Ord No.1883](#)



City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 12.A
Section: DEPARTMENTAL
ITEMS - COMMUNITY
DEVELOPMENT
Meeting Date: September 14,
2021

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: PUBLIC HEARING: RESOLUTION NO. 6531, UPHOLDING THE DECISION OF THE PLANNING COMMISSION AND APPROVING SITE PLAN REVIEW #2-21 AND VESTING TENTATIVE MAP #1-21, FOR THE CONSTRUCTION OF 30 ATTACHED CONDOMINIUM TOWNHOMES, INCLUDING THREE AFFORDABLE, LOW-INCOME UNITS, IN SIX BUILDINGS ON A 0.9-ACRE LOT LOCATED IN THE HIGH-DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONE (R-4) PER SECTION 18.44.010 AND TITLE 17 OF THE GARDENA MUNICIPAL CODE, AND DIRECTION TO STAFF TO FILE A NOTICE OF EXEMPTION FROM CEQA PURSUANT TO GUIDELINES SECTION 15332 (CLASS 32), AS AN IN-FILL DEVELOPMENT PROJECT

APPLICANT: G3 URBAN INC.

LOCATION: 15717 AND 15725 S. NORMANDIE AVENUE

COUNCIL ACTION REQUIRED:

Staff Recommendation: Conduct a Public Hearing, please allow three (3) minutes for each speaker, Adopt Resolution No. 6531, upholding the Planning and Environmental Quality Commission's decision, and approve Site Plan Review #2-21 and Vesting Tentative Map #1-21.

RECOMMENDATION AND STAFF SUMMARY:

On July 20, 2021, the Planning Commission of the City of Gardena held a duly noticed public hearing on the project at which time there were no comments made from the public, after which the Commission voted to adopt Resolution No. PC 9-21 approving the project.

On July 27, 2021, Council Member Francis called for review of the project.

As shown in the attached staff report, the project complies with the City's residential development standards with the allowances provided under the Density Bonus Law.

Under Government Code Section 65589.5, the City's ability to deny quasi-adjudicative entitlements (i.e., non-legislative) for housing projects is very limited.

The complete Planning Commission Packet dated July 20, 2021, including the presentation made by staff at the Planning Commission meeting, and short staff report are attached for further information regarding the project.

FINANCIAL IMPACT/COST:

None.

ATTACHMENTS:

[Agenda Staff Report Item No. 12.A.pdf](#)

[Resolution No. 6531 with attachments.pdf](#)

[Planning Commission Packet Dated July 20, 2021 with Presentation.pdf](#)

APPROVED:

A handwritten signature in blue ink, appearing to read "Clint Osorio".

Clint Osorio, City Manager



City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 12.A
Section: DEPARTMENTAL
ITEMS - COMMUNITY
DEVELOPMENT
Meeting Date: Sept. 14, 2021

AGENDA STAFF REPORT

AGENDA TITLE: PUBLIC HEARING: RESOLUTION NO. 6531, Upholding the Decision of the Planning Commission and Approving Site Plan Review #2-21 and Vesting Tentative Map #1-21, for the Construction of 30 Attached Condominium Townhomes, Including Three Affordable, Low-Income Units, in Six Buildings on a 0.9-Acre Lot Located in the High-Density Multiple-Family Residential Zone (R-4) Per Section 18.44.010 and Title 17 of The Gardena Municipal Code, and Direction to Staff to File a Notice of Exemption from CEQA pursuant to Guidelines Section 15332 (Class 32), as an In-Fill Development Project.

APPLICANT: G3 Urban Inc.

LOCATION: 15717 and 15725 S. Normandie Avenue

RECOMMENDATION:

Staff respectfully recommends that Council:

1. Open the Public Hearing;
2. Receive testimony from the Public; and
3. Adopt Resolution No. 6531, Upholding the Decision of the Planning Commission to Approve Site Plan Review #2-21 and Vesting Tentative Map #1-21 and directing staff to file a Notice of Exemption for an infill development pursuant to Guidelines Section 15332.

BACKGROUND

Staff respectfully recommends that the City Council conduct a public hearing, receive testimony from the public and adopt Resolution No. 6531.

On March 11, 2021, G3 Urban Inc., the applicant, submitted an application for a site plan review and a vesting tentative map to develop 30 residential condominium units on the property at 15717 and 15725 South Normandie Avenue, in the High Density Multiple-Family Residential (R-4) zone. The project includes three affordable units which qualifies for increased density and some relief from local regulations via concessions and waivers.

On July 20, 2021, the Planning Commission of the City of Gardena held a duly noticed public hearing on the Project at which time there were no comments made from the public, after which the Commission voted 4-0, with one absent, to adopt Resolution No. PC 9-21 approving the Project and directing staff to file a notice of exemption.

On July 27, 2021, Council Member Francis called the project for review.

The Planning Commission's staff report and resolutions of approval, are attached hereto to provide further detail on the project. This staff report is to provide guidance regarding the City's obligations with relation to housing projects under the Government Code.

Project Description

The applicant is proposing to develop 30 residential townhomes, including three affordable units. The townhomes will consist of eight floor plans ranging from studios to four-bedroom units. Parking is provided through single and two car garages, with open parking spaces for guests. The proposed structural design is modern and utilizes a consistent palette of materials and textures. Linear paseos are proposed between the buildings and along the property perimeters. Private open space will be provided on second story covered patios.

The project's density and development standards are based on the Density Bonus law, consistent with Gardena Municipal Code Chapter 18.43 and California Government Code section 65915. These provisions allow an increase in density, a concession and waiver of development standards, and reduced parking requirements.

The project requires approval of a site plan review and vesting tentative map approval per Gardena Municipal Code (GMC) section 18.44.010.E and Chapter 17.08.

Government Code Section 65589.5

Under Government Code Section 65589.5, the City's ability to deny quasi-adjudicative entitlements (i.e., non-legislative) for housing projects is very limited. When a proposed housing development complies with, "*applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards*", the City may not disapprove the project or condition it to be built at a lower density unless specified findings are made and the findings are supported by a preponderance of the evidence in the record.

The required findings are: (1) the housing development project would have a specific adverse impact upon the public health or safety; and (2) there is no feasible method to satisfactorily mitigate or avoid the adverse impact other than to deny or lower the density of the project. "Specific, adverse impact" is defined in the Government Code to mean, "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete".

If the City fails to approve a housing development project without making the required findings, then not only may the project applicant file a lawsuit, but also a person who would have been eligible for housing in the development, which could mean a person wanting to buy a unit.

The applicant submitted applications for a vesting tentative map for the 30 condominium units and for site plan review. These are quasi-adjudicative approvals; there were no legislative approvals involved such as a General Plan amendment or zone change. As the staff report in the Planning Commission packet dated July 20, 2021 indicates, the project is in compliance with the General Plan, zoning, and the applicable, objective development standards contained in the R-4 zone.

CONCLUSION

The project is an allowed use in the R-4 zone and is compliant with the City's residential development standards. Therefore, pursuant to Government Code Section 65589.5, the project should be approved.

Staff respectfully recommends that the City Council conduct a public hearing, receive testimony from the public, and approve Resolution No. 6531, upholding the decision of the Planning Commission to approve Site Plan Review #2-21 and Vesting Tentative Map #1-21 and directing staff to file a Notice of Exemption for an infill development pursuant to Guidelines Section 15332.

Submitted by: Amanda Acuna, Senior Planner Date: 9/9/2021

ATTACHMENTS

Attachment A – Resolution No. 6531 with attachments

Attachment B – Planning Commission packet dated July 20, 2021, and staff PowerPoint Presentation

RESOLUTION NO. 6531

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, UPHOLDING THE PLANNING COMMISSION'S DECISION AND APPROVING SITE PLAN REVIEW #2-21 AND VESTING TENTATIVE MAP #1-21, FOR THE CONSTRUCTION OF 30 ATTACHED CONDOMINIUM TOWNHOMES, INCLUDING THREE AFFORDABLE, LOW-INCOME UNITS, IN SIX BUILDINGS ON A 0.9-ACRE LOT LOCATED IN THE HIGH-DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONE (R-4) PER SECTION 18.44.010 AND TITLE 17 OF THE GARDENA MUNICIPAL CODE, AND DIRECTION TO STAFF TO FILE A NOTICE OF EXEMPTION

(15717 & 15725 S. NORMANDIE AVENUE) (APNS # 6105-009-008, 009)

WHEREAS, on March 11, 2021, G3 Urban Inc. (the "Applicant") submitted an application for a Site Plan Review and a Vesting Tentative Map to develop 30 residential condominium units, including three affordable, low-income units (the "Project"), on the property at 15717 and 15725 South Normandie Avenue (the "Property");

WHEREAS, the General Plan land use designation is High Residential and the project site zoning is High Density Multiple-Family Residential (R-4);

WHEREAS, the subject property is bounded by R-4 to the north and south, and Medium Density Multiple-Residential (R-3) zoning to the west and east across Normandie Avenue;

WHEREAS, on June 24, 2021, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for July 6, 2021, at 7:00 PM at City Hall Council Chambers, 1700 West 162nd Street, Gardena;

WHEREAS, on July 6, 2021, the Planning Commission opened and continued the public hearing to July 20, 2021;

WHEREAS, on July 20, 2021, the Planning and Environmental Quality Commission held the public hearing at which time it considered all material and evidence, whether written or oral, after which it adopted Resolution No. PC 9-21 approving the site plan review and tentative map and directed staff to file a notice of exemption;

WHEREAS, on July 27, 2021, Council Member Francis called for review of the project;

WHEREAS, on September 2, 2021, a public hearing was duly noticed for the City Council meeting of September 14, 2021, at which time it held a public hearing; and

WHEREAS, in making the various findings set forth herein, the City Council has considered all of the evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code. The record of these proceedings can be found at the Community Development Department, Room 101, 1700 West 162nd Street, Gardena, California. The Director of Community Development is the custodian of such record.

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

SECTION 1. SITE PLAN REVIEW

Site Plan Review (#2-21) for the construction of 30 residential condominium units, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. The plans being approved are dated June 23, 2021, and attached hereto as Exhibit B, 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.

The General Plan land use designation for the Property is High Residential and the zoning is High Density Multiple-Family Residential (R-4). The High Residential land use designation is intended to provide high-quality, compact, multiple-family living environments. The Project will be a high-quality residential development that will create a walkable, residential community and provide a range of housing options from studios to 4-bedroom units, including 3 affordable units. As set forth above and in the staff report, which is incorporated by reference, the site plan meets all of the development requirements of the R-4 zone.

Allowing the 30-unit townhome project is consistent with following goals and policies of the General 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 Policy 1.1: Promote sound housing and attractive and safe residential neighborhoods.

The Project design is of high-quality, with well-articulated buildings that incorporate a variety of building materials, textures, and colors to create an attractive development.

- LU Policy 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.

The Project is a high-density residential development located in an area of the city, with close proximity to community shopping centers and public facilities.

- LU Policy 1.6: Ensure residential densities are compatible with available public service and infrastructure systems.

The Project received will-serve letters from the utilities. Police and Fire both reviewed the plans and did not indicated there will be any issues with providing services.

- DS Goal 2: Enhance the aesthetic quality of the residential neighborhoods in the City.
- DS Policy 2.3: Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.

The buildings are well-articulated and incorporate a variety of building materials, textures, and colors.

- DS 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a “greener” environment for residents and those viewing from public areas.

The Project provides common open space in the form of landscaped paseos and private open space in the form of second story covered decks. Various plants and shrubbery will be placed in the front yard setback that fronts Normandie Avenue enhancing the overall public view of not only the subject property, but the overall neighborhood.

- DS Policy 2.11: Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.

The Project provides common open space in the form of landscaped paseos.

- DS Policy 2.13: Encourage lot consolidation for multi-family development projects in order to produce larger sites with greater project amenities.

The Project consolidates two parcels of nonconforming commercial and industrial development.

- DS Goal 7: Utilize extensive landscaping to beautify Gardena’s streets and sidewalks.
- DS Policy 7.5: Underground electric and communication lines.

Utilities will be underground on-site.

- CI Goal 1: Promote a safe and efficient circulation system that benefits residents and businesses and integrates with the greater Los Angeles/South Bay transportation system.
- CI Policy 1.1: Prioritize long-term sustainability for the City of Gardena, in alignment with regional and state goals, by promoting infill development, reduced reliance on single-occupancy vehicle trips, and improved multi-modal transportation networks, with the goal of reducing air pollution and greenhouse gas emissions, thereby improving the health and quality of life for residents.

The Project is an infill project in a high-quality transit area.

- CI Goal 3: Develop Complete Streets to promote alternative modes of transportation that are safe and efficient for commuters, and available to persons of all income levels and disabilities.
- CI Policy 3.3: Maintain and expand sidewalk installation and repair programs, particularly in areas where sidewalks link residential neighborhoods to local schools, parks, and shopping areas.

As a condition of approval, the applicant will be required to replace the sidewalk in front of the project site.

- OS Goal 1: Maintain and upgrade the existing parks and recreation facilities to meet the needs of all residents.
- OS Policy 1.7: Promote creative financing mechanisms to fund the development and maintenance of parks and recreation programs, such as State grant funds, park in-lieu fees, and public-private partnerships.

The Project will require payment of park in-lieu fees in the amount of \$270,000.

- CN Goal 2 Conserve and protect groundwater supply and water resources.
- CN Policy 2.2: Comply with the water conservation measures set forth by the California Department of Water Resources.

The Project will be conditioned to insure that the landscape and irrigation plans comply with the State's Water Efficient Landscape Guidelines.

- CN Goal 3: Reduce the amount of solid waste produced in Gardena.
- CN Policy 3.1: Comply with the requirements set forth in the City's Source Reduction and Recycling Element.

The Applicant will be required to prepare construction and demolition waste recycling plans for review and approval by the Building Division.

Applicant/developer shall enroll in the city's waste diversion program.

- CN Goal 4: Conserve energy resources through the use of technology and conservation methods.
- CN Policy 4.2: Require compliance with Title 24 regulations to conserve energy.

The Project will be conditioned to comply with the current California Building Code, which includes Part 6 – Energy and Part 11 – CalGreen.

- PS Goal 1: Maintain a high level of fire and police protection for residents, businesses, and visitors.
- PS Policy 1.6: Ensure that law enforcement, crime prevention, and fire safety concerns are considered in the review of planning and development proposals in the City.

The Project plans were routed to the Gardena Police Department and Los Angeles County Fire Department for review and comment.

- PS Goal 2: Protect the community from dangers associated with geologic instability, seismic hazards, and other natural hazards.
- PS Policy 2.3: Require compliance with seismic safety standards in the Unified Building Code.

The Project will be conditioned to comply with the current California Building Code relating to seismic safety.

- PS Policy 2.4: Require geotechnical studies for all new development projects located in an Alquist-Priolo Earthquake Fault Zone or areas subject to liquefaction.

The Applicant is required to submit and comply with a Geotechnical investigation.

- N Goal 3: Develop measures to control non-transportation noise impacts.
- N Policy 3.1: Require compliance with a quantitative noise ordinance based on the Model Noise Ordinance developed by the (now-defunct) State of California Office of Noise Control.

The Project will be conditioned to show compliance with interior noise standards.

- N Policy 3.2: Require compliance with noise regulations. Review and update Gardena's policies and regulations affecting noise.

The Project will be conditioned to show compliance with interior noise standards.

- N Policy 3.3: Require compliance with construction hours to minimize the impacts of construction noise on adjacent land.

The Project will be conditioned to comply with the City's hours of construction. Additionally, the project is conditioned on implementing noise reduction methods.

- Housing Goal 2.0: Provide opportunity for increasing the supply of affordable housing within the City, with special emphasis on housing for special needs groups.
- Housing Policy 2.2: Provide incentives for new housing construction, to encourage the production of affordable units. Encourage provision of units with 3 or more bedrooms to provide adequately sized housing for large families.

The Project will create a new 30-unit residential townhome project with a variety of floor plan types ranging from studio to 4-bedroom and include three affordable housing units.

Upon approval of the site plan review and issuance of the conditions of approval, the Project will not change the character of the community and be consistent with the Gardena Municipal Code and General Plan.

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 site plan meets all of the development requirements, and as conditioned, will be compatible with, and not detrimental to, the surrounding land uses and general welfare of the City.

SECTION 2. VESTING TENTATIVE MAP NO. 83318 (VTM #1-21)

Vesting Tentative Map No. 83318, as shown on Exhibit C, creating 30 condominium lots is hereby approved, subject to the conditions of approval attached as Exhibit A 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 Chapter 17.08 and Government Code Sections 66474, 66473.1, and 66473.5.

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 Land Use Plan designates the project site as High Density Residential. The Project involves 30 townhome units that is consistent with the following goals and policies of the General Plan: LU Policy 1.1, LU Policy 1.4, DS Policy 2.13, DS 3.5, CN Goal 2, and CN Goal 3 as set forth above and in the staff report. There are no applicable Specific Plans.

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

The Property is 0.9 acres in a highly urbanized area and is essentially flat.

- 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 is currently developed with an appliance sales and repair store with an associated warehouse, storage sheds, and a parking lot. There is no suitable habitat for fish, or wildlife in the area which will be harmed by the Project. The development of 30 residential condominium units, by its nature, is not expected to create environmental or public health problems.

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

The subdivision was designed to not interfere with any easements. The development will be set back nine feet from the overhead powerlines located to the west end of the property.

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

During winter, a north-south alignment of parcels provides for southern exposure to the winter path of the Sun. During the summer, the general direction of the prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities.

Additionally, all buildings will comply with Title 24 requirements, including Cal Green standards, as adopted by the City, which will require each unit to provide a right-sized photovoltaic system.

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. CALIFORNIA ENVIRONMENTAL QUALITY ACT

- A.** The Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemption:
- The Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15332, in-fill development. The Project is consistent with the applicable general plan designation of high density residential, consistent with applicable

general plan policies, and also consistent with the R-4 zoning designation and applicable requirements. The Project is within City limits, on a site less than 5 acres, and surrounded by urban uses. As a site that has already been developed in a City, it has no habitat value for any endangered, rare, or threatened species. The site can also be adequately served by all required utilities and public services.

Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The Project lies within a high-quality transit area and is thus screened out of the requirement for a VMT analysis for traffic issues. Similar type of developments by the Applicant for more than three times the number of units was determined to have a less than significant impact for air quality and the results for this project would be even less. The Project will not have any water quality impacts as it is required to comply with all applicable regulations. The Gardena Municipal Code exempts construction noise provided that the construction take place within the specified hours. As the Project will be conditioned to comply with construction hours, construction noise will not exceed noise standards. A 30-unit residential project would not exceed operational noise limits.

B. The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The location of the Project is predominantly urban and not considered a sensitive environment; therefore, the Project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this Project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. Not only would the Project not have any significant effects, but there are no unusual circumstances applicable to this project site. The Project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. Staff does not expect any significant impacts or unusual circumstances related to the approval of this Project. Therefore, the Project is categorically exempt from CEQA.

C. Staff is hereby directed to file a Notice of Exemption.

SECTION 4. Certification. The City Clerk shall certify the passage of this resolution.

SECTION 5. Effective Date. This Resolution shall be effective immediately.

Passed, approved, and adopted this 14th day of September, 2021.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



LISA KRANITZ, Assistant City Attorney

Exhibit A: Conditions of Approval
Exhibit B: Architectural Plans
Exhibit C: Vesting Tentative Map #83318 (TM #1-21)
Exhibit D: Affordable Housing Agreement and attachments

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #2-21; VESTING TENTATIVE TRACT MAP NO. 83318 (TM#1-21)

GENERAL CONDITIONS

- GC 1. The applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement. A copy of the signed document shall be 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. The 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. The 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, not including model homes. The CC&Rs shall include all items listed in these conditions which are required to be included in the CC&Rs or items for which the HOA is responsible. At a minimum, the following provisions shall be included, as may be further detailed by these conditions. The failure to include a condition on the list below does not relieve the responsibility to include it in the CC&Rs if otherwise provided herein:
- a. Any revisions to the CC&Rs shall require prior city approval (GC 7).
 - b. All landscaping to be kept in a healthy condition (GC 5).
 - c. Maintenance and repair obligations of all private streets/driveways.
 - d. The re-slurring and re-striping of the driveway and parking areas shall happen every five years at a minimum. The Director of Community Development or designee may require more frequent slurry and re-striping if the parking area is not maintained in good condition (BS 17).
 - e. The building shall be maintained in good condition at all times and shall be repainted every eight years at a minimum. The Director of Community Development or designee may require more frequent painting if the improvements are not maintained in good condition (BS 18).
 - f. Maintenance and repair obligations of all open spaces and Common Area.

- g. Prohibition against outdoor storage.
- h. Prohibition against alterations to architectural treatments (PL 6).
- i. Prohibition against parking in driveway areas and in front of garages.
- j. A requirement that trash cans shall be kept in the garage or out of public view.
- k. Residents' vehicles shall be stored in the garages at all times while on the site.
- l. Residents shall not be allowed to use Guest Parking for their own vehicles.
- m. 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.

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

- GC 5. The CC&Rs shall provide that the homeowner's association shall maintain landscaping in a healthy and well-kept manner at all times. Dead or damaged landscape material/vegetation shall be replaced immediately per the approved landscape plan. The irrigation system shall be maintained at all times. Trees shall be permitted to grow to their maximum height.
- GC 6. The CC&Rs shall contain a prohibition against modifying the exterior colors and materials of any unit without approval by the Community Development Director.
- GC 7. Any revisions to the CC&Rs shall require prior city approval.
- GC 8. 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 9. The 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 #2-21 and Vesting Tentative Map No. 83318 (TM#1-21)

- GC 10. 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.

Residential Development

- RD 1. Applicant shall pay a multiple-unit residential development impact fee of \$1,000/unit for a total of \$27,000 prior to building permit issuance in accordance with Chapter 15.48 of the Gardena Municipal Code for each of the market rate units. California Government Code, 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.

PLANNING

- PL1. 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 June 23, 2021 and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision, as modified by such decision. Minor modifications or alterations to the design, style, colors, and materials shall be subject to the review and approval of the Community Development Director. Substantial modifications will require review and approval by the Planning Commission.

- PL2. The approvals granted herein shall be utilized within a period not to exceed twelve months from the date of approval unless an extension is granted in accordance with the applicable provisions of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.
- PL3. The approved Resolution, including the Conditions of Approval contained herein and the signed acknowledgement of acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.
- PL4. Trash pick-up and other exterior facility cleaning activities shall be restricted to the hours of 7 a.m. to 6 p.m., Monday through Friday. These activities shall be prohibited during peak traffic hours.
- PL5. All roof-mounted equipment shall be totally screened from public view. The screen enclosures shall be constructed of the same or similar materials, colors, and texture as the building.
- PL6. Any signs shall comply with the provisions of Chapter 18.58 of the Gardena Municipal Code.
- PL7. Decorative colored concrete, or equivalent, shall be provided at the main vehicular entrance along Normandie Avenue to the satisfaction of the Community Development Director.
- PL8. Prior to commencement of ground-disturbing activities a qualified vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall develop Worker Awareness and Environmental Program (WEAP) Training for construction personnel. This training shall be presented to construction personnel and include what fossil remains may be found within the Project area and policies and procedures that must be followed in case of a discovery. Verification of the WEAP Training shall be provided to the Gardena Community Development Department.
- PL9. The applicant shall be required to enter into an agreement for affordable housing in the form attached hereto as Exhibit D, as may be modified by the City Attorney

VESTING TENTATIVE MAP

- TM 1. The final tract map shall be recorded with the Los Angeles County Recorder's office within a period not to exceed 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.
- TM 2. 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.
- TM 3. 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.
- TM 4. 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.
- TM 5. 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.
- TM 6. Prior to initial phase associated with building construction, all above ground and underground infrastructure shall be installed.
- TM 7. The applicant shall pay in lieu park fees in accordance with Chapter 17.20 of the Gardena Municipal Code which requires a payment of \$10,000 per unit for market rate units. Total in lieu park fees due is \$270,000 and shall be paid in full to the City prior to final map.
- TM 8. Model homes may be permitted prior to final map recordation provided that all Fire Department requirements for health and safety are satisfied prior to issuance of a building permit.

BUILDING AND SAFETY

- BS1. The applicant/developer shall comply with all applicable portions of the California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.
- BS2. The applicant shall obtain separate Building Division permits for Demolition, Grading, Building, Site Development, Electrical, Plumbing, Mechanical, and Fences.
- BS3. The approval of plans and specifications does not permit the violation of any section of the Building Code, City's Ordinances, and or State Law.
- BS4. The applicant/developer shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable.
- BS5. The applicant/developer shall provide storm water management plan prepared by a qualified engineer acceptable to the Building Official and the Engineering Division. Drainage from parking lots to the public rights-of-way shall be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- BS6. The applicant shall be responsible for the construction of all on-site drainage facilities and provide a master plan for drainage. This will include Low Impact Development (LID) referring to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of Stormwater in order to protect water quality and local aquatic habitat.
- BS7. The applicant/developer shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. The applicant must implement Best Management Practices, to the satisfaction of the Building Official, during construction to prevent construction materials and soil from entering the storm drain.
- BS8. The applicant/developer shall submit for review and approval detailed landscape and irrigation plans prepared by a licensed landscape architect to the Director of Community Development or designee and the Director of Public Works that is consistent with the State's Water Efficient Landscape Guidelines. At a minimum, tree size shall be 24-inch box and shrubs shall be five (5) gallon size. Metal cages, painted green, shall be used to protect irrigation check valves and controllers. All above ground piping, such as double detector check valves, shall not be placed in front setbacks and shall be screened with

landscaping and painted green. Protective bollards shall be of a decorative type and/or painted green where appropriate.

- BS9. The applicant shall provide a complete hydrology and hydraulic study prepared by a qualified engineer, and comply with the recommendations of the engineer, to the satisfaction of the Building Official.
- BS10. The applicant shall grade the subject property in accordance with the Grading Ordinance and to the satisfaction of the Building Official. A grading plan shall be submitted by the applicant/developer for review and approval. Grading shall be in substantial conformance with the proposed grading that is approved by the Planning Commission. Surety shall be posted to the satisfaction of the Building Official and the City Attorney guaranteeing completion of grading within the project.
- BS11. If fossils or fossil bearing deposits are encountered during ground-disturbing activities, work within a 25-foot radius of the find shall halt and a professional vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) 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.
- BS12. The Applicant shall submit a site lighting plan, with photometrics, for review and approval by the Building Official and the Director of Community Development or designee prior to the issuance of building permits. The plan shall ensure that all exterior lighting (i.e., parking areas, building areas, and entries) shall employ illumination in a manner that meets the approval of the Building Official and the Director of Community Development or designee before building permits are issued. All light fixtures shall be designed and located in a manner that does not allow spillover onto adjacent properties. Additionally, the exterior lighting fixtures shall be architecturally consistent with the design of the building, as reviewed and approved by the Director of Community Development.
- BS13. 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.

- BS14. 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.
- BS15. All motorized equipment used in construction shall be equipped with functioning mufflers as mandated by the State.
- BS16. The applicant shall pay school impact fees to the Los Angeles Unified School District and provide proof of payment prior to issuance of building permits.
- BS17. The Applicant shall install new public fire hydrant(s) to the satisfaction of the Los Angeles County Fire Department and City Engineer.
- BS18. The applicant shall prepare construction and demolition waste recycling plans for review and approval by the Building Division. Applicant/developer shall enroll in the city's waste diversion program.
- BS19. Permits are issued to the building addresses. Apply for new addresses, in the Community Development Department, prior to obtaining building permits.
- BS20. The applicant shall re-slurry and re-stripe the driveway and parking areas every five years at a minimum. The Director of Community Development or designee may require more frequent slurry and re-striping if the parking area is not maintained in good condition.
- BS21. The applicant shall maintain the building in good condition at all times and shall repaint the approved buildings and accoutrements every eight years at a minimum. The Director of Community Development or designee may require more frequent painting if the improvements are not maintained in good condition.
- BS22. The applicant shall submit a Final Priority Water Quality Management Plan to the Building Division for review and approval.
- BS23. All addresses shall be on building and curb, both street and alley sides, per State Code and City standards.
- BS24. All on-site pavement, stripping and markings shall be maintained in a good condition at all times.
- BS25. Plans and specifications shall be signed by a California Licensed design professional per the California Business and Professions Code.

- BS26. The applicant shall submit a Final Geotechnical Investigation for City review/approval and comply with its recommendations and any revisions deemed necessary by the City's Building Official. The Gardena Building Services Division will review construction plans to verify compliance with standard engineering practices, the GMC/CBSC, and the Geotechnical Investigation's recommendations.
- BS27. Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs). The sampling method to be used shall be based on the statistical probability that construction materials similar in color and texture contain similar amounts of asbestos. In areas where the material appears to be homogeneous in color and texture over a wide area, bulk samples shall be collected at discrete locations from within these areas. In unique or nonhomogeneous areas, discrete samples of potential ACMs shall be collected. The survey shall identify the likelihood that asbestos is present in concentrations greater than 1 percent in construction materials. If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard.

Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403. Common asbestos abatement techniques involve removal, encapsulation, or enclosure. The removal of asbestos is preferred when the material is in poor physical condition and there is sufficient space for the removal technique. The encapsulation of asbestos is preferred when the material has sufficient resistance to ripping, has a hard or sealed surface, or is difficult to reach. The enclosure of asbestos is to be applied when the material is in perfect physical condition, or if the material cannot be removed from the site for reasons of protection against fire, heat, or noise.

- BS28. If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste shall be evaluated independently from the building material by a qualified Environmental Professional. A portable, field X-ray fluorescence (XRF) analyzer shall be used to identify the locations of potential lead paint, and test accessible painted surfaces. The qualified Environmental Professional shall identify the likelihood that lead is present in concentrations greater than 1.0 milligrams per square centimeter (mg/cm²) in/on readily accessible painted surfaces of the buildings.

If lead-based paint is found, abatement shall be completed by a qualified Lead Specialist prior to any activities that would create lead dust or fume hazard. Potential methods to reduce lead dust and waste during removal include wet scraping, wet planning, use of electric heat guns, chemical stripping, and use

of local High Efficiency Particulate Air (HEPA) exhaust systems. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City Engineer.

BS29. Prior to approval of grading plans and/or prior to issuance of demolition, grading, and building permits, the following noise reduction techniques shall be included in the construction plans or specifications:

- Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
- The project applicant shall demonstrate to the satisfaction of the City's Building Official that construction noise reduction methods shall be used where feasible, including shutting off idling equipment.
- During construction, equipment staging areas shall be located such that the greatest distance is between the staging area noise sources and noise-sensitive receptors.
- Per Gardena Municipal Code Section 8.36.080, construction activities shall not occur during the hours of 6:00 p.m. and 7:00 a.m. on weekdays; between the hours of 6:00 p.m. and 9:00 a.m. on Saturday; or any time on Sunday or a Federal holiday.

BS30. Prior to building permit issuance, the Project applicant would be required to demonstrate to the City of Gardena Building Division that the HVAC units proposed to be installed on-site would comply with the City's Noise Ordinance (Gardena Municipal Code Chapter 8.36). Building permit issuance is contingent upon satisfactory demonstration that the HVAC units would comply with the City's noise ordinance.

BS31. The project shall comply with the City's Noise Ordinance (Gardena Municipal Code Chapter 8.36 and specifically Section 8.36.050, interior noise standards). If the project cannot comply with the Noise Ordinance the applicant shall provide an acoustical analysis which shall be submitted to the Gardena Building Division for review and approval in conjunction with the building permit application review.

PUBLIC WORKS

- PW1. All work in the public right of way shall be constructed in accordance with the Standard Plans and Standard Specifications for Public Works Construction, latest edition. This includes supplements thereto and City of Gardena Standard Drawings.
- PW2. Before undertaking any Encroachment/Excavation within the public right of way, the owner must first obtain the applicable permit from the Public Works Engineering Division.
The project shall utilize the County's benchmarks and any controlling survey monumentation (property lines, tract lines, street centerline, etc.) which are at risk of being destroyed or disturbed during the course of the project must be preserved in accordance with Section 8771(b) of the California Business and Professions Code (Professional Land Surveyors Act). Preconstruction field ties, along with the preparation and filling of the required Corner Records or Record of Survey with the County of Los Angeles, shall be accomplished by, or under the direction of, a licensed surveyor or civil engineer authorized to practice land surveying.
- Copies of said records shall be furnished to the City Engineering for review and approval prior to issuance of any onsite or offsite construction permit. In addition, any monuments disturbed or destroyed by this project must be reset and post-construction Corner Records or Record of Survey filed with the County of Los Angeles. A copy of the recorded documents shall be submitted to the Engineering office for review and approval prior to issuance and/or finalizing any permits within the public right of way.
- PW3. Prior to issuance of permits, all public improvements (if any) shall be guaranteed to be installed by the execution of an Agreement for Public Improvements secured by sufficient bond sureties or cash, complete indemnification form, Certification of Insurance (General Liability, Auto & Workers Compensation) naming City of Gardena as additional insured, contractor State License and City Business License.
- PW4. All public improvements, studies, designs, plans, calculations and other requirements shall be installed, provided and supplied by the developer in accordance with City and State codes, policies and requirements at no cost to the City.
- PW5. All work shall comply with City Standards and specifications and with the City of Gardena Municipal Codes and to be designed and signed by a registered Civil Engineer or other applicable professional license engineer(s).

- PW6. The applicant shall remove and replace all curb, gutter, curb ramp, spandrel, abandoned driveway, traffic/street sign, red curb, and sidewalk fronting the project. Street tree(s) improvements to be coordinate with City Public Works Park's Superintendent, Kevin Thomas (310.217.9657). Street tree(s) improvements to be coordinate with City Public Works Park's Superintendent, Kevin Thomas (310.217.9657).
- PW7. The applicant shall provide separate Street Improvement Plan to the Public Works Department showing all requirements. Street Improvement plans shall be designed and signed by a Professional Civil Engineer Registered in the state of California. Sewer connection plans can be submitted separately or as part of the street improvement plans for approval.
- PW8. The applicant shall provide traffic control plans per WATCH (Work Area Traffic Control Handbook) and/or California MUTCD (California Manual on Uniform Traffic Control Devices) per the latest standard pending proposed controls (permanent-overnight or temporary). The temporary/permanent traffic control plans shall be prepared by, or under the direction of, a licensed civil engineer or other authorized to practice traffic engineering.
- PW9. As-built plan signed and stamped by the Engineer of Record shall be submitted to Public Works Department prior to finalizing and closing permit. Any deviations from the approved plan will require a submittal of plan revision for the City review and approval.
- PW10. The applicant is responsible for all applicable permit, plan check surety, and other incidental fees pertaining to the proposed project.
- PW11. Requirements based on preliminary review only. Additional requirements may be required upon full plan submittal and review.

GOLDEN STATE WATER COMPANY

- GS1. 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 project to initiate application for new service installation.

LOS ANGELES COUNTY SANITATION DISTRICTS

- SD1. The applicant shall pay a connection fee before a permit to connect to the sewer 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 submit the plans to the Los Angeles County Fire Department for final approval and shall comply with all applicable Los Angeles County Fire Department requirements.

GARDENA POLICE DEPARTMENT

PD1. The applicant shall install one surveillance camera at the entrance of the development. The Surveillance camera shall be maintained by the homeowner's association and recordings shall be kept for a minimum of 30 days. These requirements shall be included in the CC&Rs.

PD2. The applicant shall use Crime Prevention Through Environmental Design (CPTED) measures including good lighting around the exterior of buildings and parking areas, eliminating blind spots caused by landscaping, and preventing areas prone to graffiti from being targeted by planting landscaping that create barriers.

G3 Urban Inc. certifies that it has read, understood, and agrees to the Project Conditions listed herein.

G3 Urban Inc., Representative

By _____
Dated _____



G A R D E N A
N O R M A N D I E A V E .
G A R D E N A , C A

LANDSCAPE ARCHITECT
STB Landscape Architects, Inc.
15 South 5th Street
Redlands, CA 92373

CIVIL ENGINEERS
C&V Consultant, Inc.
Civil Engineers
9830 Irvine Center Drive
Irvine, CA 92618

ARCHITECT/PLANNER
KTGY Architecture+Planning
17911 Von Karman Ave., Suite 200
Irvine, CA 92614

DEVELOPER
G3 URBAN
15235 S Western Ave.
Gardena, CA 90249



Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



G3 URBAN
15235 S. Western Avenue
Gardena, CA 90249

GARDENA - NORMANDIE AVENUE
GARDENA, CA # 2020-0862

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1st Planning Submittal Date: 02.25.2021
Submittal Update: 05.11.2021
Submittal Update: 06.04.2021
Submittal Update: 06.11.2021

SCHEMATIC SET

A0.0

SHEET INDEX

ARCHITECTURE

A0.0	COVER SHEET
A0.1	SHEET INDEX
A0.2	CONCEPTUAL PERSPECTIVE
A0.3	CONCEPTUAL PERSPECTIVE
A0.4	CONCEPTUAL PERSPECTIVE
A1.0	30 UNIT SITE PLAN
A1.1	CONCEPTUAL NORMANDIE AVE. FRONT STREET ELEVATION
A1.2	CONCEPTUAL SITE ELEVATION
A2.0	8 PLEX ELEVATIONS - BUILDING 100
A2.1	8 PLEX COMPOSITE
A2.2	5 PLEX ELEVATIONS - BUILDING 200
A2.3	5 PLEX COMPOSITE
A2.4	6 PLEX ELEVATIONS - BUILDING 300
A2.4.1	6 PLEX ELEVATIONS - BUILDING 300
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A3.0	4 PLEX - UNIT PLANS
A3.1	4 PLEX - UNIT PLANS
A3.2	P5 - UNIT PLANS
A3.3	P6/P7 - UNIT PLANS
A3.3.1	P6/P7 ACCESSIBLE - UNIT PLANS
A3.4	UNIT PLAN 8 FLOOR PLAN
A4.0	TYPICAL BUILDING SECTION



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Suite 200
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SHEET INDEX



Rendering at Street Front



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CONCEPTUAL PERSPECTIVES

A0.2



8-Plex Rendering at Street Rear



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CONCEPTUAL PERSPECTIVES

A0.3



Rendering at Internal Project Street



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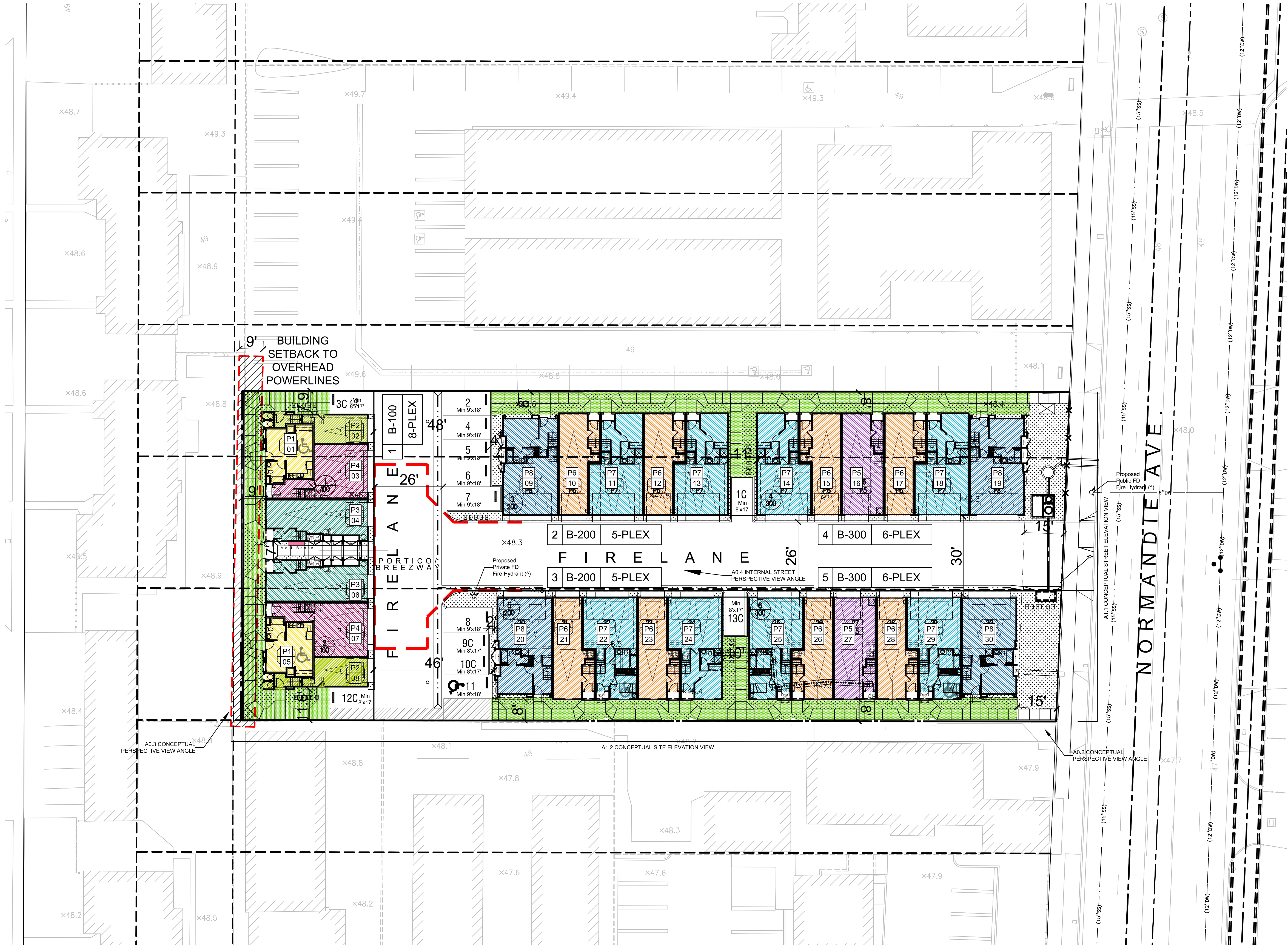
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CONCEPTUAL PERSPECTIVES

A0.4



SITE INFORMATION
Address: 15717 - 15725 S. Normandie Ave.
City: Gardena, CA
APNs: 6105-009-008 & 009
County: Los Angeles
Zoning: R4 High Density Multi-Family Residential
Construction Type/Fire Rating: V-B
Occupancy Type: R2
Fire Sprinkler Type: NFPA 13

R-4 DEVELOPMENT STANDARDS
Front Yard Setback: 15'
Side Yard Setback: 5'
Street Side Yard Setback: 10'
Rear Yard Setback: 5'
Building Height: 40'
Building Separation: 10'
Maximum Density: 27 du/ac
Resident Parking: 2 spaces/unit
Guest Parking: min. 0.5/unit
Open Space: 300 sf/unit (Common + Private)
Common OS: min. 150 sf area, no less than 8' dimension
Private Open Space: min. 40 sf, no less than 4' dimension

SITE PLAN SUMMARY
Site Area: ± 0.9 ac.

Units*:

- 2 units - Plan 1 - 385 sf - Studio/1ba - 1 parking spot **
- 2 units - Plan 2 - 691sf - 1bd/1ba - 1 car garage
- 2 units - Plan 3 - 1,255 sf - 2bd/2.5ba - 64 sf deck - 2 car tandem
- 2 units - Plan 4 - 1,295 sf - 2bd/2.5ba - 54 sf deck - 2 car side/side
- 2 units - Plan 5 - 1,300 sf - 2bd/2.5ba - 47 sf deck - 2 car tandem
- 8 units - Plan 6 - 1,284 sf - 2bd/2.5ba - 53 sf deck - 2 car tandem
- 8 units - Plan 7 - 1,502 sf - 3bd/3.5ba - 57 sf deck - 2 car side/side**
- 4 units - Plan 8 - 1,901 sf - 4bd/3.5ba - 81 sf deck - 2 car side/side
- 30 units - Total

** (Accessible Units Provided at Units 1, 5, 22, 25 and 29)

Site Density: ± 33.3 du/ac

Parking Provided:
Garage: 54 spaces
Studio Open Spaces 2 spaces
Guest Open Spaces 11 spaces*
Total: 67 spaces (2.23 spaces/du)
* (Total Compact - 6 spaces)
Note: Parking is provided per Section 18.40.050 Size of Parking Spaces, under items A and C

Common Open Space: + 5,374 sf
Private Open Space: + 1,534 sf
Plan 1 - sf NA (2 Units) - Subtotal = 0
Plan 2 - sf NA (2 Units) - Subtotal = 0
Plan 3 - 64 sf (2 Units) - Subtotal = 128 sf
Plan 4 - 54 sf (2 Units) - Subtotal = 108 sf
Plan 5 - 47 sf (2 Units) - Subtotal = 94 sf
Plan 6 - 53 sf (8 Units) - Subtotal = 424 sf
Plan 7 - 57 sf (8 Units) - Subtotal = 456 sf
Plan 8 - 81 sf (4 Units) - Subtotal = 324 sf
Total ± 6,908 sf (230 sf/du)

(Private Open Space is calculated per Section 18.42.065 Open Space - Residential uses, under Item B.4.)

Concessions:
- Open Spaces
- Primary Entrances Facing Streets

BUILDING STRUCTURE AREA TOTALS (++)
STRUCTURE 1 (BUILDING 100 - 8 PLEX) = 11,112 SF (Subtotal)
STRUCTURES 2 AND 3 (BUILDING 200 - 5 PLEX) = 9,973 SF EACH (Subtotal 19,946 SF)
STRUCTURES 4 AND 5 (BUILDING 300 - 6 PLEX) = 11,891 SF EACH (Subtotal 23,782 SF)
TOTAL AREA FOR SITE = 54,840 SF
++ - Gross Areas required in order to calculate the appropriate fire flow for the proposed development.
(^) Locations of Public and Private FD Fire Hydrants are to be verified per civil drawings



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SCALE: 20' = 1"
0 10' 20' 40'

30 UNIT SITE PLAN **A1.0**



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**CONCEPTUAL NORMANDIE AVE.
FRONT STREET ELEVATION**

AI.1



Normandie Site Partial Left Elevation - Part A



Normandie Site Partial Left Elevation - Part B



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CONCEPTUAL SITE ELEVATION

A1.2

MATERIAL LEGEND

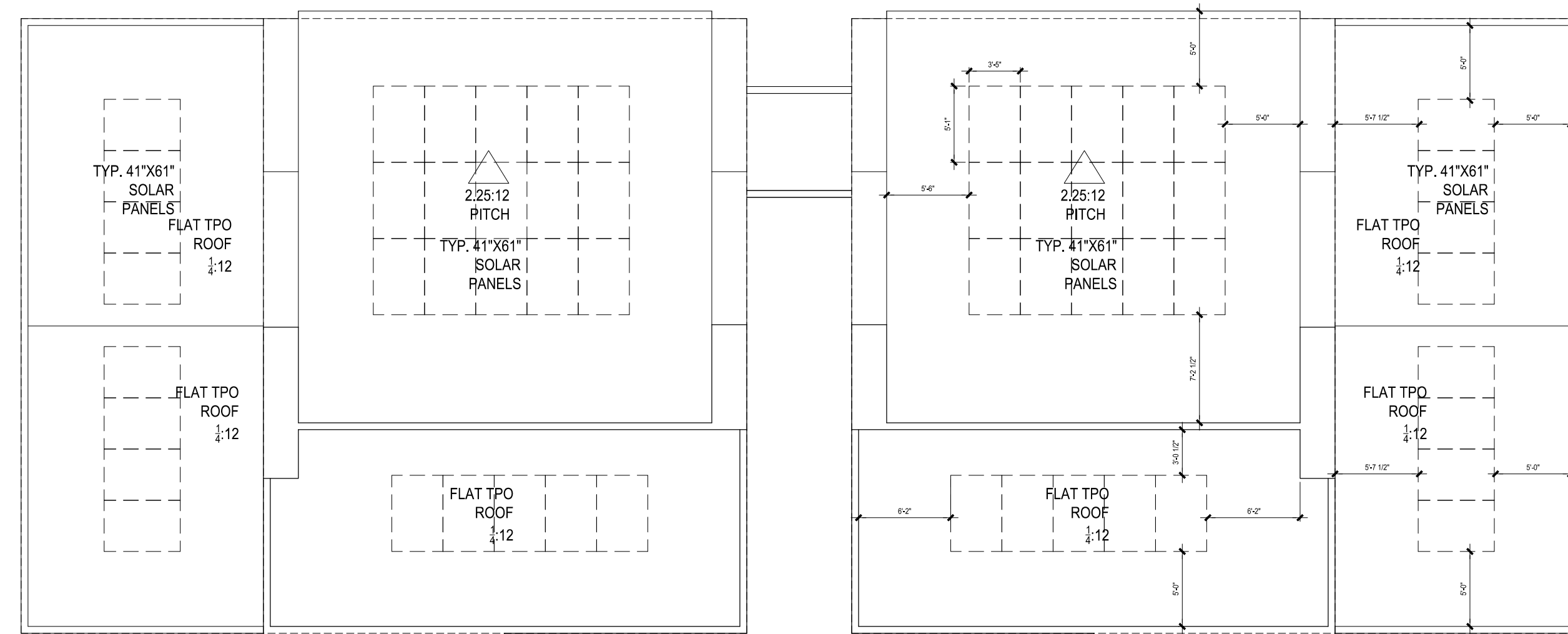
- 1 Stucco (20/30)
- 2 Accent Smooth Stucco (30/30)
- 3 4" Vert. Craft Board form (Creative Mines)
- 4 Metal/Alum Awning
- 5 Stone Veneer (Creative Mines)
- 6 Compostion Roofing

- 7 Smooth Stucco Pop-Outs
- 9 Smooth Stucco Wrapped Post
- 10 Stucco Eave
- 11 Horiz. Metal Railing
- 12 Milgard Fiberglass Windows w/ Color
- 13 Recessed Windows with tight jams

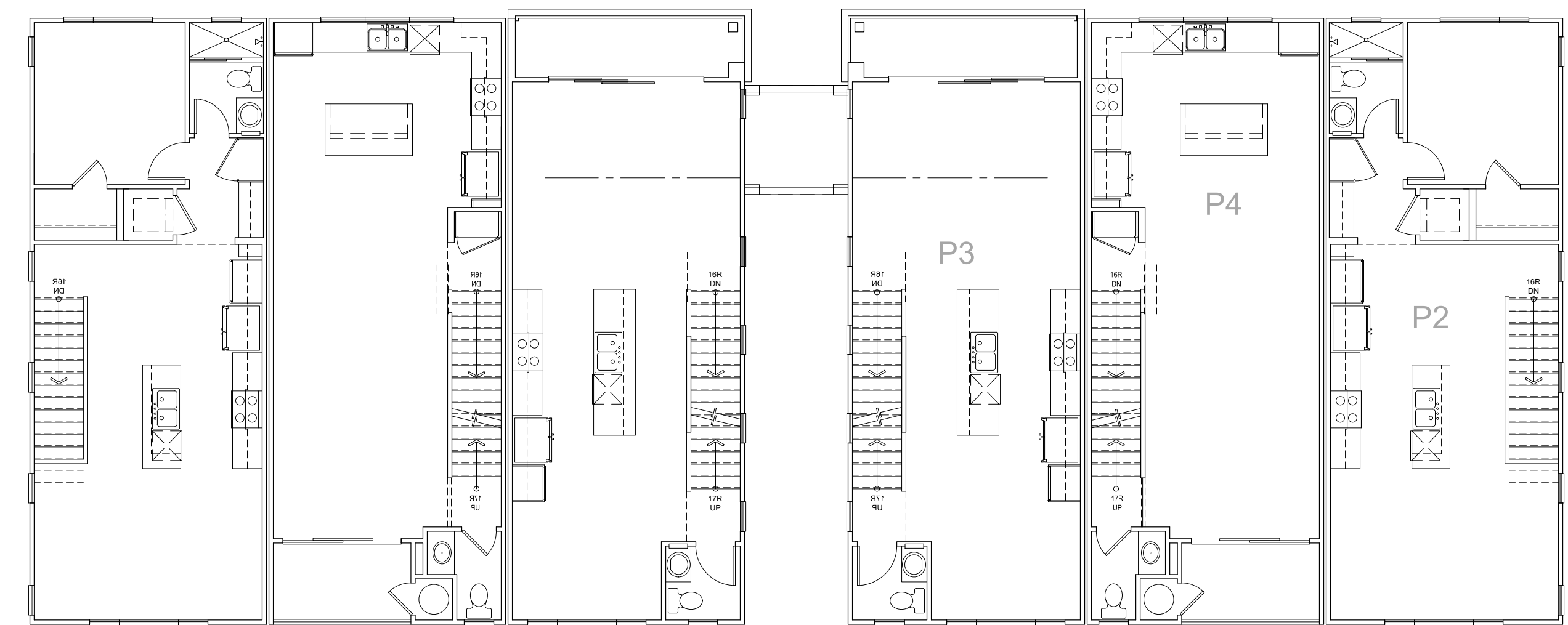
- 14 Stucco Decorative Self
- 15 Decorative Stucco/Metal Scupper
- 16 Accent Fiberglas Front Door (Therma Tru)
- 17 Accent Sectional Metal/Glass Garage Drs.
- 18 Fiberglas Sliding Patio Door
- 19 Light Fixture/ Modern Raised Address

- 20 Parapet Wall
- 21 Solar Panel Locations
- 22 Smooth Stucco Bay Window

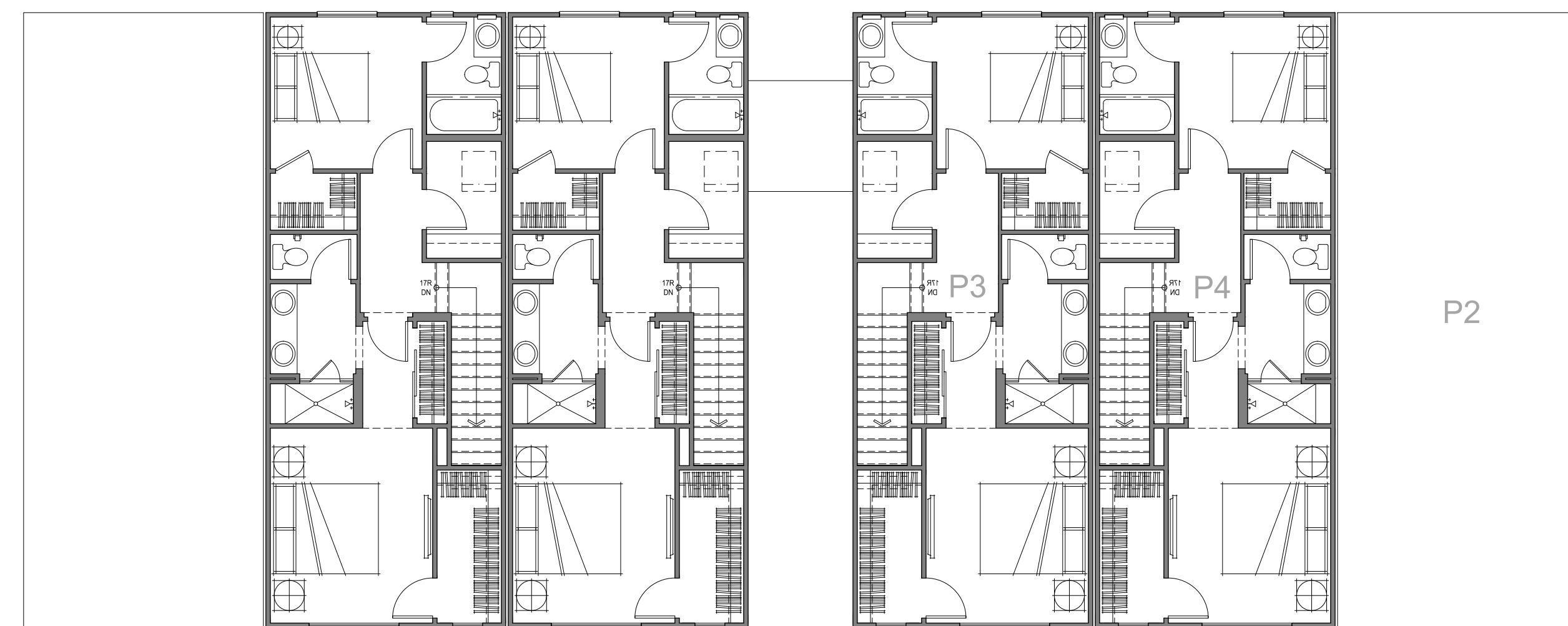




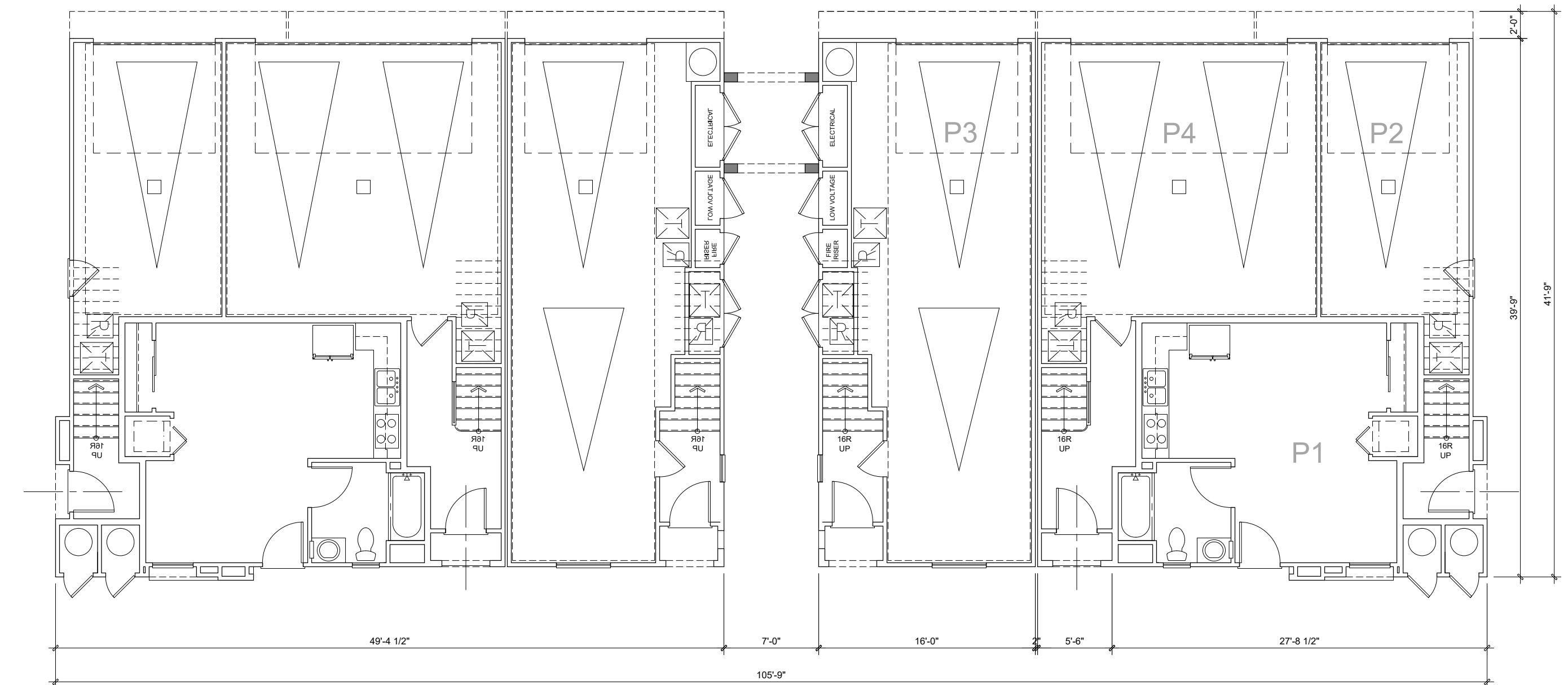
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

MATERIAL LEGEND

- 1 Stucco (20/30)
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- 3 4" Vert. Craft Board form (Creative Mines)
- 4 Metal/Alum Awning
- 5 Stone Veneer (Creative Mines)
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Right at
Alternate



Right



Rear



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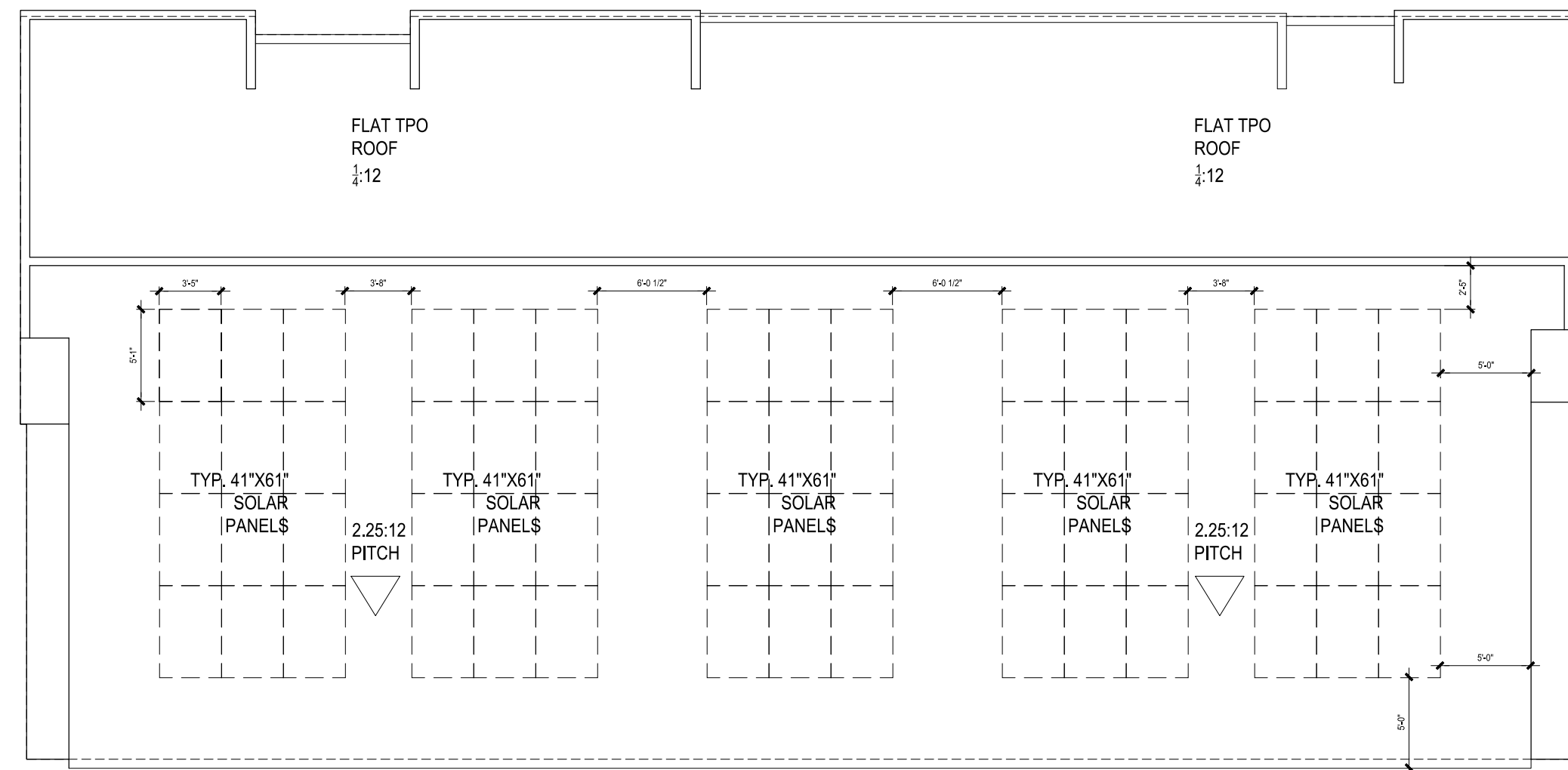
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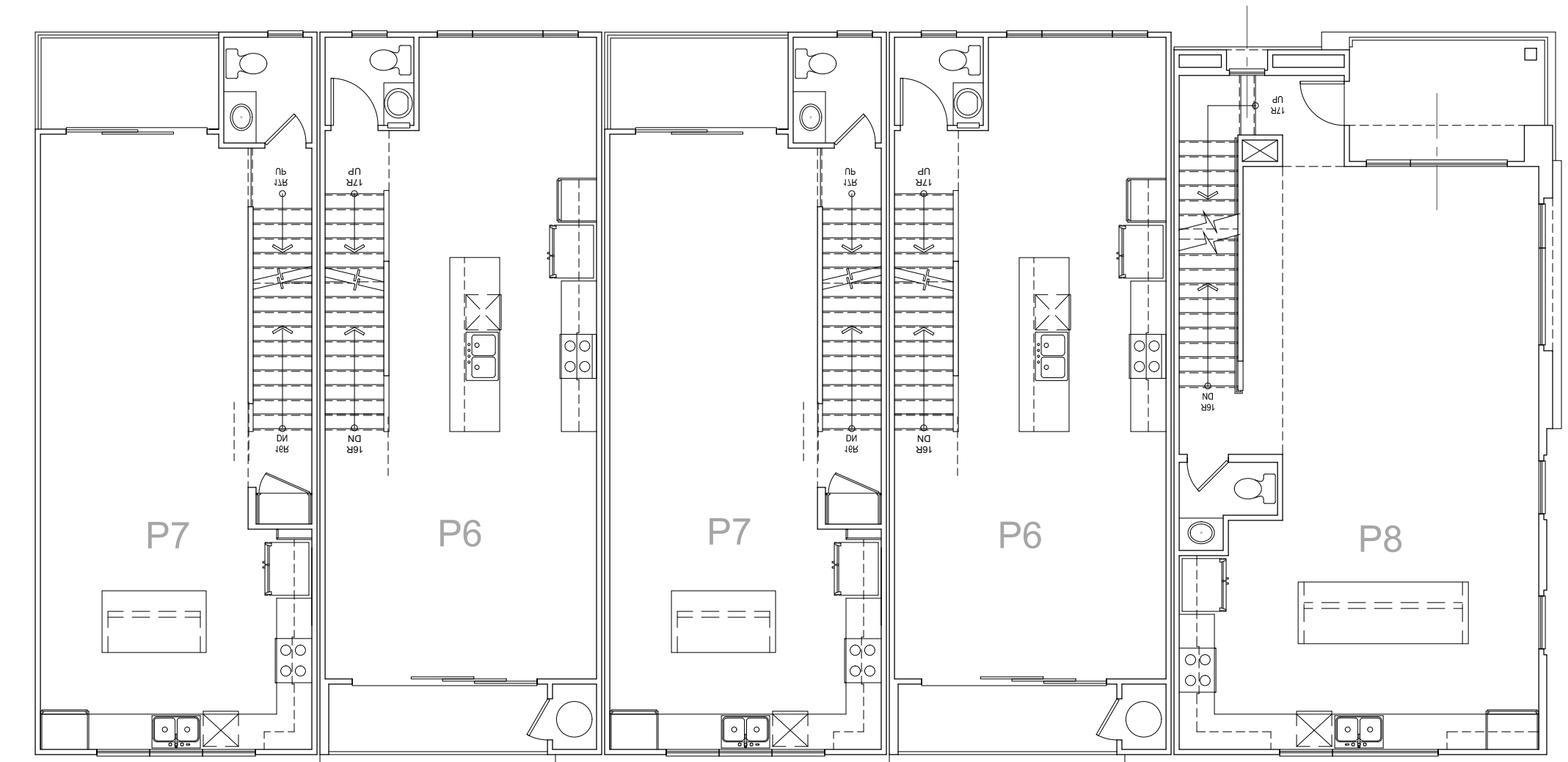
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5-PLEX - ELEVATION
BUILDING 200

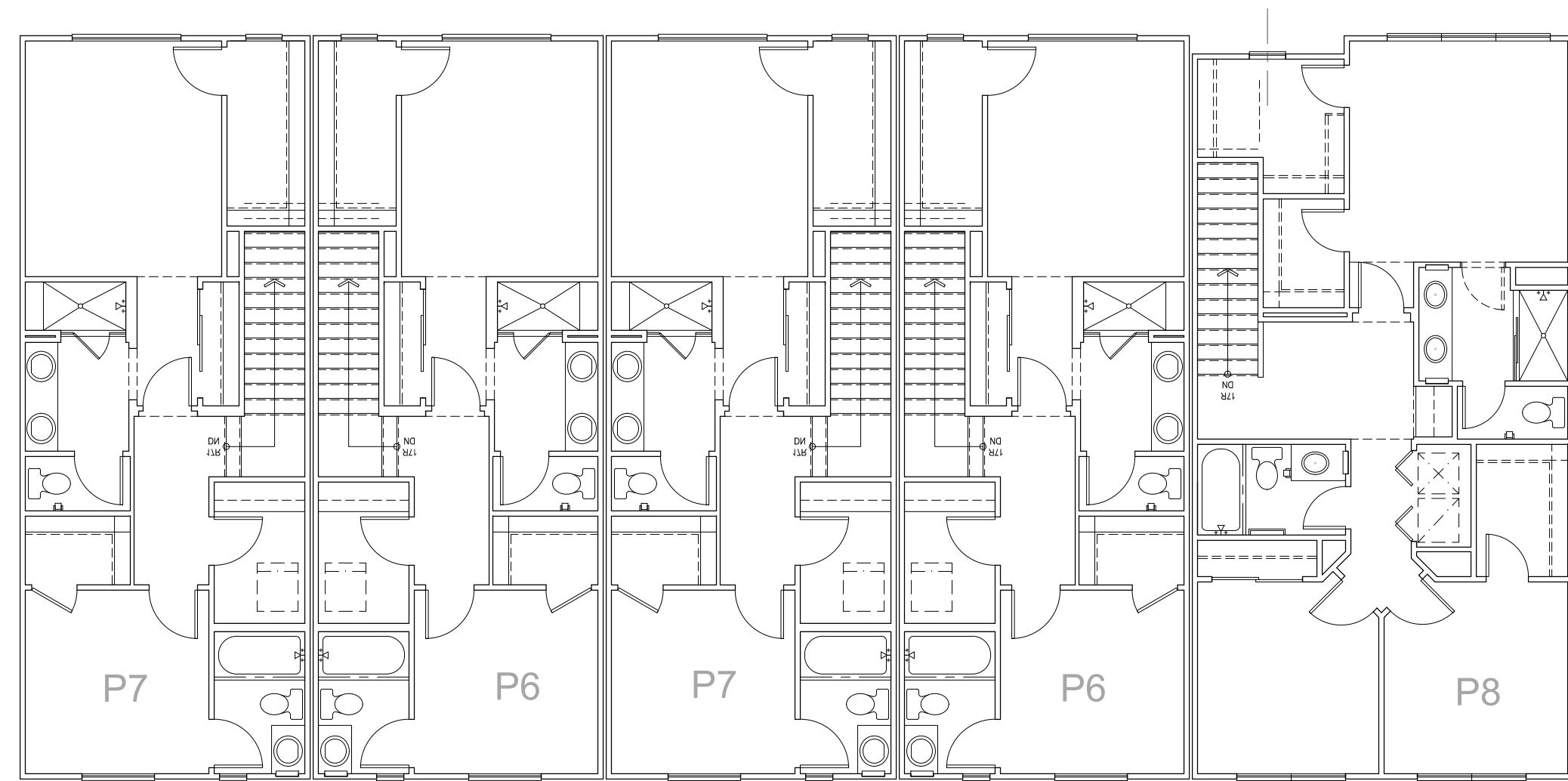
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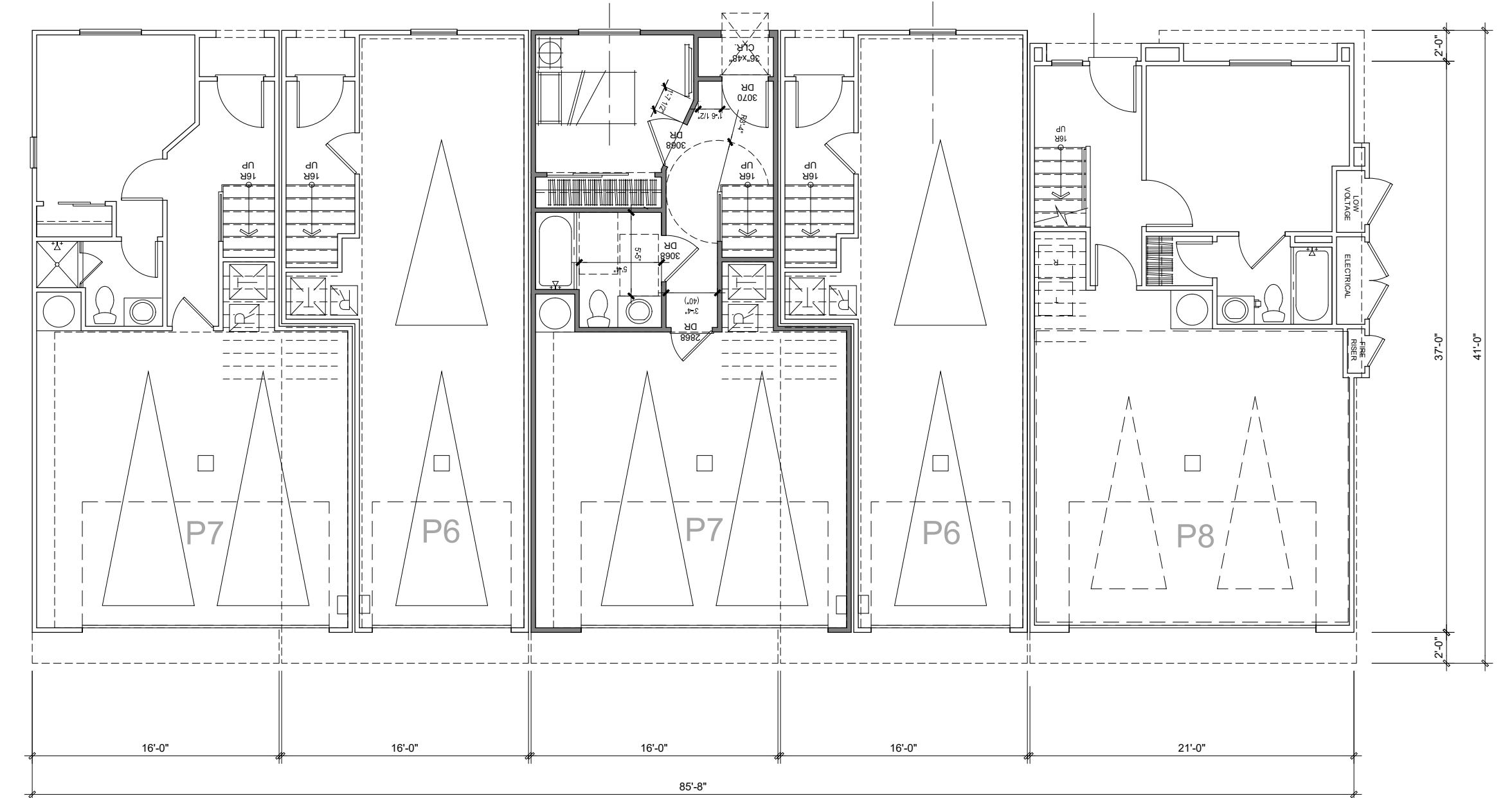
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

MATERIAL LEGEND

- 1 Stucco (20/30)
- 2 Accent Smooth Stucco (30/30)
- 3 4" Vert. Craft Board form (Creative Mines)
- 4 Metal/Alum Awning
- 5 Stone Veneer (Creative Mines)
- 6 Compostion Roofing

- 7 Smooth Stucco Pop-Outs
- 9 Smooth Stucco Wrapped Post
- 10 Stucco Eave
- 11 Horiz. Metal Railing
- 12 Milgard Fiberglass Windows w/ Color
- 13 Recessed Windows with tight jams

- 14 Stucco Decorative Self
- 15 Decorative Stucco/Metal Scupper
- 16 Accent Fiberglas Front Door (Therma Tru)
- 17 Accent Sectional Metal/Glass Garage Drs.
- 18 Fiberglas Sliding Patio Door
- 19 Light Fixture/ Modern Raised Address

- 20 Parapet Wall
- 21 Solar Panel Locations
- 22 Smooth Stucco Bay Window



MATERIAL LEGEND

- 1

Stucco (20/30)
- 2

Accent Smooth Stucco (30/30)
- 3

4" Vert. Craft Board form (Creative Mines)
- 4

Metal/Alum Awning
- 5

Stone Veneer (Creative Mines)
- 6

Compostion Roofing

7

Smooth Stucco Pop-Outs

9

Smooth Stucco Wrapped Post

10

Stucco Eave

11

Horiz. Metal Railing

12

Milgard Fiberglas Windows w/ Color

13

Recessed Windows with tight jambs

14

Stucco Decorative Self

15

Decorative Stucco/Metal Scupper

16

Accent Fiberglas Front Door (Therma Tru)

17

Accent Sectional Metal/Glass Garage Drs.

18

Fiberglas Sliding Patio Door

19

Light Fixture/ Modern Raised Address

20

Parapet Wall

21

Solar Panel Locations

22

Smooth Stucco Bay Window

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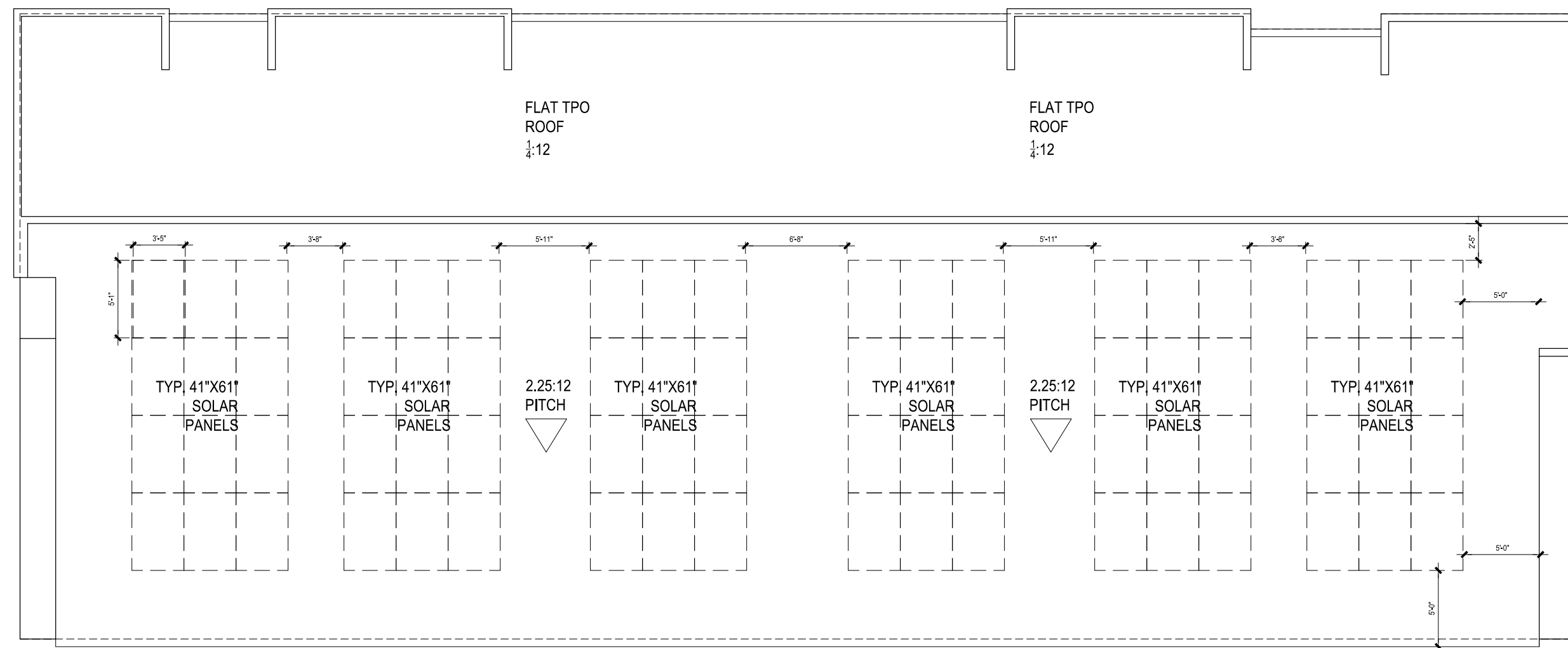
GARDENA - NORMANDIE AVENUE
GARDENA, CA # 2020-0862

Plot Date: 06.9.2021
1st Planning Submittal Date: 02.25.2021
Submittal Update: 05.11.2021
Submittal Update: 06.04.2021
Submittal Update: 06.11.2021

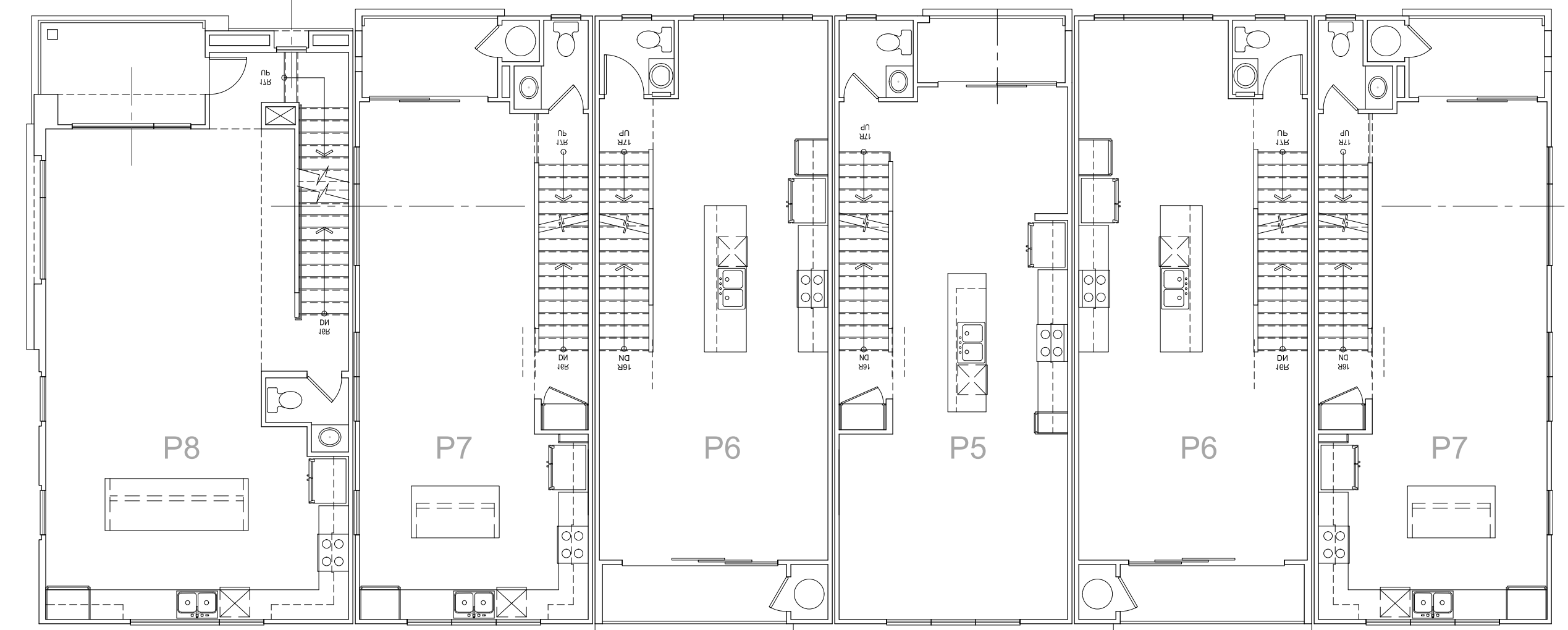
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6-PLEX - ELEVATION
BUILDING 300

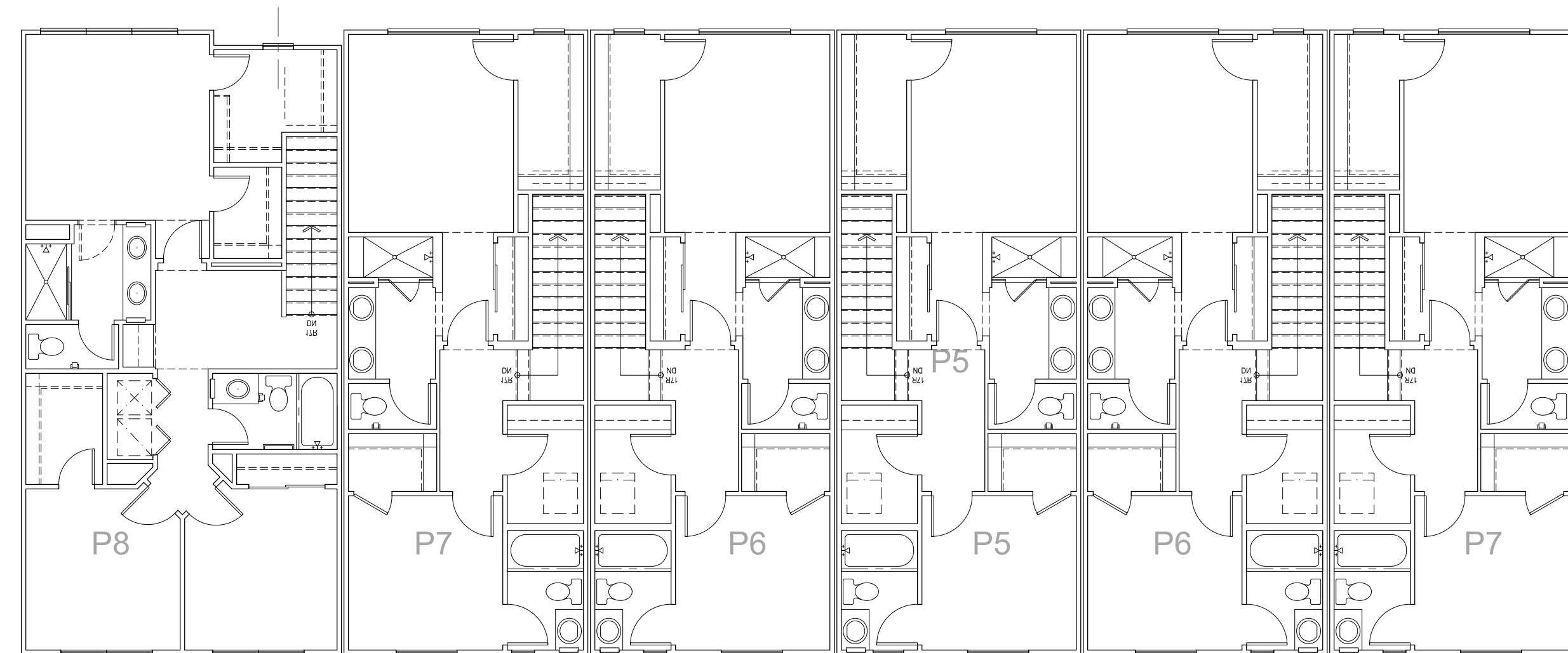
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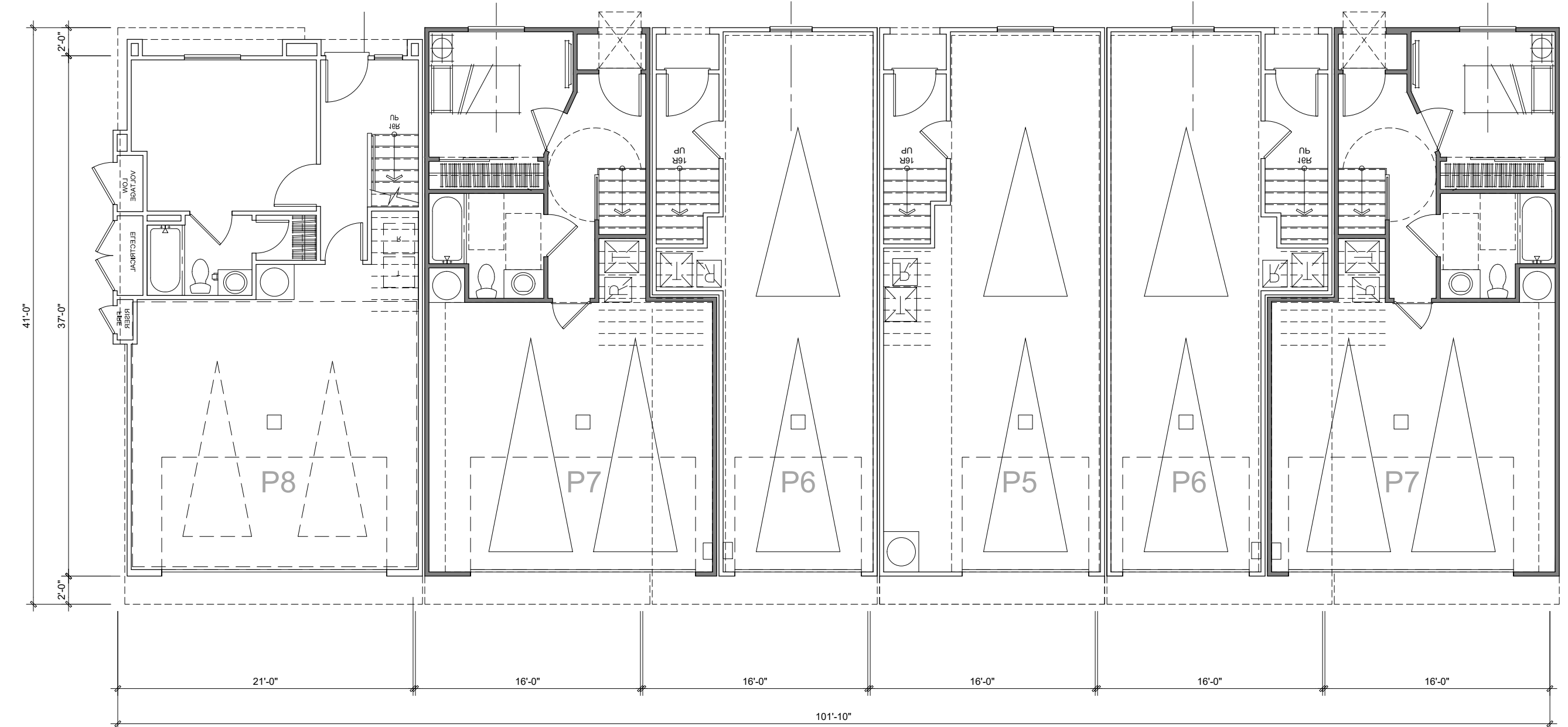
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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GARDENA, CA # 2020-0862

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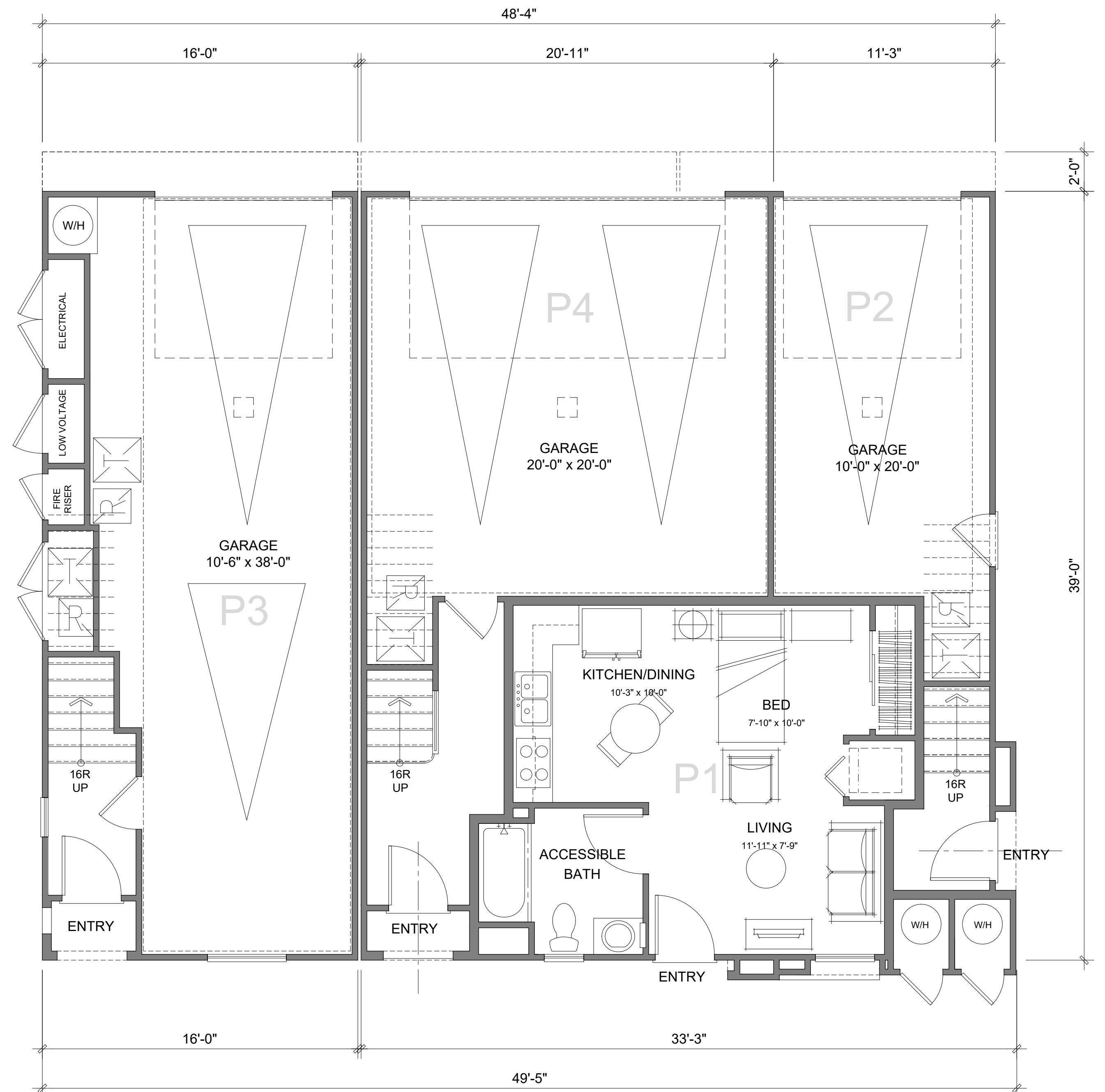
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0 4' 8' 16'

6-PLEX - COMPOSITE

A2.5



SECOND FLOOR



FIRST FLOOR

P4 GROSS AREA	
1ST FLOOR	99 SQ. FT.
2ND FLOOR	593 SQ. FT.
3RD FLOOR	604 SQ. FT.
TOTAL LIVING	1295 SQ. FT.
DECK	54 SQ. FT.
GARAGE	442 SQ. FT.

P4 NET AREA	
1ST FLOOR	86 SQ. FT.
2ND FLOOR	563 SQ. FT.
3RD FLOOR	575 SQ. FT.
TOTAL LIVING	1224 SQ. FT.
DECK	48 SQ. FT.
GARAGE	423 SQ. FT.

P3 GROSS AREA	
1ST FLOOR	60 SQ. FT.
2ND FLOOR	592 SQ. FT.
3RD FLOOR	604 SQ. FT.
TOTAL LIVING	1255 SQ. FT.
DECK	64 SQ. FT.
GARAGE	505 SQ. FT.

P3 NET AREA	
1ST FLOOR	50 SQ. FT.
2ND FLOOR	561 SQ. FT.
3RD FLOOR	575 SQ. FT.
TOTAL LIVING	1186 SQ. FT.
DECK	56 SQ. FT.
GARAGE	478 SQ. FT.

P2 GROSS AREA	
1ST FLOOR	76 SQ. FT.
2ND FLOOR	616 SQ. FT.
TOTAL LIVING	691 SQ. FT.

P2 NET AREA	
1ST FLOOR	41 SQ. FT.
2ND FLOOR	582 SQ. FT.
TOTAL LIVING	622 SQ. FT.

P1 GROSS AREA	
1ST FLOOR	385 SQ. FT.
GARAGE	247 SQ. FT.

P1 NET AREA	
1ST FLOOR	355 SQ. FT.
GARAGE	236 SQ. FT.



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SCALE: 1/4"=1'-0"
0 2' 4' 8'

4-PLEX - UNIT PLANS

A3.0



THIRD FLOOR



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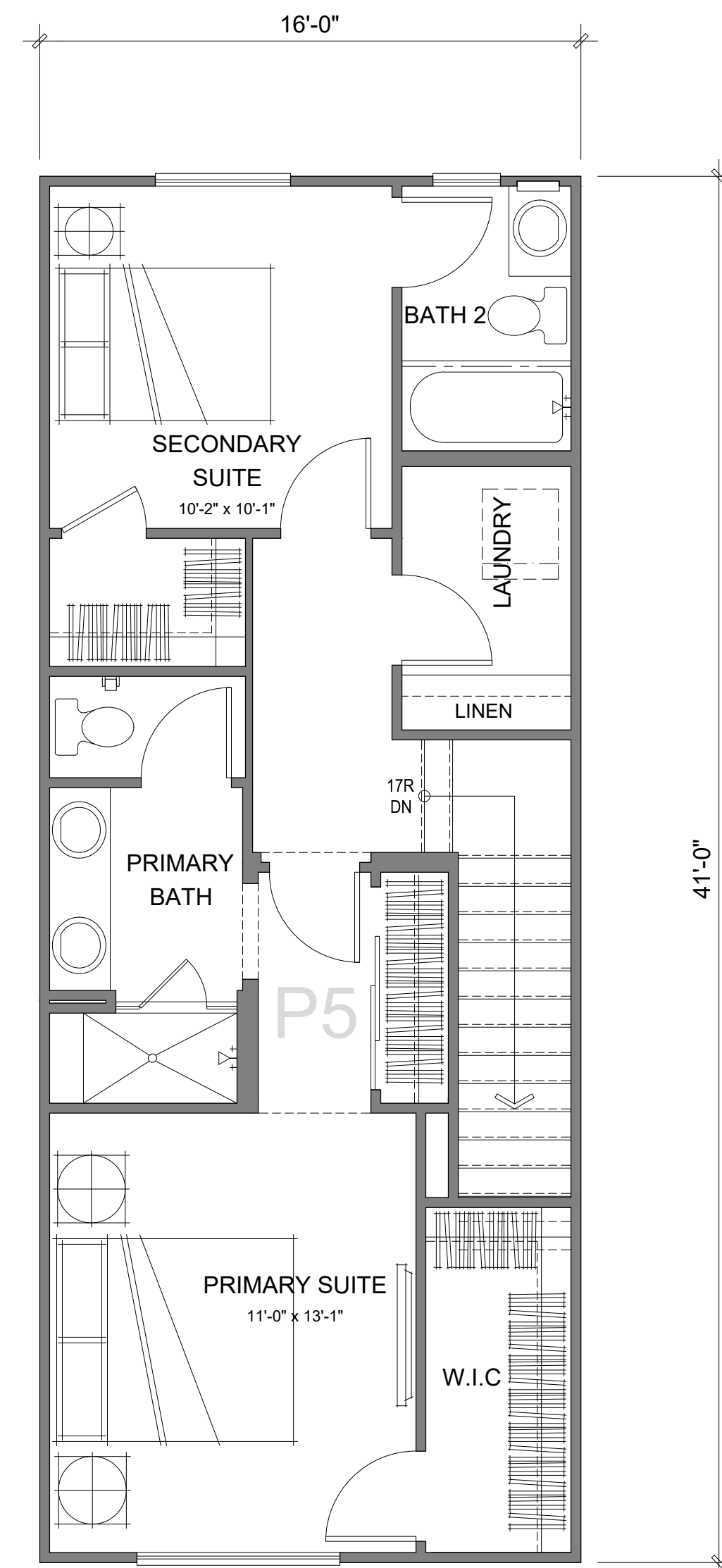
GARDENA - NORMANDIE AVENUE
GARDENA, CA # 2020-0862

Plot Date: 06.9.2021
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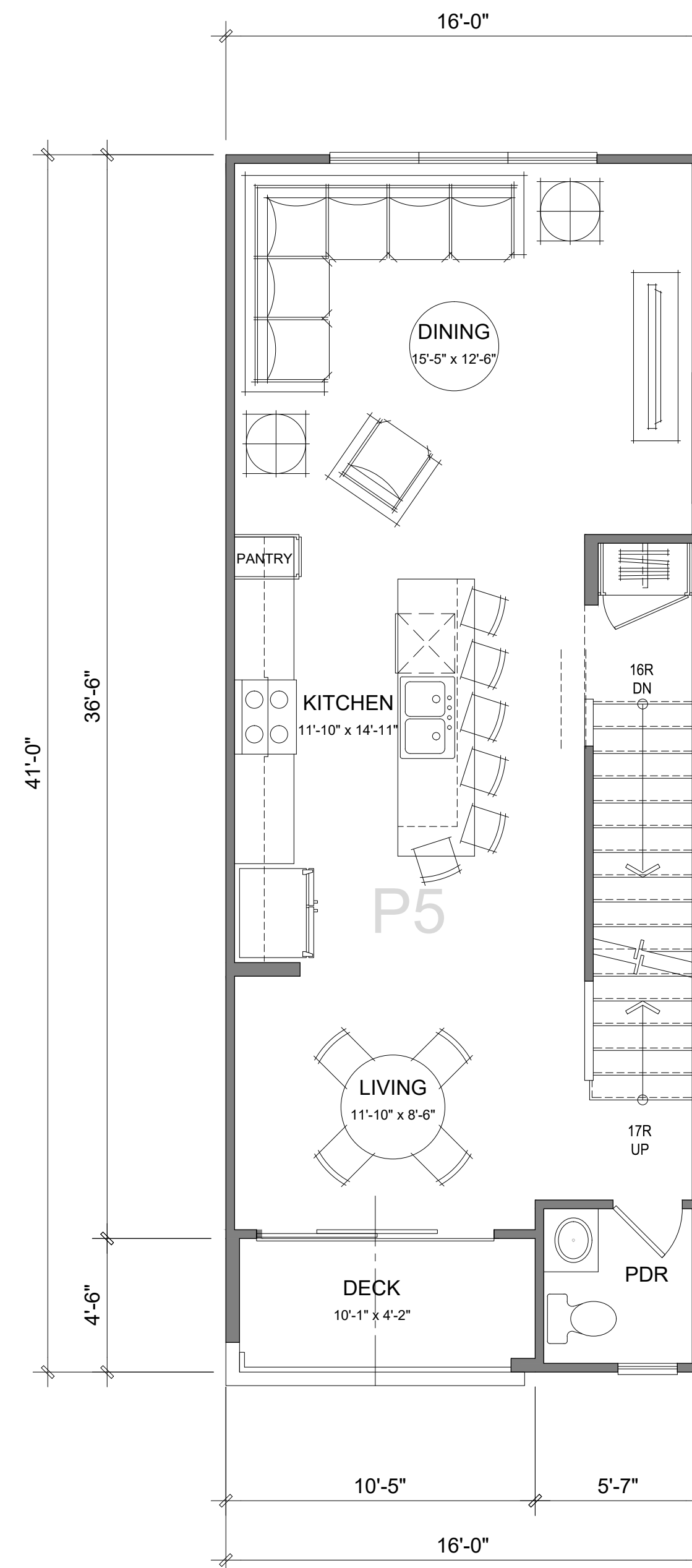
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4-PLEX - UNIT PLANS

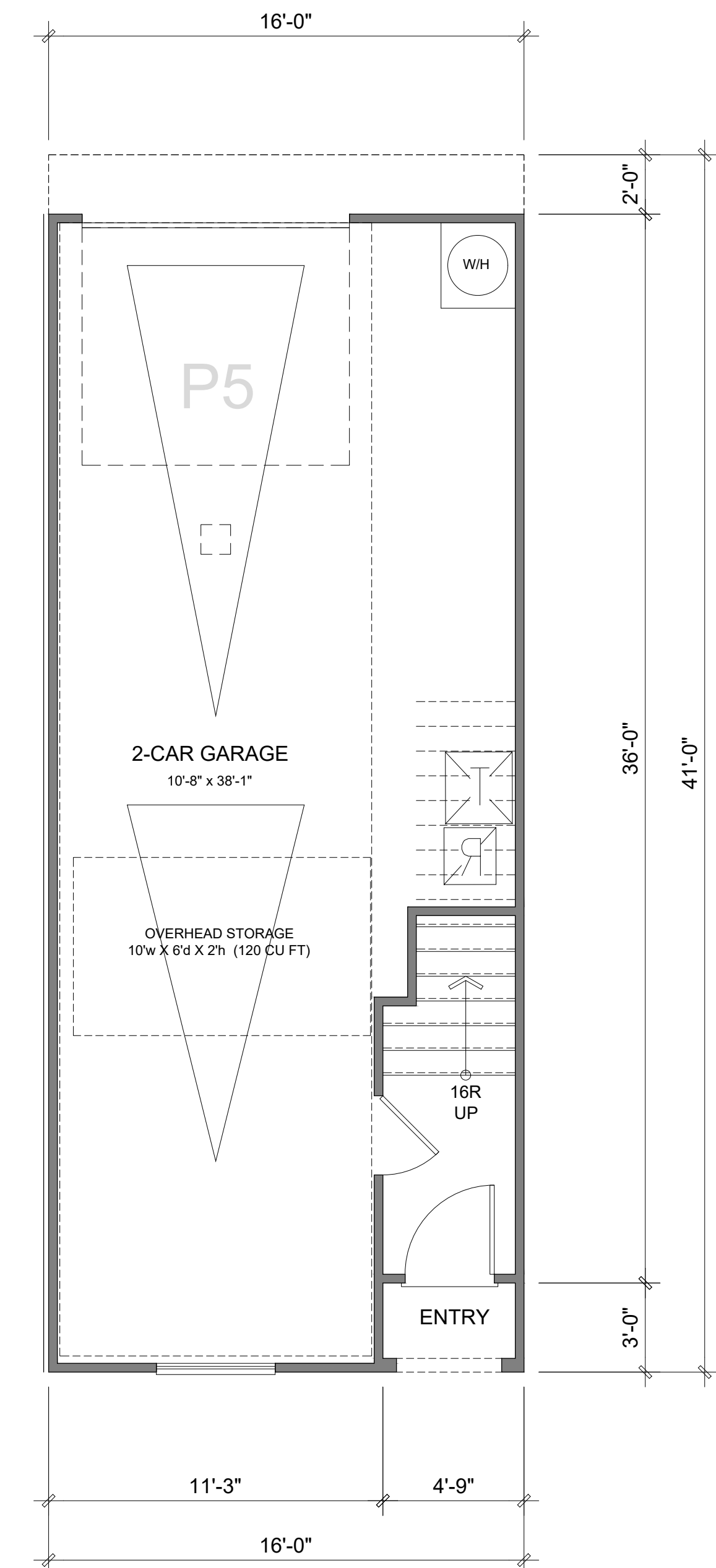
A3.1



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P5 GROSS AREA	
1ST FLOOR	88 SQ. FT.
2ND FLOOR	609 SQ. FT.
3RD FLOOR	604 SQ. FT.
TOTAL LIVING	1300 SQ. FT.
DECK	47 SQ. FT.
GARAGE	549 SQ. FT.

P5 NET AREA	
1ST FLOOR	74 SQ. FT.
2ND FLOOR	579 SQ. FT.
3RD FLOOR	575 SQ. FT.
TOTAL LIVING	1228 SQ. FT.
DECK	42 SQ. FT.
GARAGE	498 SQ. FT.



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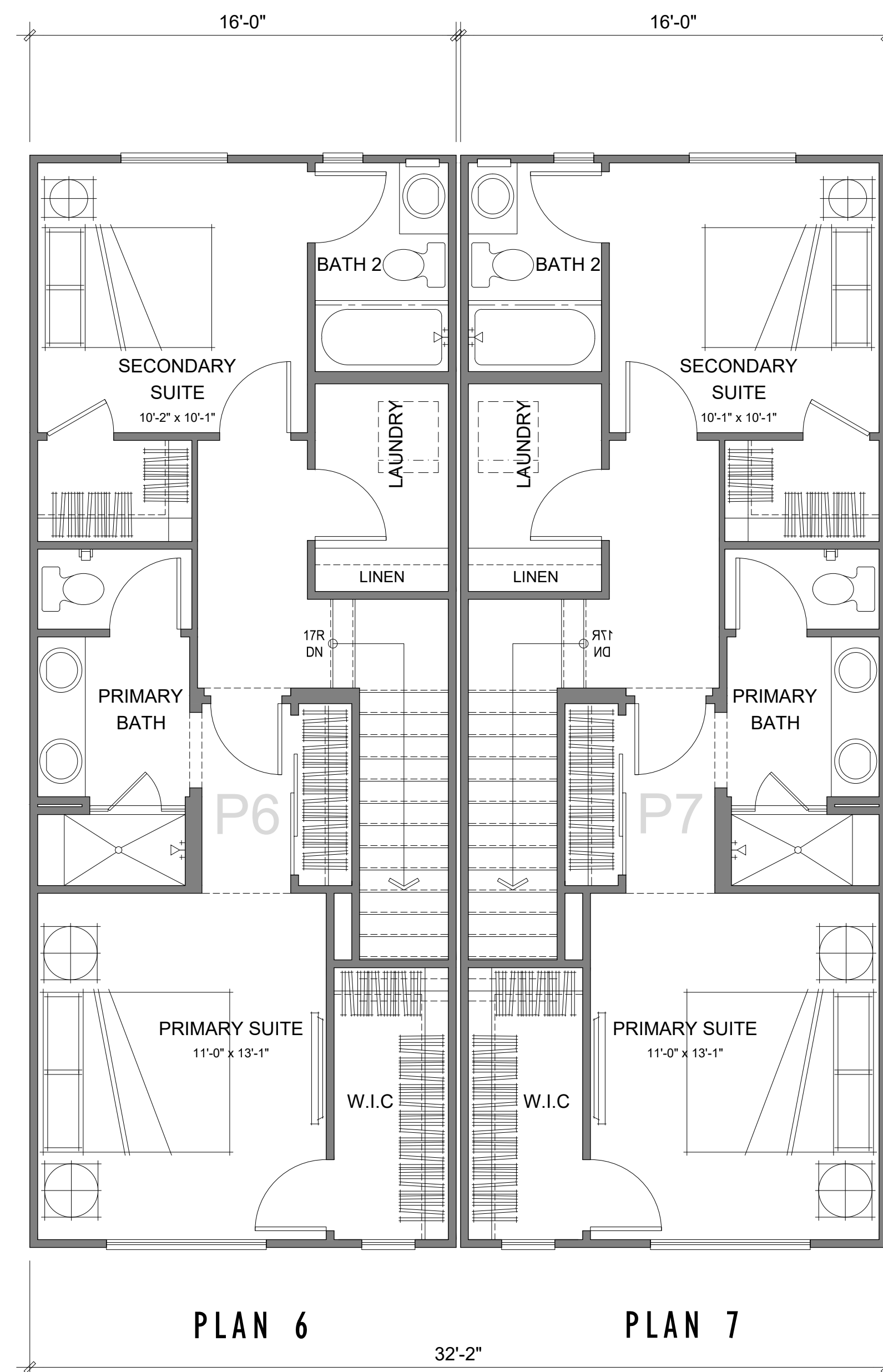
GARDENA - NORMANDIE AVENUE
GARDENA, CA # 2020-0862

Plot Date: 06.9.2021
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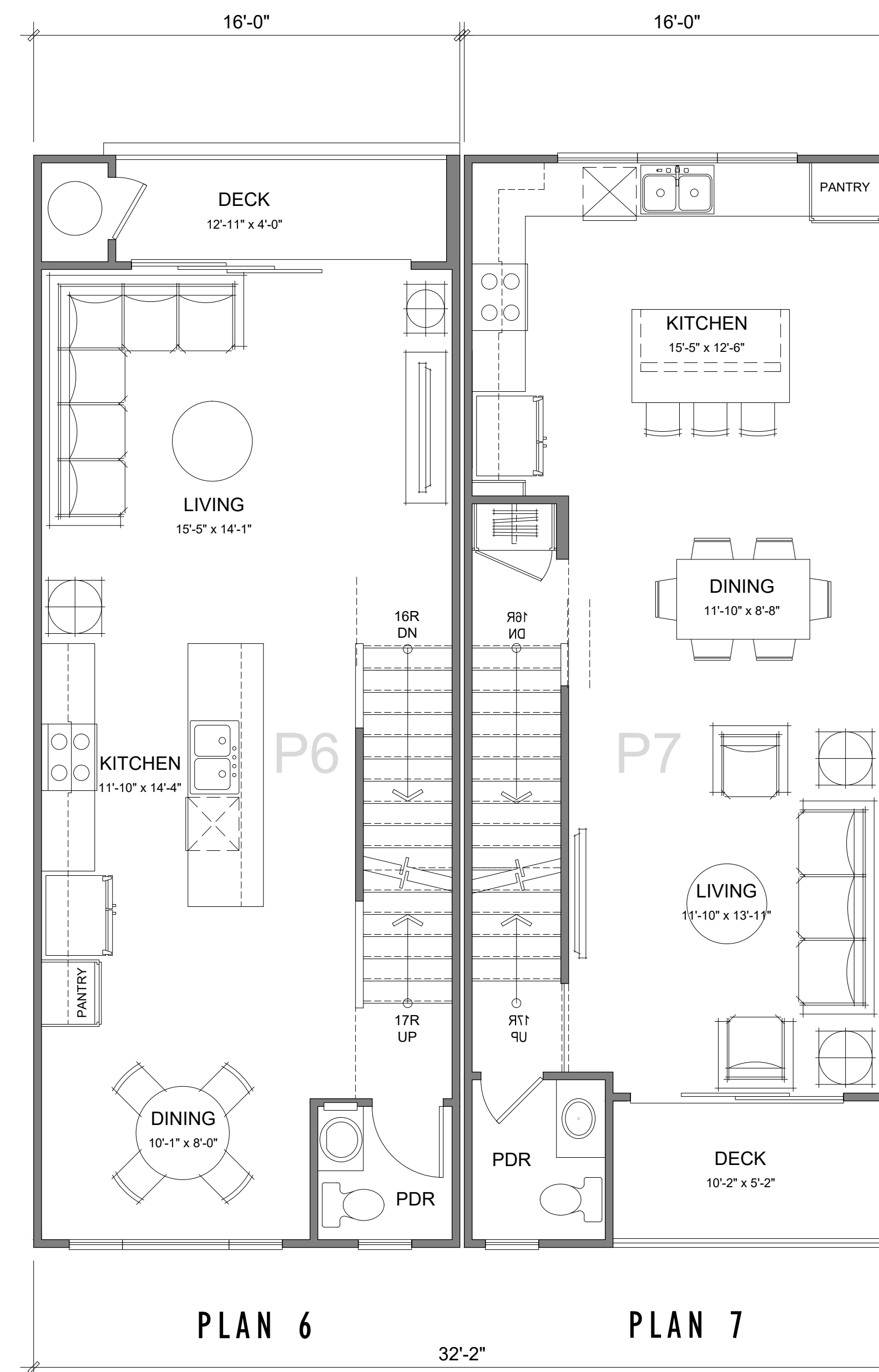
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P5 - UNIT PLANS

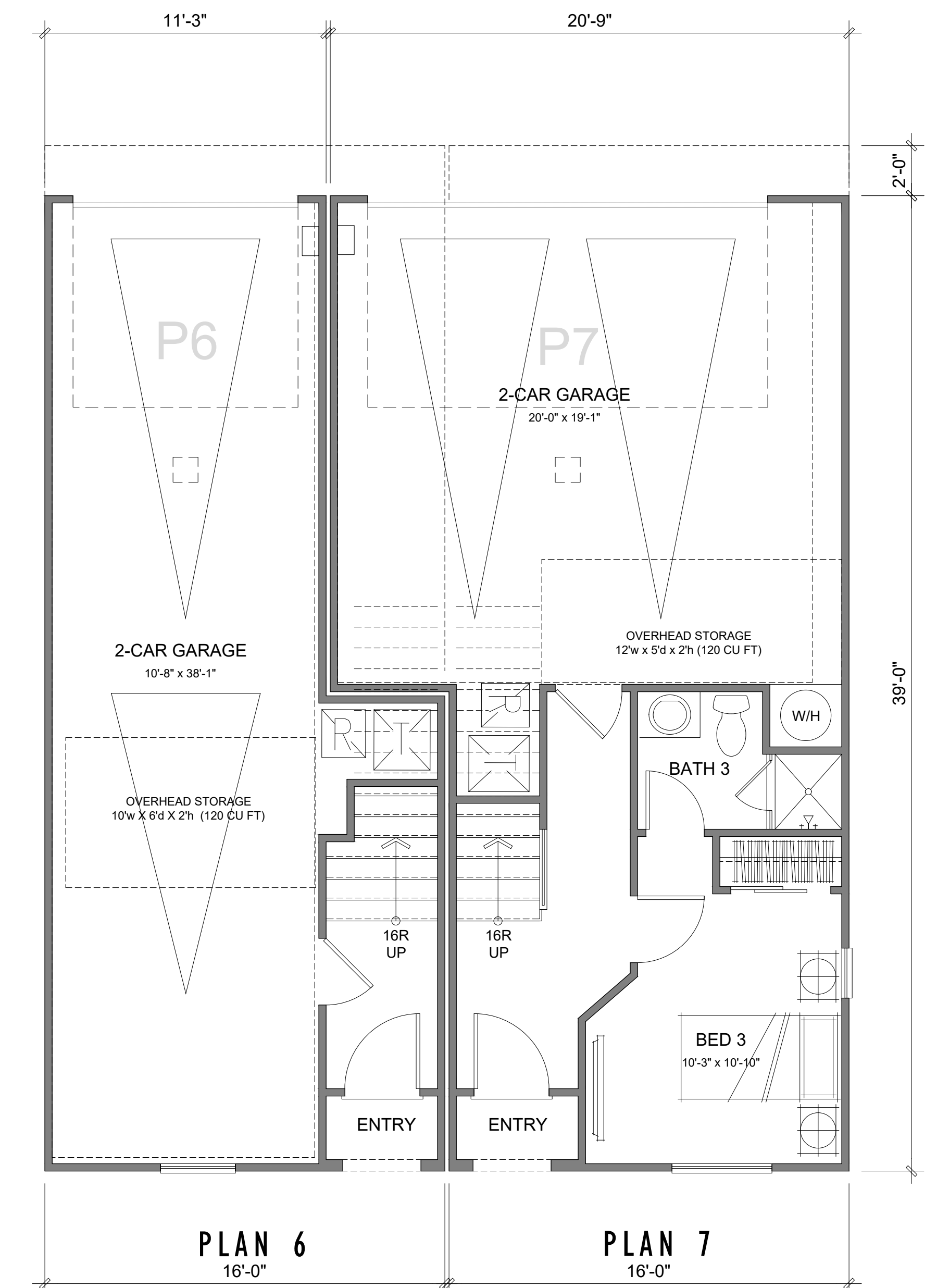
A3.2



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P6 GROSS AREA	
1ST FLOOR	88 SQ. FT.
2ND FLOOR	592 SQ. FT.
3RD FLOOR	604 SQ. FT.
TOTAL LIVING	1284 SQ. FT.
DECK	53 SQ. FT.
GARAGE	440 SQ. FT.

P6 NET AREA	
1ST FLOOR	75 SQ. FT.
2ND FLOOR	561 SQ. FT.
3RD FLOOR	575 SQ. FT.
TOTAL LIVING	1211 SQ. FT.
DECK	46 SQ. FT.
GARAGE	416 SQ. FT.

P7 GROSS AREA	
1ST FLOOR	299 SQ. FT.
2ND FLOOR	599 SQ. FT.
3RD FLOOR	604 SQ. FT.
TOTAL LIVING	1502 SQ. FT.
DECK	57 SQ. FT.
GARAGE	415 SQ. FT.

P7 NET AREA	
1ST FLOOR	279 SQ. FT.
2ND FLOOR	566 SQ. FT.
3RD FLOOR	575 SQ. FT.
TOTAL LIVING	1419 SQ. FT.
DECK	52 SQ. FT.
GARAGE	395 SQ. FT.



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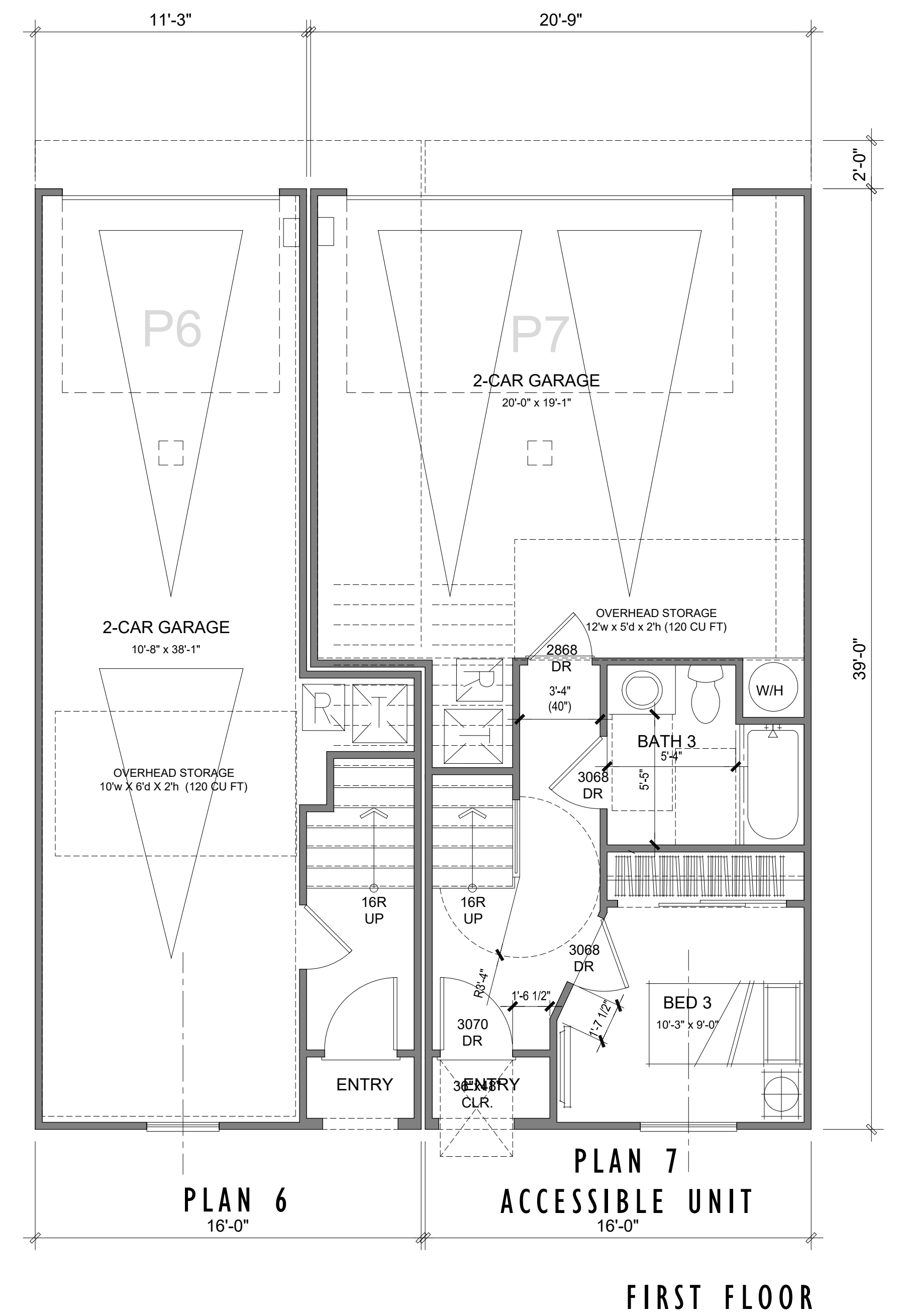
GARDENA - NORMANDIE AVENUE
GARDENA, CA # 2020-0862

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SCALE: 1/4"=1'-0"
0 2' 4' 8'

P6/P7 - UNIT PLANS

A3.3



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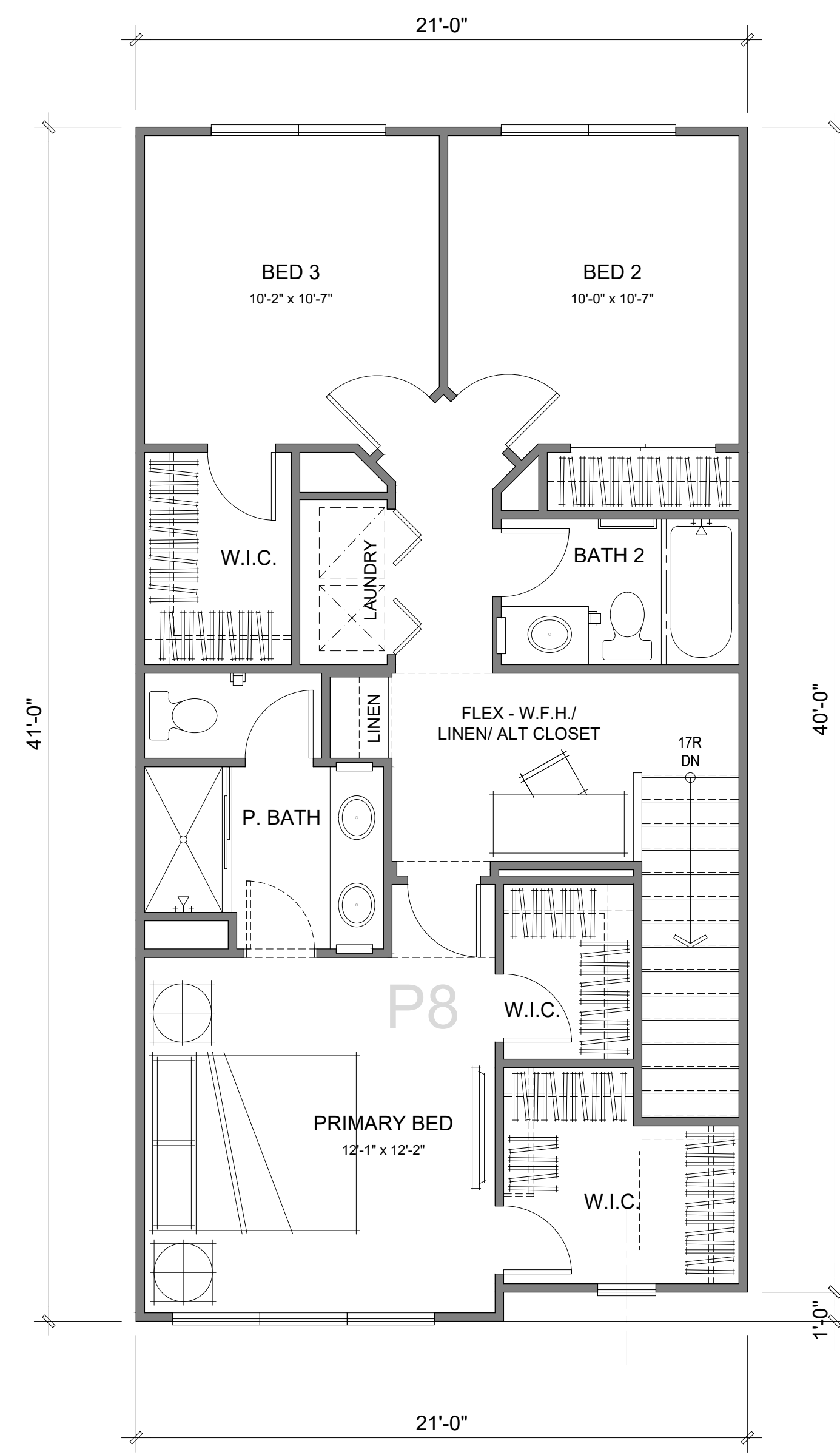
GARDENA - NORMANDIE AVENUE
GARDENA, CA # 2020-0862

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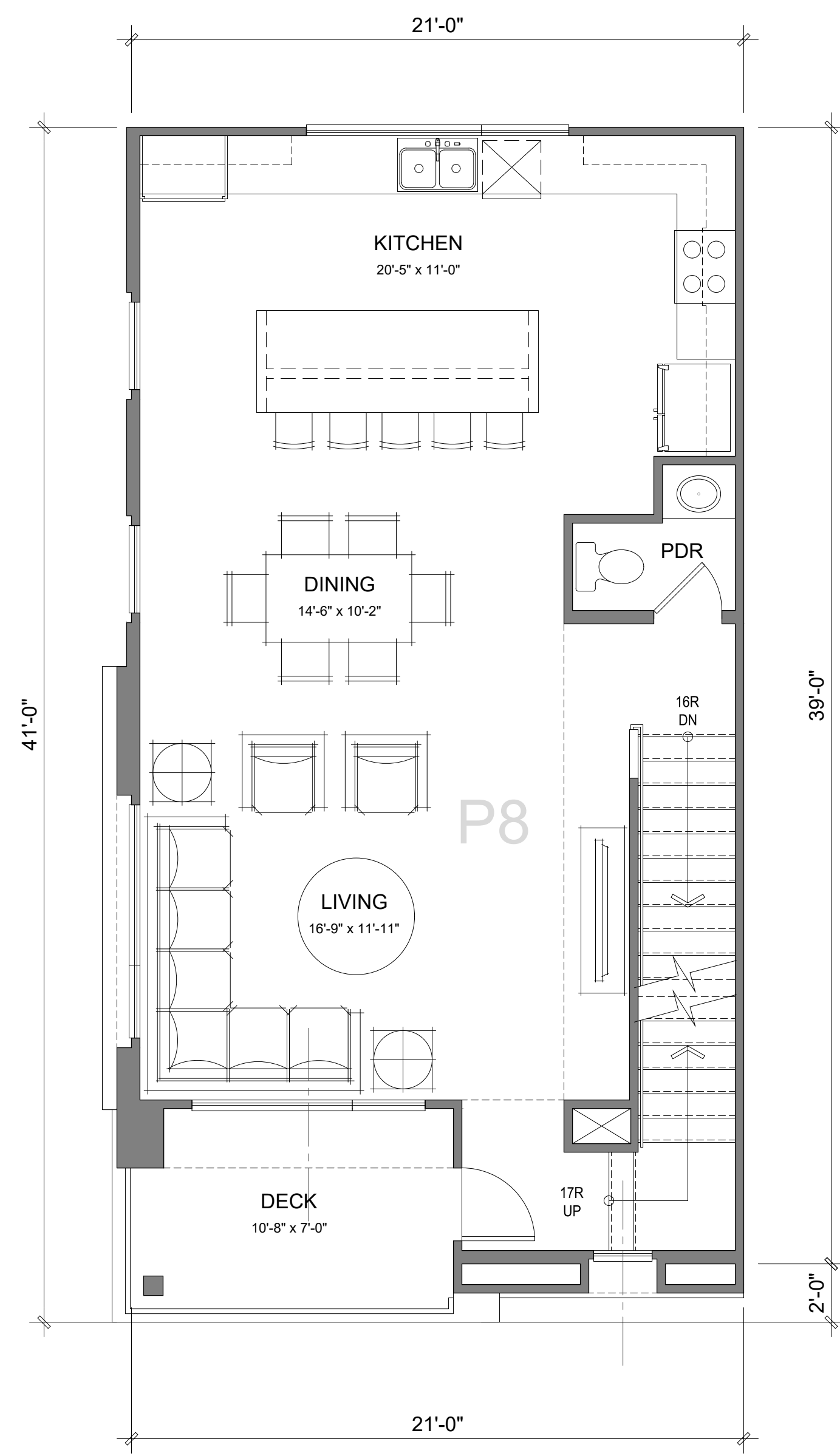
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P6/P7 ACCESSIBLE -
UNIT PLANS

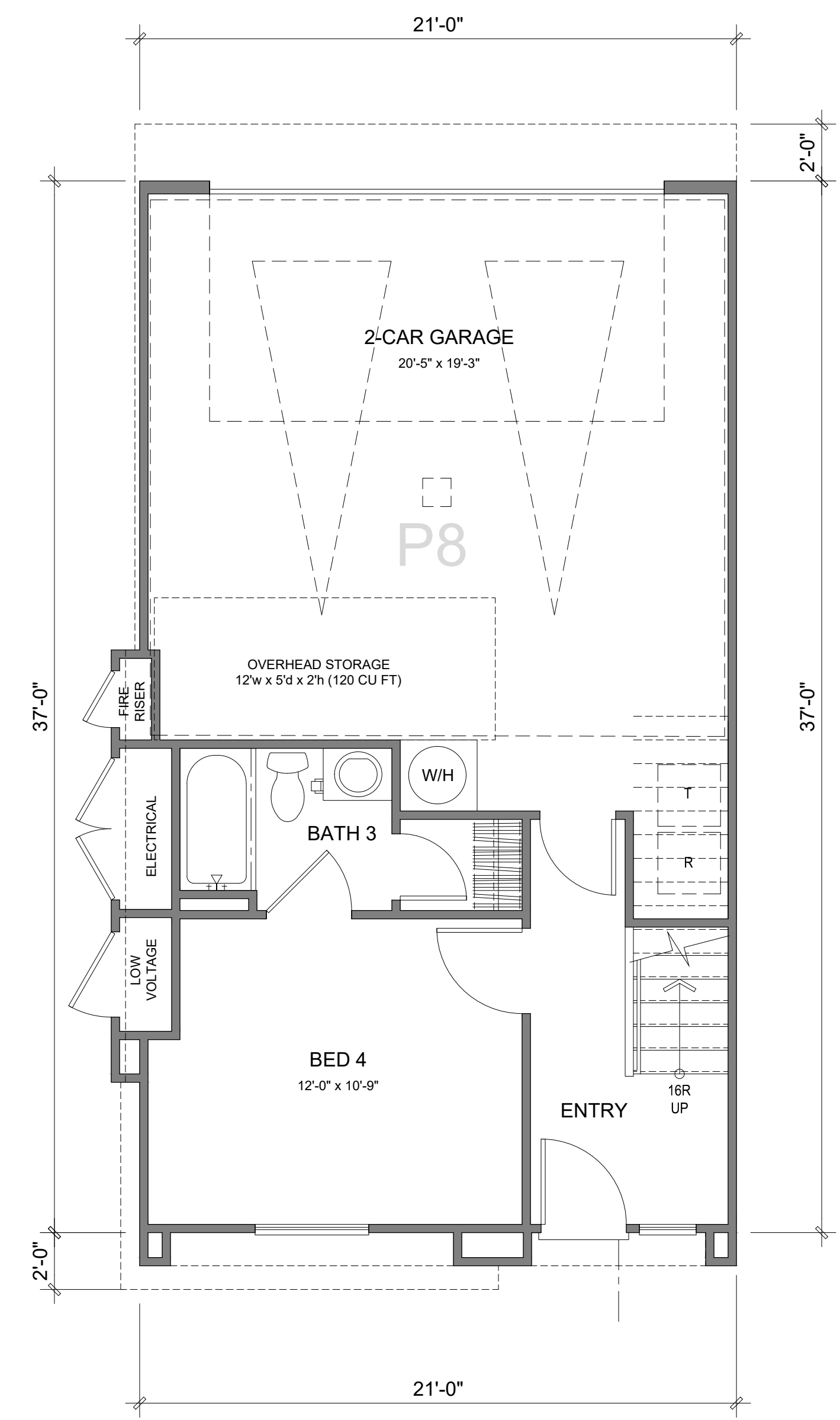
A3.3.1



SECOND FLOOR



SECOND FLOOR



FIRST FLOOR

GROSS AREA	
1ST FLOOR	331 SQ. FT.
2ND FLOOR	760 SQ. FT.
3RD FLOOR	810 SQ. FT.
TOTAL LIVING	1901 SQ. FT.
GARAGE	443 SQ. FT.
DECK	81 SQ. FT.

NET AREA	
1ST FLOOR	309 SQ. FT.
2ND FLOOR	724 SQ. FT.
3RD FLOOR	774 SQ. FT.
TOTAL LIVING	1807 SQ. FT.
GARAGE	421 SQ. FT.
DECK	75 SQ. FT.



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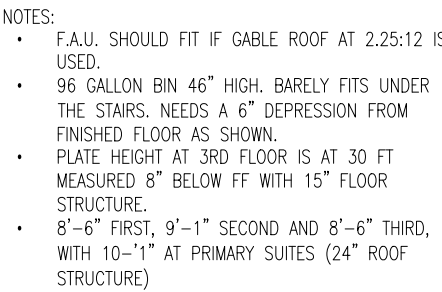
GARDENA - NORMANDIE AVENUE
GARDENA, CA # 2020-0862

Plot Date: 06.9.2021
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Submittal Update: 05.11.2021
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Submittal Update: 06.11.2021

SCALE: 1/4"=1'-0"
0 2' 4' 8'

P8 - UNIT PLANS

A3.4





REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	PROVIDE AND INSTALL INTEGRAL COLORED CONCRETE—COLOR PER OWNER	
2	CLUSTER TYPE MAIL BOX PER ARCHITECT'S PLANS—TYPICAL	
3	PERIMETER BLOCK WALLS— GREY SPLIT FACE COLOR PER CIVIL PLANS	
4	WQMP DEVICE PER CIVIL PLANS	
5	PUBLIC CONCRETE SIDEWALKS PER CIVIL PLANS—TYPICAL	
6	PROPOSED UTILITY/STRUCTURE/DEVICE PER CIVIL PLANS—TYPICAL	
SYMBOL	DESCRIPTION	QTY
	TOURNESOL SITEWORKS WX-481824—PLANTER WITH TRELLIS LXWXH - 48" X 18" X 24"	2
	TOURNESOL SITEWORKS WX-961824—PLANTER WITH TRELLIS LXWXH - 96" X 18" X 24"	2
	TOURNESOL SITEWORKS WR-962424—PLANTER WITH TRELLIS LXWXH - 96" X 24" X 24"	10
	TOURNESOL SITEWORKS WCF-48 48" BENCH MODULE	8
	PROVIDE AND INSTALL METAL WALL-MOUNTED ART PANELS PER ELEVATION SHEET LP-2	13

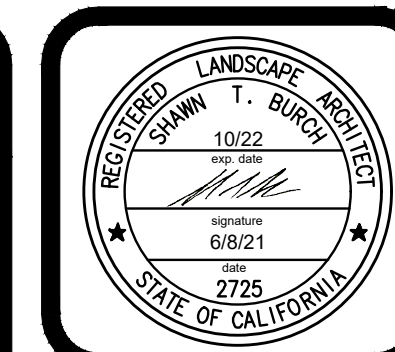


TYPICAL PLANTER POT WITH ATTACHED TRELLIS



TYPICAL 4' BENCH WITH MATCHING PLANTER POTS

REFER TO SHEET LP-2 FOR PLANTING LEGEND



CONCEPTUAL LANDSCAPE PLAN

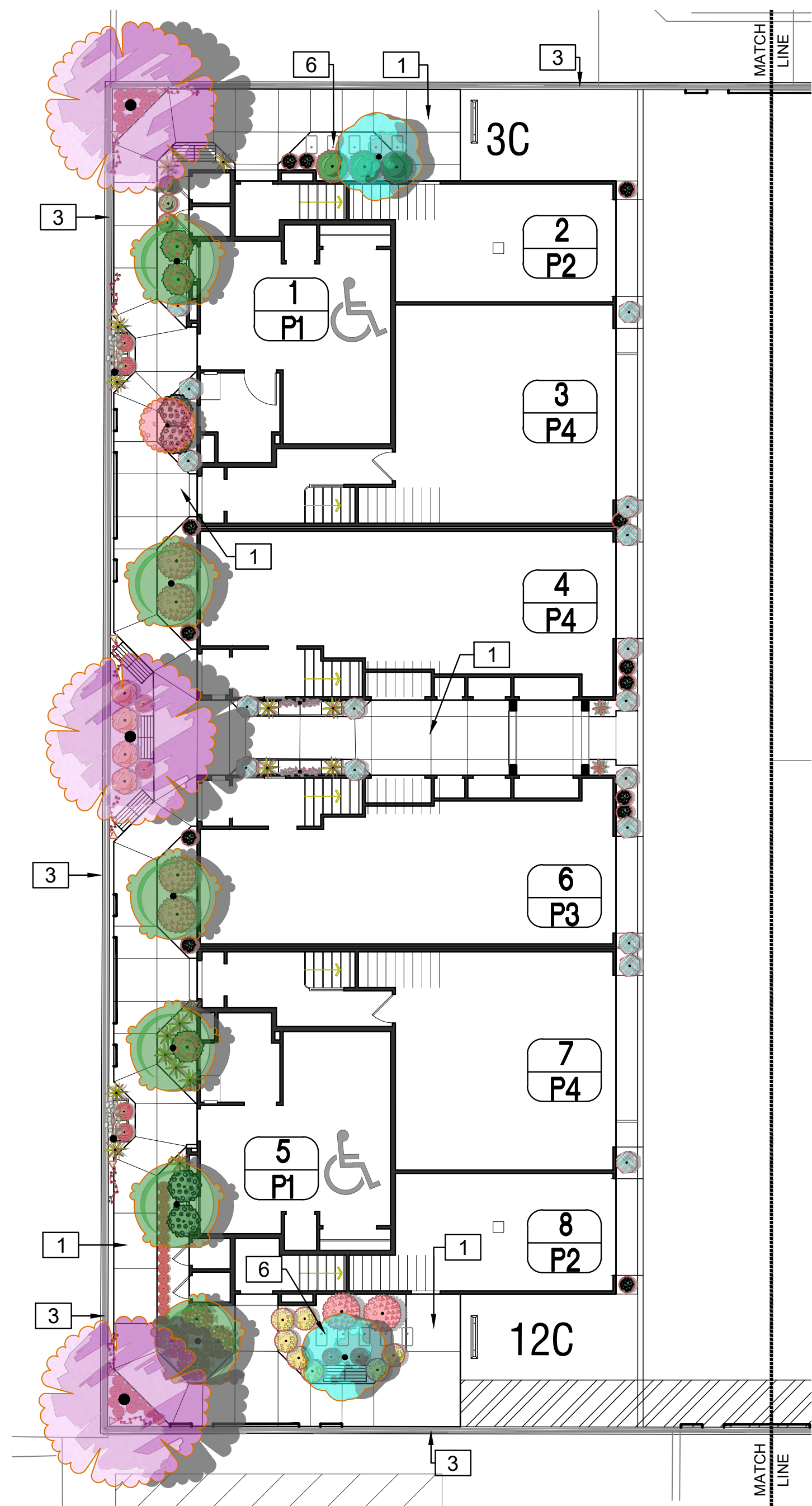
GARDENA-NORMANDIE
MULTI-FAMILY PROJECT
15725 S. NORMANDIE AVENUE
GARDENA, CALIFORNIA

REVISIONS

DRAWN BY CAD
DESIGNED BY S.T.B.
CHECKED BY C.R.
DATE 6/8/21
JOB NO. 20-40
SCALE 1"=10'
SHEET

LP-1

OF 2 SHEETS



SITE PLAN

PLANT SCHEDULE

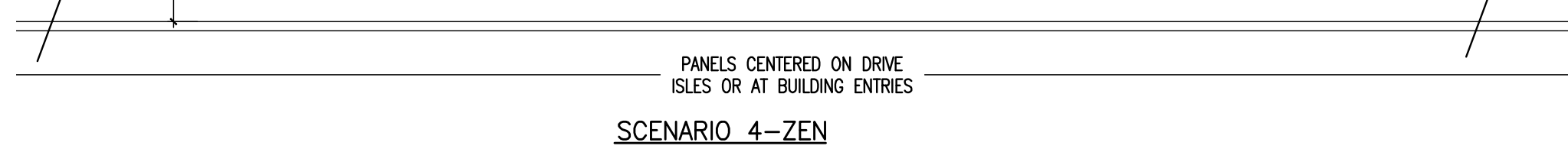
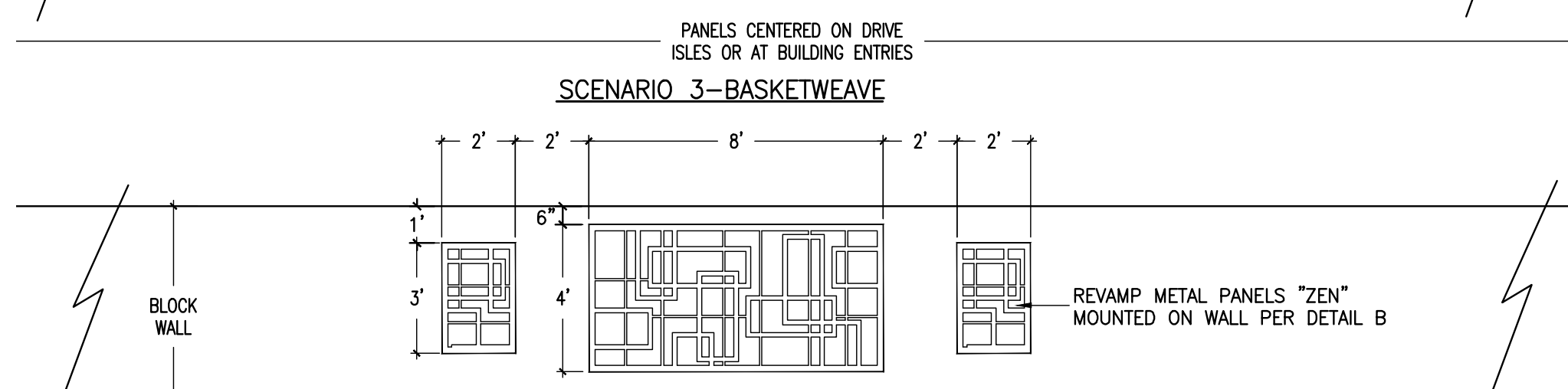
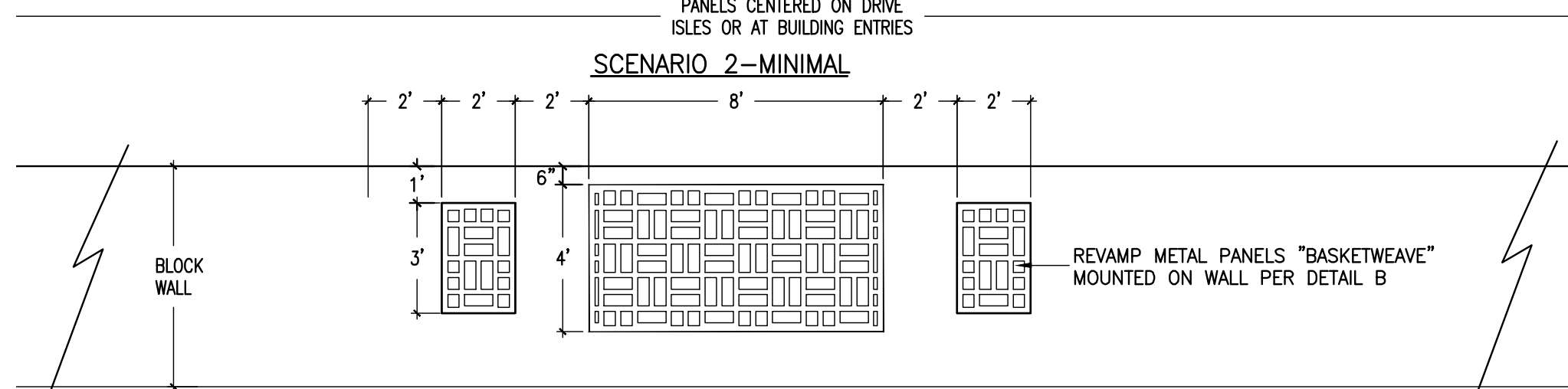
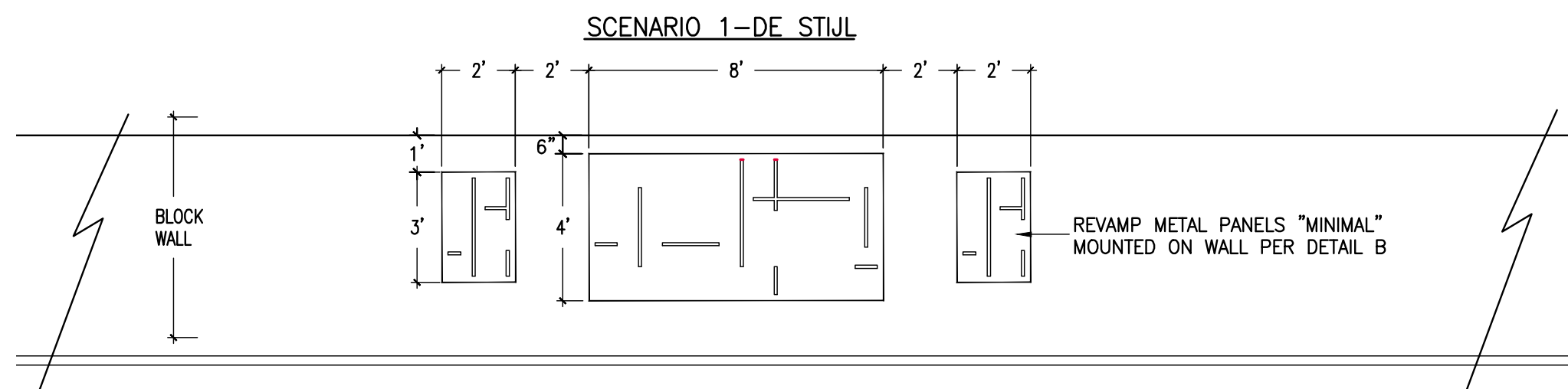
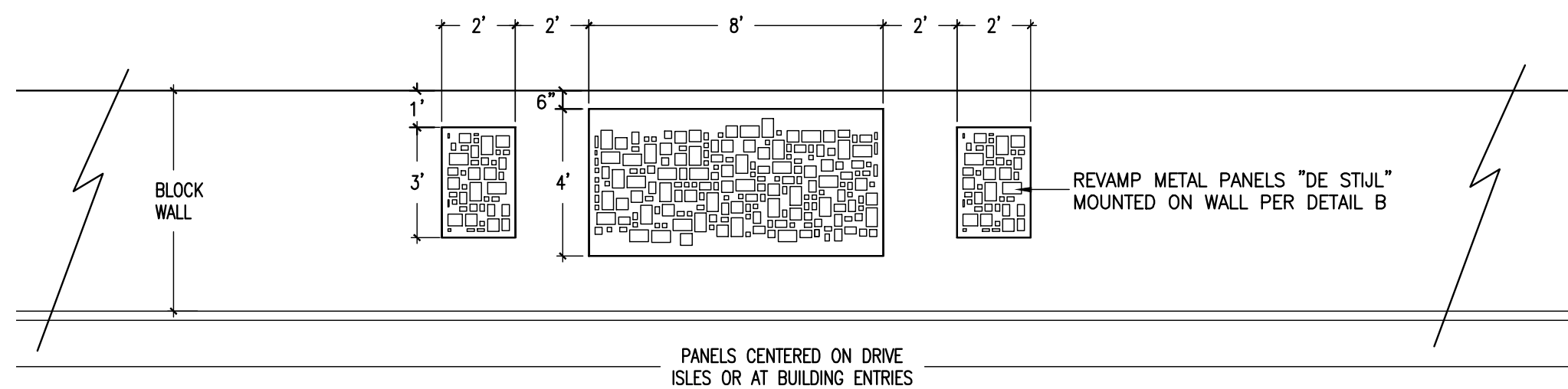
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	9	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	36" BOX	MODERATE
	8	CALLISTEMON VIMINALIS 'CV01' TM	SLIM BOTTLEBRUSH	24" BOX	MODERATE
	6	PITTOSPORUM TENUIFOLIUM 'WRINKLED BLUE'	WRINKLED BLUE TAWHIWI	24" BOX	MODERATE
	14	PRUNUS CAROLINIANA 'MONUS' TM	BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY	24" BOX	MODERATE
	13	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	5 GAL.	LOW
	62	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.	LOW
	14	DIETES X 'LEMON DROP' MODERATE	FORTNIGHT LILY	5 GAL.	LOW
	83	GERANIUM INCANUM	TRAILING GERANIUM	1 GAL.	LOW
	89	HELIOTRICHON SEMPERVIRENS 'SAPPHIRE'	SAPPHIRE BLUE OAT GRASS	5 GAL.	LOW
	87	LANTANA CAMARA 'MONIKE' TM	TEENIE GENIE LANTANA	5 GAL.	LOW
	20	LAVANDULA DENTATA 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER	5 GAL.	LOW
	161	LEWISIA COTYLEDON 'RAINBOW'	RAINBOW MIX LEWISIA	1 GAL.	LOW
	114	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	5 GAL.	LOW
	32	MAHONIA EURYBRACTEATA 'SOFT CARESS'	SOFT CARESS MAHONIA	15 GAL.	LOW
	64	ROSMARINUS OFFICINALIS 'UPRIGHT BLUE'	UPRIGHT BLUE ROSEMARY	15 GAL.	LOW
	31	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	5 GAL.	LOW
	35	SANSEVIERIA TRIFASCIATA 'LAURENTI'	SANSEVIERIA	1 GAL.	LOW
	12	SPHAERALCEA AMBIGUA 'PAPAGO PINK' TM	DESERT GLOBEMALLOW	5 GAL.	LOW
	64	TEUCRIUM COSSONII MAJORICUM	GERMANDER	5 GAL.	LOW
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	4	CAMPISIS RADICANS 'ATOMIC RED' TRAIN ON PLANTER TRELLIS	TRUMPET VINE	5 GAL.	LOW
	24	MACFADYENA UNGUIS-CATI TRAIN ON BLOCK WALLS	YELLOW TRUMPET VINE	5 GAL.	LOW
	4	PASSIFLORA X 'LAVENDER LADY' TRAIN ON PLANTER TRELLIS	PASSION VINE	5 GAL.	MODERATE
	2	TRACHELOSPERMUM JASMINOIDES TRAIN ON PLANTER TRELLIS	CHINESE STAR JASMINE	5 GAL.	MODERATE
	4	VITIS CALIFORNICA 'ROGER'S RED' TRAIN ON PLANTER TRELLIS	CALIFORNIA WILD GRAPE	5 GAL.	LOW
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	WOOD MULCH 3" DEPTH IN ALL PLANTERS	REDWOOD GORILLA HAIR	---	---	---

WATER CONSERVATION STATEMENT:

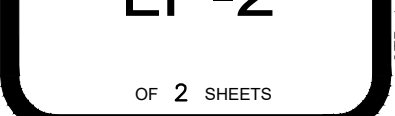
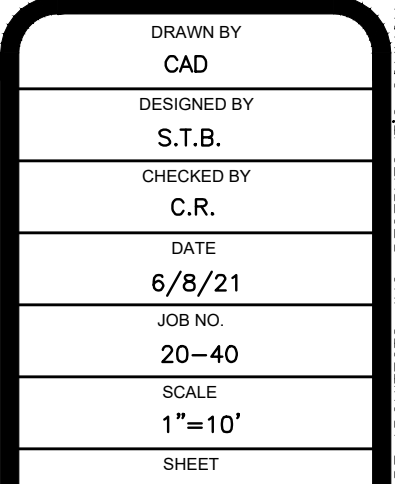
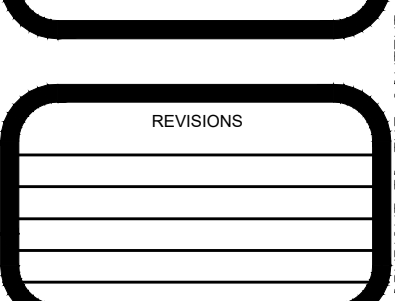
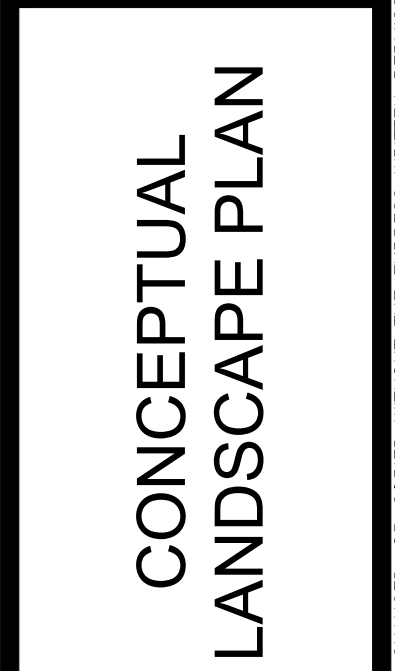
FINAL LANDSCAPE PLANS MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. THE FINAL PLANS WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIP LINES AND/OR EMITTERS AND TREE BUBBLERS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	PROVIDE AND INSTALL INTEGRAL COLORED CONCRETE-COLOR PER OWNER	
2	CLUSTER TYPE MAIL BOX PER ARCHITECT'S PLANS-TYPICAL	
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SYMBOL	DESCRIPTION	QTY
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	TOURNESOL SITEWORKS WX-961824-PLANTER WITH TRELLIS LXWXH - 96" X 18" X 24"	2
	TOURNESOL SITEWORKS WR-962424-PLANTER WITH TRELLIS LXWXH - 96" X 24" X 24"	10
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WALL-MOUNTED ART PANELS



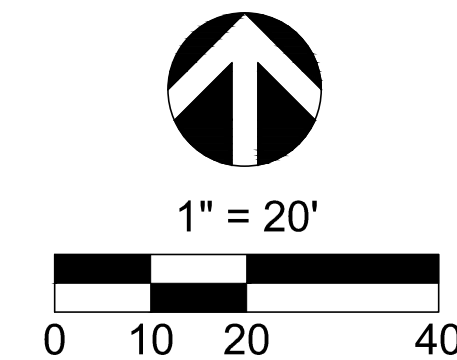
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VESTING TENTATIVE TRACT MAP NO. 83318
FOR CONDOMINIUM PURPOSES
IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET INDEX:
1 - TITLE SHEET
2 - PRELIMINARY GRADING PLAN
3 - PRELIMINARY UTILITY PLAN
4 - FIRE ACCESS & HYDRANT LOCATION PLAN

ENGINEER:
C&V CONSULTING, INC.
9830 IRVINE CENTER DR.
IRVINE, CA 92618
(949)916-3800

SUBDIVIDER:
G3 URBAN
15235 S WESTERN AVE.
GARDENA, CA 90249
(925) 876-9985
CONTACT: MITCH GARDNER



ENGINEER'S STATEMENT:
THIS TENTATIVE MAP WAS PREPARED BY ME, OR
UNDER MY DIRECTION ON JUNE 10, 2021.

RYAN BITTNER, R.C.E. 68167

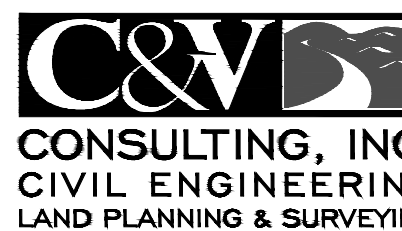
PROPOSED EASEMENTS:
[A] INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SERVICE VEHICLES
[B] INDICATES AN EASEMENT FOR PUBLIC UTILITIES (PUE)

PREPARED FOR:

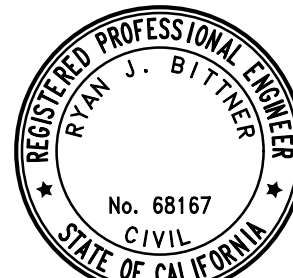


G3 URBAN
15235 S WESTERN AVE.
GARDENA, CA 90249
(213) 400-5358

PREPARED BY:



9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET



CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS

VTTM NO. 83318
15725 NORMANDIE AVENUE
GARDENA, CALIFORNIA
TITLE SHEET

PROJECT NO.

SHEET
1
OF
4

LEGAL DESCRIPTION:

THAT PORTION OF WRIGHT'S SUBDIVISION OF LOT 96 OF THE MCDONALD TRACT, IN THE RANCHO SAN PEDRO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGE 32 OF MISCELLANEOUS RECORDS OF SAID COUNTY, INCLUDED WITHIN THE LINES OF, AND FORMERLY KNOWN AS, LOTS 8, 9, 20 AND 21, AND THE SOUTH HALF OF LOTS 7 AND 19 IN BLOCK 4 OF WRIGHT'S SUBDIVISION AS PER MAP RECORDED IN BOOK 25 PAGE 23 OF MISCELLANEOUS RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE WEST 39.50 FEET OF THE SOUTH HALF OF SAID LOT 7

ALSO EXCEPTING THEREFROM THE WEST 39.50 FEET OF SAID LOTS 8 AND 9.

SITE ADDRESS:

15725 NORMANDIE AVENUE, GARDENA, CALIFORNIA

VESTED OWNER:

CARL L. TOWNSEND, TRUSTEE OF THE SURVIVOR'S TRUST SHARE OF THE TOWNSEND FAMILY TRUST, DATED JULY 16, 2001

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE V 2010.00 EPOCH IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARING BEING N31°51'54"W BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER STATIONS "CSDH" AND "P799"

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES UNLESS OTHERWISE NOTED. A GENERALIZED COMBINATION SCALE FACTOR OF 1.00003796 WAS USED FOR THIS PROJECT AT NORTHING 1781777.085, EASTING 6470570.827. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:

CITY OF LOS ANGELES BENCHMARK NO. 21-02552
ELEV: 40.941 (NAVD 88)
DESCRIBED AS: "L&L W CURB NORMANDIE AVE; N CURB PROD 164TH ST" (TABLE A-5)

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06037C1795F, A PRINTED PANEL, EFFECTIVE SEPTEMBER 26, 2008 (TABLE A-3).

LAND USE SUMMARY:

GROSS AREA: 0.897 AC (39,092 SF)
NET AREA: 0.897 AC (39,092 SF)
TOTAL PROPOSED LOTS: 1
TOTAL PROPOSED DWELLING UNITS: 30

UTILITY PURVEYORS & SERVICES:

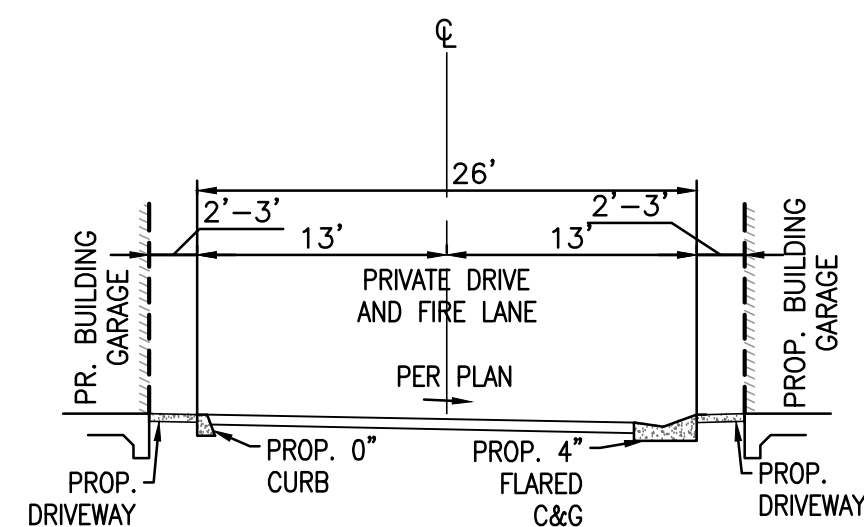
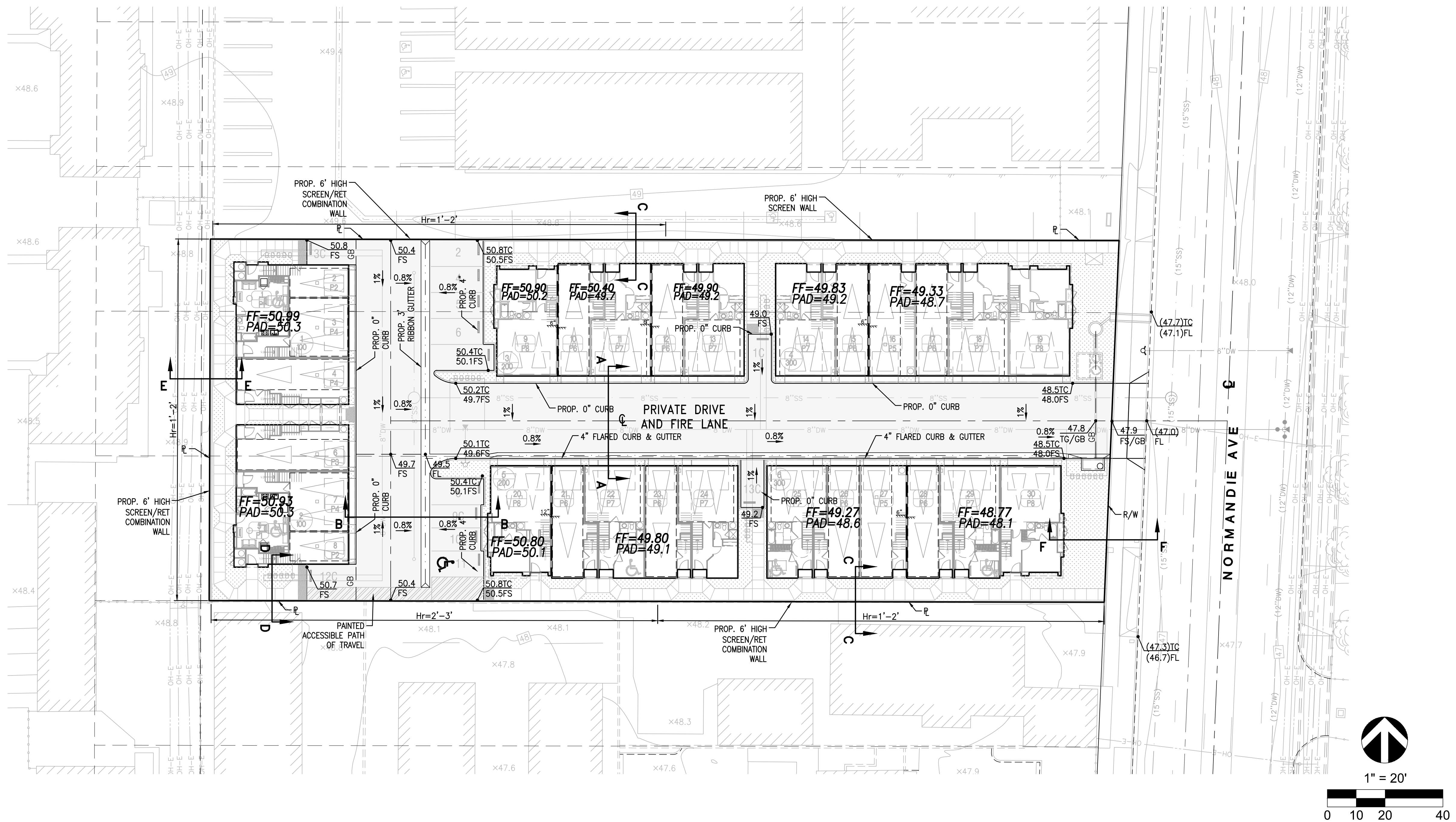
WATER: GOLDEN STATE WATER COMPANY; PHONE: 800-999-4033
SEWER: CITY OF GARDENA; PHONE: 310-217-9500
ELECTRIC: SOUTHERN CALIFORNIA EDISON; PHONE: 909-592-3737
CABLE, TELEPHONE, INTERNET: AT&T; PHONE: 800-288-2020
DIRECT TV; PHONE: 855-802-3473
TIME WARNER CABLE; PHONE: 800-892-2253
DISH NETWORK; PHONE: 888-656-3109
SCHOOL DISTRICT: LOS ANGELES UNIFIED SCHOOL DISTRICT; PHONE: 213-241-1000

LEGEND:

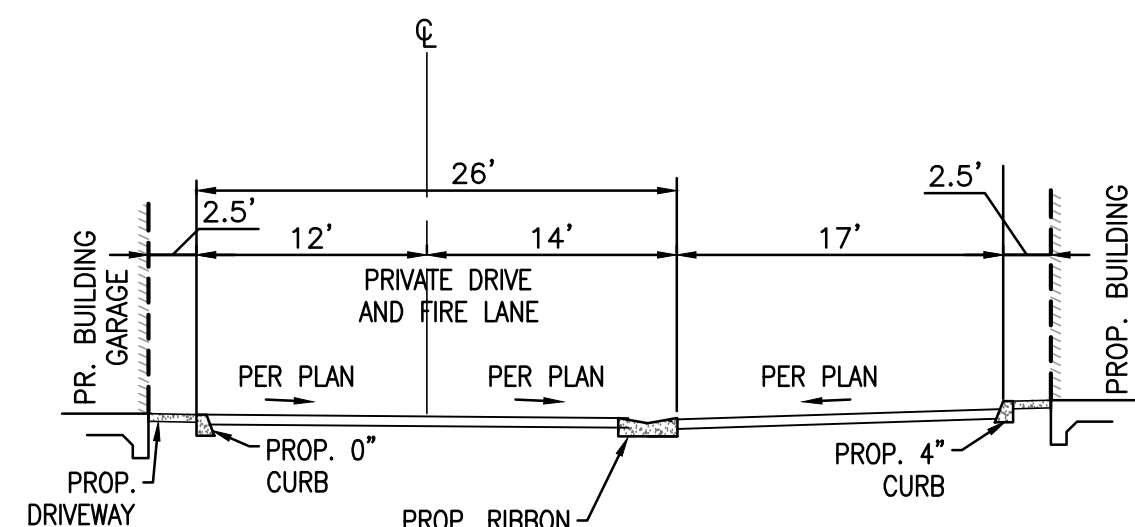
AP ANGLE POINT
ASPH ASPHALT PAVEMENT
BC BUILDING CORNER
BEG BEGIN
BO BLOW-OFF VALVE
BLDG BUILDING
BW BLOCK WALL
CB CATCH BASIN
CF CURB FACE
CLF CHAIN LINK FENCE
CMF CORRUGATED METAL FENCE
CONC CONCRETE PAVEMENT
DI DRAIN INLET
DWY DRIVEWAY
FH FIRE HYDRANT
GM GAS METER
LS LANDSCAPING
MH MANHOLE
PKWY PARKWAY
P/L PROPERTY LINE
RET RETAINING
ROW RIGHT-OF-WAY
SFH SINGLE-FAMILY HOME
ST LT STREET LIGHT
TE TRASH ENCLOSURE
TEMP TEMPORARY
TF TRANSFORMER
WF WOOD FENCE
WL WALL
WM WATER METER
V VALVE

SYMBOLS:

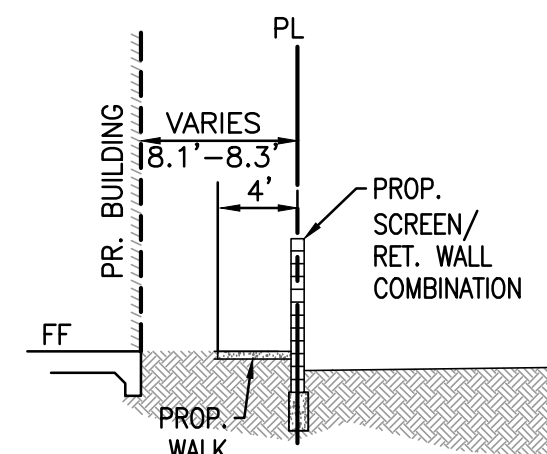
BO BLOW-OFF VALVE
DI DRAIN INLET
FH FIRE HYDRANT
LS LIGHT STANDARD
SD STORM DRAIN MANHOLE
SS SANITARY SEWER MANHOLE
SP SIGN POST
GM GAS METER
WM WATER METER
V UTILITY VALVE
UP UTILITY/POWER POLE
BS BLOCK/RETAINING SCREEN WALL
BL BLOCK/RETAINING LOW WALL
PL PLANTER/DECORATIVE WALL
OW OVERHEAD WIRE
EA EDGE OF ASPHALT PAVEMENT
WI WOOD/WROUGHT IRON FENCE
CF CHAIN LINK FENCE
DF DIRECTION OF FLOW
1' MINOR CONTOUR (1' INTERVAL)
100' MAJOR CONTOUR (5' INTERVAL)
91.5 SPOT ELEVATION



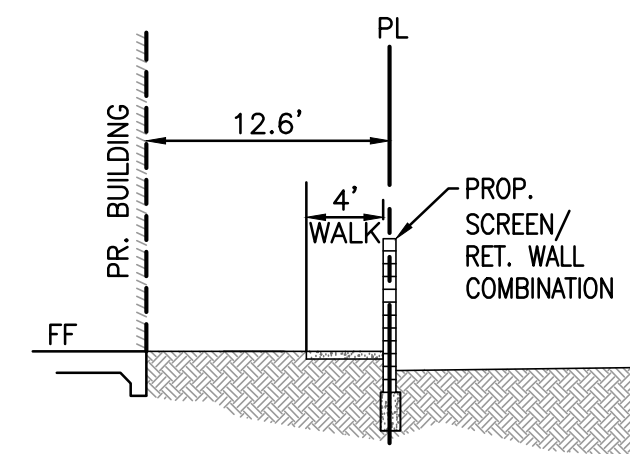
SECTION A-A
26' PRIVATE DRIVE
NOT TO SCALE



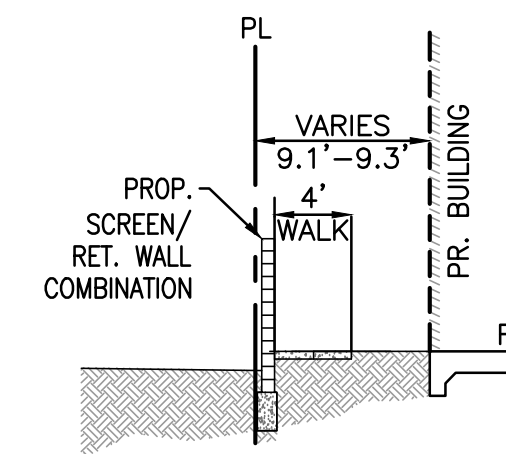
SECTION B-B
24' PRIVATE DRIVE
NOT TO SCALE



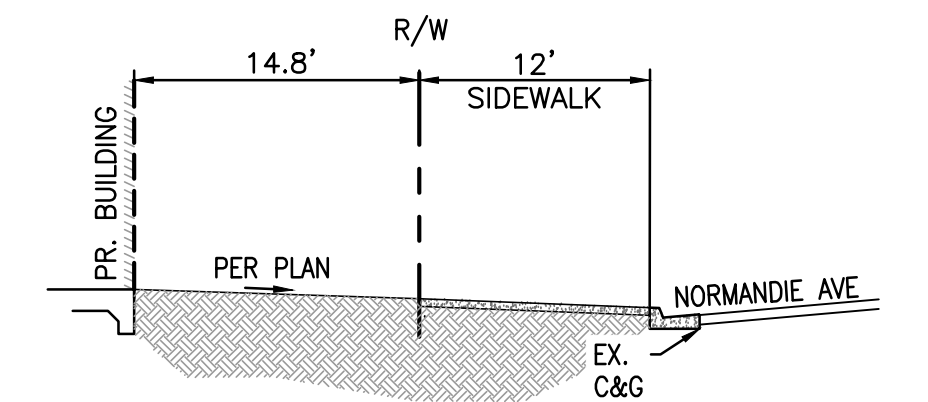
SECTION C-C
SOTHERN PROPERTY LINE
NOT TO SCALE



SECTION D-D
SOTHERN PROPERTY LINE
NOT TO SCALE



SECTION E-E
WESTERN PROPERTY LINE
NOT TO SCALE



SECTION F-F
EASTERN PROPERTY LINE
NOT TO SCALE

PREPARED FOR:

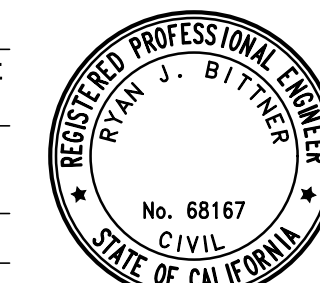


G3 URBAN
15235 S WESTERN AVE.
GARDENA, CA 90249
(213) 400-5358

PREPARED BY:



9630 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
WWW.CVC-INC.NET



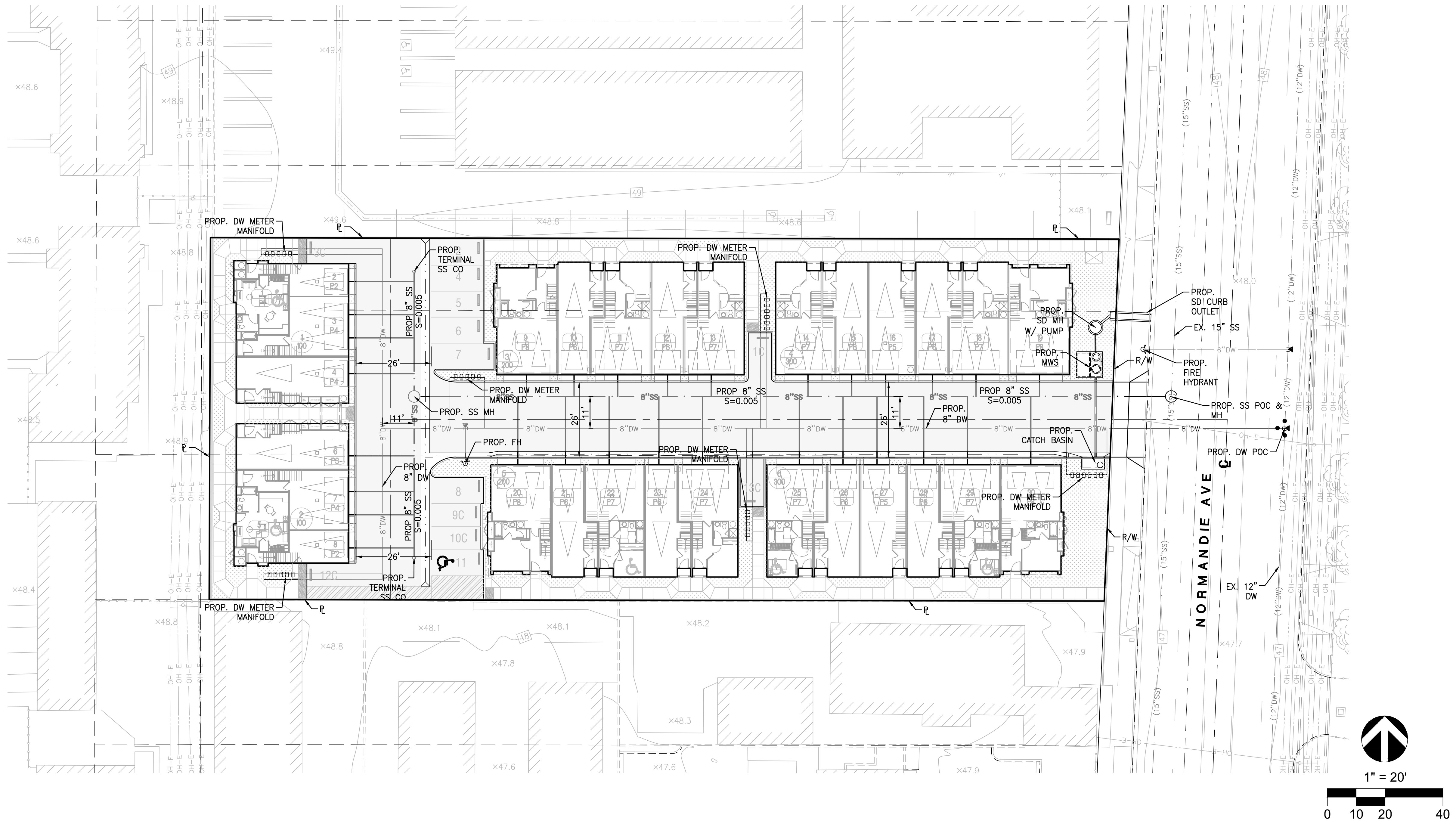
CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS

VTTM NO. 83318
15725 NORMANDIE AVENUE
GARDENA, CALIFORNIA

PROJECT NO.

SHEET
2
OF
4

PLAN SET: 15/10/2021 BY: DAW SALDO

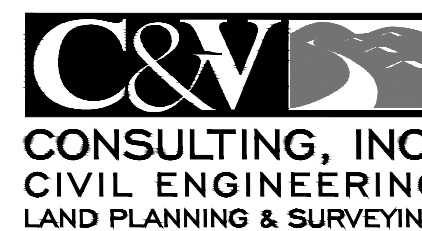


PREPARED FOR:



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(213) 400-5358

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INFO@CVC-INC.NET
CIVIL ENGINEERING
LAND PLANNING & SURVEYING WWW.CVC-INC.NET



CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS

VTTM NO. 83318
15725 NORMANDIE AVENUE
GARDENA, CALIFORNIA
PRELIMINARY UTILITY PLAN

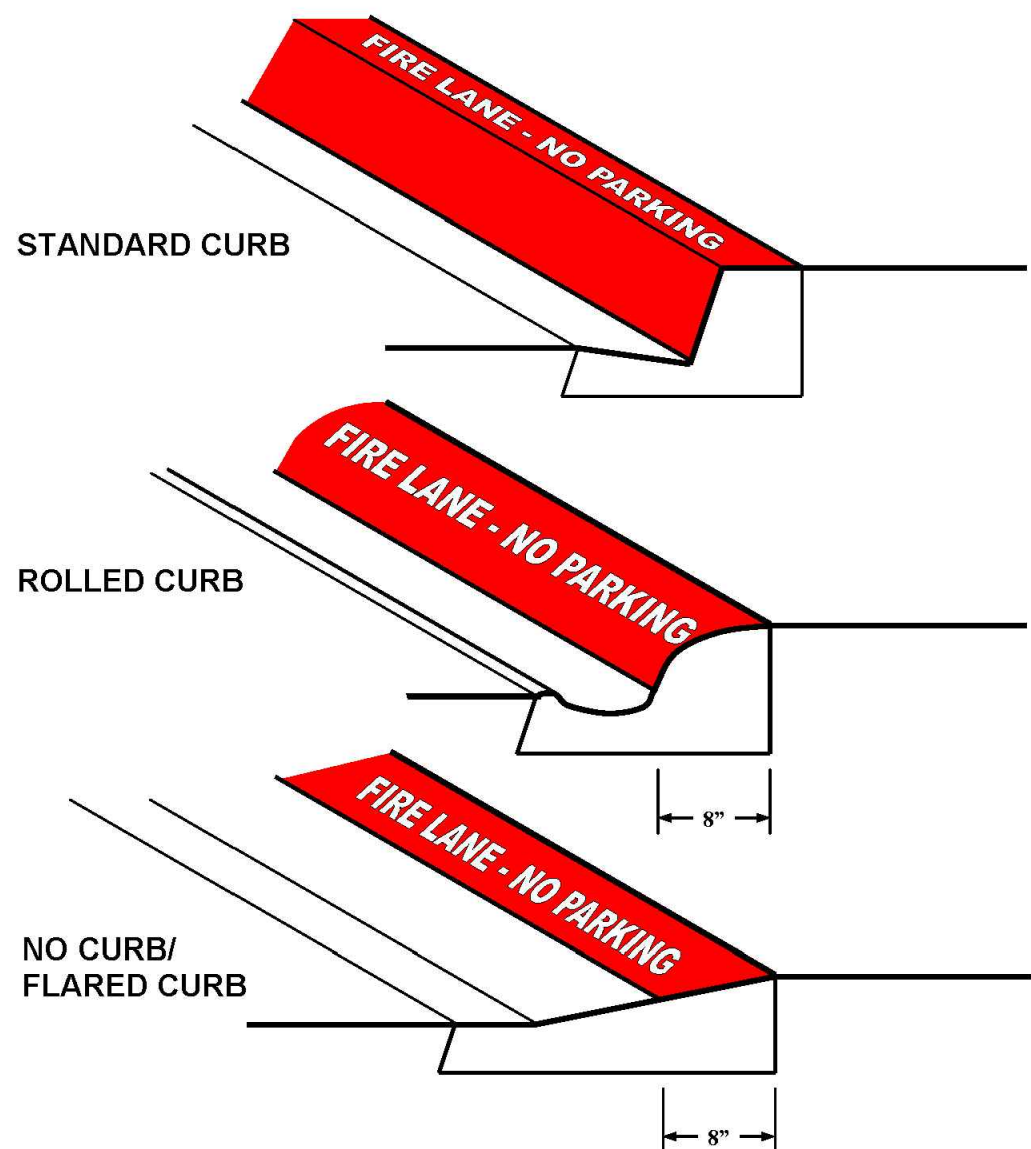
PROJECT NO.

SHEET
3
OF
4

PLAN SET: 15/07/2021 BY: DAW SALCEDO

ATTACHMENT 9

Fire Lane Identification – Red Curbs



1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

1. CURBS SHALL BE PAINTED RED
2. "FIRE LANE – NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3" WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

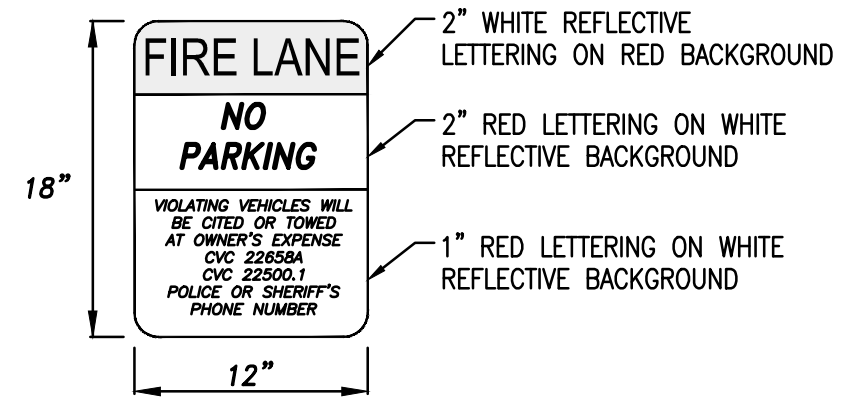
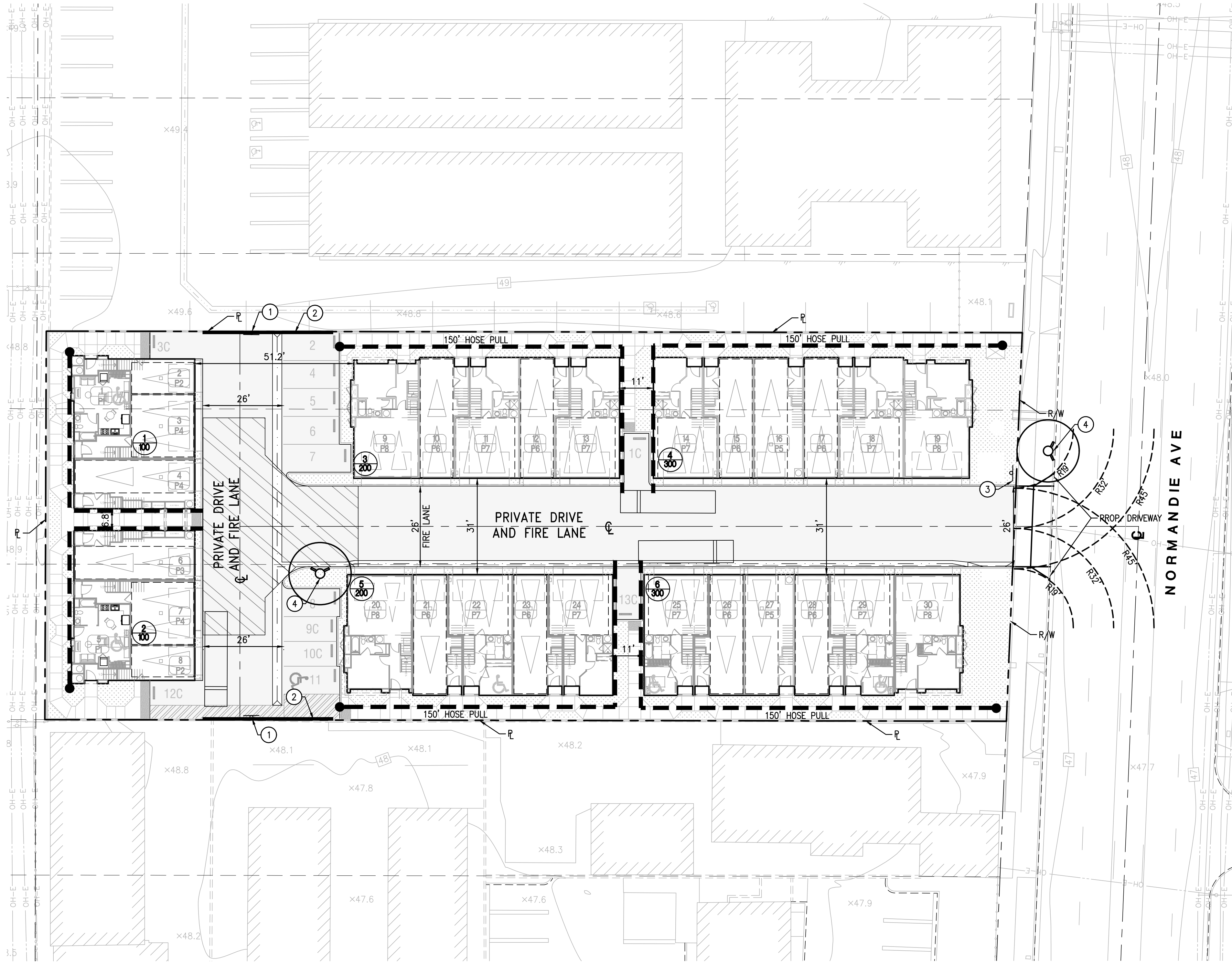
2 RED CURB PAVEMENT MARKING
NOT TO SCALE

CONSTRUCTION NOTES:

1. INSTALL "FIRE LANE" SIGN PER DETAIL 1 HEREON.
2. FIRE LANE IDENTIFICATION-RED CURBS PER DETAIL 2 HEREON.
3. INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL 3 HEREON.
4. PROPOSED FIRE HYDRANT LOCATION

PROJECT GENERAL NOTES:

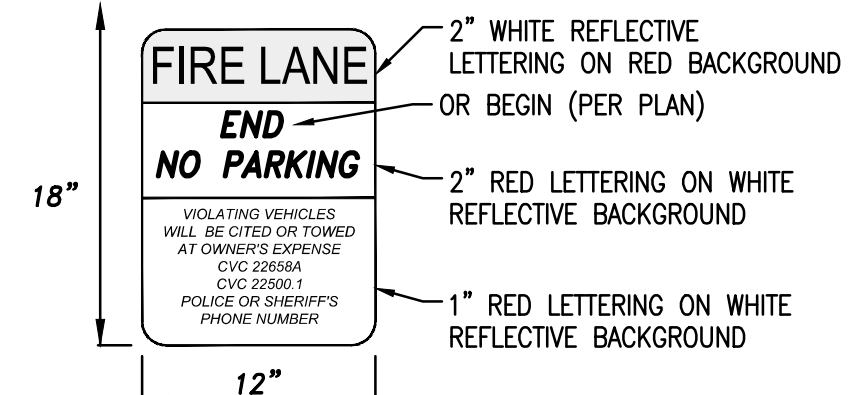
1. ALL FIRE ACCESS LANES MEET LACoFD MINIMUM REQUIREMENTS 19' & 45' RADII.
2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2016 EDITION.
4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.
5. LARGEST BUILDING SQ. FOOTAGE = 3872 SQ. FT.
6. BUILDINGS ARE DESIGNATED TYPE-VB.
7. BUILDING OCCUPANCIES ARE R-4 FOR ATTACHED MULTI-FAMILY UNITS.
8. THE BUILDING HEIGHTS ARE APPROXIMATELY 40 FEET MAX OVERALL AND 30' MAX TO FASCIA ABOVE FINISH GRADE.
9. ALL R-3 BUILDINGS ON THE SITE WILL BE SPRINKLERED PER FULL NFPA-13
10. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.
11. LA COUNTY FIRE DEPARTMENT ACCESS GATE NOTES: GATES SECURING THE FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH ALL OF THE FOLLOWING CRITERIA:
 - 1.1. WHERE A SINGLE GATE IS PROVIDED, THE GATE WIDTH SHALL NOT BE LESS THAN 20 FEET, EXCEPT ON A FIRE APPARATUS ROADWAY APPROVED TO BE A LESSER WIDTH, IN WHICH CASE THE GATE SHALL NOT RESTRICT THAT WIDTH, WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL NOT BE LESS THAN 15 FEET FOR RESIDENTIAL USE AND 20 FEET FOR COMMERCIAL/INDUSTRIAL USES.
 - 1.2. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE.
 - 1.3. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
 - 1.4. GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
 - 1.5. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
 - 1.6. METHODS OF LOCKING SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL.
 - 1.7. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
 - 1.8. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200
12. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 180 GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 & APPENDIX B
13. THE REQUIRED FIRE FLOW FOR ON-SITE FIRE HYDRANTS AT THIS LOCATION IS _____ GPM AT 20 PSI RESIDUAL PRESSURE. WHEN TWO OR MORE ON-SITE HYDRANTS ARE REQUIRED, THE FIRE FLOW SHALL BE _____ GPM, WITH EACH ON-SITE FIRE HYDRANT BEING CAPABLE OF FLOWING _____ GPM AT 20 PSI RESIDUAL PRESSURE. FIRE CODE 903.2 AND FIRE DEPARTMENT REGULATION 8.
14. ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1
15. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
16. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

1 NO PARKING SIGN
NOT TO SCALE



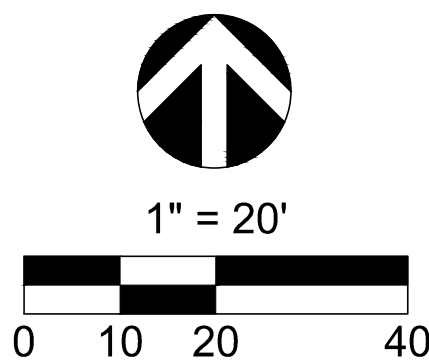
ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

3 BEGIN & END NO PARKING SIGN
OR BEGIN (PER PLAN)
NOT TO SCALE

LEGEND

- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE TRUCK ACCESS
- HOSE PULL
- PROPERTY LINE
- RED CURB STRIPING
- FH FIRE HYDRANT
- PR. PROPOSED
- EX EXISTING
- PL PROPERTY LINE
- R/W RIGHT OF WAY
- TYP. TYPICAL



PREPARED FOR:



G3 URBAN
15235 S WESTERN AVE.
GARDENA, CA 90249
(213) 400-5358

PREPARED BY:



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IRVINE, CALIFORNIA 92618
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CITY OF GARDENA
DEPARTMENT OF PUBLIC WORKS

VTTM NO. 83318
15725 NORMANDIE AVENUE
GARDENA, CALIFORNIA
FIRE ACCESS & HYDRANT PLAN

PROJECT NO.

SHEET
4
OF
4

DATE: 09/10/2021 BY: EMM SALADO

AGREEMENT FOR THE PROVISION OF AFFORDABLE HOUSING

This Agreement for the Provision of Affordable Housing (“Agreement”) is entered into this ____ day of _____, 2021, by and between G3 Urban a California corporation (“Developer”), and the City of Gardena. (“City”).

RECITALS

City has approved entitlements for Developer’s 30 unit residential condominium development project (the “Project”) located at 15717-15725 S. Normandie Avenue, Gardena California (the “Site”). The Project has been granted a Density Bonus based on development of three studio units that are to be sold at Affordable Housing Cost to Low-Income Households (the “Program Units”).

NOW, THEREFORE, the parties agree as follows:

I. DEFINITIONS

§1.1 “Affordable Housing Cost” shall have the meaning ascribed to it in Section 50052.5 of the California Health & Safety Code (as of the date of this Agreement or as subsequently amended from time to time. In computing affordable housing cost:

- a. Benchmark down payment amounts will be used in the Affordable Housing Cost calculations. The benchmark down payments will be set at no less than 5% of the affordable sales prices for the Program Units;
- b. The actual HOA fees shall be used as the basis for maintenance and insurance costs;
- c. The utility expenses, inclusive of gas, electricity, water, sewer and trash expenses, should be set based on the allowances for new units published by the Housing Authority of the County of Los Angeles;
- d. The property taxes should be based on the affordable price as that should be the actual tax valuation that will be applied to the units;
- e. The interest rate should be based on the lesser of: (a) the FNMA fixed interest rate 30 year fully amortizing mortgage for the quarter immediately preceding the unit’s sale or (b) the actual rate of the Participant’s financing. A 50 basis point premium will be added for mortgage insurance;

- f. Low income sales prices shall be calculated in accordance with Health and Safety Code 50052.5(b)(3).

§§1.2 “Density Bonus” has the meaning ascribed to it in section 65915 of the California Government Code

§§1.3 “Gross Household Income” means income as defined in California Code of Regulations Title 25 Housing and Community Development, Section 6914 of all (i) members of the Household over the age of eighteen (18), and (ii) persons who will hold title to a Program Unit.

§1.4 “Household” means all persons who will occupy each Program Unit whether it be a single family, one person living alone, or any other group of related or unrelated persons who share living arrangements.

§1.5 “Low-Income Household” means a Household earning 50% to 80% of area median income adjusted for family size.

§1.5 “Participant” means the purchaser of a Program Unit.

§1.7 “Preferred Buyers” means residents of the City of Gardena who have resided in the City for at least six months as established by utility bills or other competent evidence.

§1.8 “Program Units” means the housing units developed on the Site that are to be sold by Developer at Affordable Housing Cost and covenanted as affordable housing units pursuant to the terms of this Agreement.

§1.9 “Maximum Sales Price of Program Units” means the sales price determined by Affordable Housing Cost for Low Income Households.

§1.10 “City” means the City of Gardena.

II. DEVELOPER’S OBLIGATIONS

§2.1 Sale and Covenanting of Program Units

§2.1.1 Developer shall sell three studio condominium units to Low Income Households at a price no greater than the Maximum Sales Price of Program Units. Developer shall ensure that prior to sale of each of these Program Units, a Unit Regulatory Agreement in the form attached hereto as Exhibit A will be recorded against the unit to ensure that the Program Unit will be subject to the rules governing ownership Density Bonus units by Government Code section 65915(c)(2).. Certificates of Occupancy shall only be issued for the Program Units after recordation of the Unit Regulatory Agreement.

§2.1.2 Developer has designated the three studio units in the Project as the Program Units. The designated Program Units shall be equivalent in quality of construction to the Project's non-Program Units.

§2.1.3 The Developer's declaration of CC&Rs for the Project shall provide that the affordability covenants are superior to and survive any lien foreclosures for dues or assessments.

§2.2 Marketing of Program Units. Developer will commence marketing of Program Units six months prior to the projected completion of construction. Initially, advertising for the sale of the Program Units will focus on local residents; advertising on City of Gardena operated bulletin boards at City Hall and on the City web-site and through the publications of the local community groups. In addition, site signage will include information regarding the sale of the Program Units. Contact and application information will be included in the Program Unit advertisements. If necessary, following the initial advertising period of at least 60 days, Developer may advertise the availability of the Program Units on a wider basis.

§2.3 Application/Selection Process

§2.3.1 Developer shall require Households interested in acquiring Program Units to fill out applications to demonstrate they meet the low-income requirements, understand the resale restrictions and have the down payment necessary for purchase. Application packets will be made available online and provided to the City of Gardena for distribution at the Planning Counter.

§2.3.2 Households will be verified for eligibility using a Verification Form in substantially the form attached hereto as Exhibit B.

§2.3.3 Once an applicant has submitted a complete application and Verification Form and has been determined by Developer to be qualified as a Low Income Household Developer will forward the file to City Manager or his/her designee for approval.

§2.3.4 The City will approve applications from Households that it determines qualify as Low Income Households. City shall notify Developer of its approval or disapproval in writing within 10 business days from receipt of a complete application and Verification Form. Failure of the City to approve or disapprove within that period shall be deemed an approval.

§2.3.5 Applications received during the initial advertising period from Preferred Buyers will be given preference over non-Preferred Buyers to the extent legally possible. If the Program Units are over-subscribed during the initial advertising period, buyers of the Program Units shall be selected by lot in a manner to be agreed upon by Developer and City. Applications received after the initial advertising period will be considered based on completeness and timeliness of their applications and the deposit of a refundable deposit into escrow as permitted by the California Department of Real Estate regulations, without regard to whether they are Preferred or non-Preferred Applicants.

III. MISCELLANEOUS PROVISIONS

§3.1 Construction. The Parties agree that each Party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not apply in the interpretation of this Agreement or any amendments or exhibits hereto.

§3.2 Notices, Demands and Communications Between the Parties. Notices, demands and communications between the City and the Developer shall be deemed sufficiently given if (i) delivered personally, (ii) dispatched by first class mail, postage prepaid or (iii) sent by nationally-recognized reputable overnight delivery service to the principal offices of the City and the Developer as set forth below. Such written notices, demands and communications may be sent in the same manner to such other addresses or to such other address as any Party may from time to time designate by mail as provided in this Section, and shall be deemed received upon delivery or refusal of delivery, if delivered personally, within three (3) business days after deposit of same in the United States mail, if mailed, or one (1) business day after deposit of same with a nationally recognized reputable overnight delivery service if sent by such a delivery service.

To the Developer:

G3 Urban
15235 S Western Ave.
Gardena CA 90249
Attention: President

To the City:

City of Gardena
1700 West 162nd Street,
Gardena, CA 90247
Attention: City Manager

§3.3 Attorneys' Fees. If any Party brings an action to enforce the terms hereof or declare its rights hereunder, the prevailing Party in any such action shall be entitled to its reasonable attorneys' fees to be paid by the losing Party as fixed by the court.

§3.4 Force Majeure. In the event that either Party is delayed or hindered from the performance of any act required hereunder by reason of strikes, lock-outs, labor troubles, inability to procure materials not related to the price thereof, failure of power, restrictive governmental laws and regulations, riots, insurrection, war or other reasons of a like nature beyond the control of such party, then performance of such acts shall be excused for the period of the delay, and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

§3.5 Applicable Law. The laws of the State of California shall govern the interpretation and enforcement of this Agreement.

§3.6 Successors and Assigns. The provisions hereof shall be binding upon, and inure to the benefit of, the City and the Developer and their successors and assigns, as the case or context may require.

§3.7 No Joint Venture. Nothing contained herein shall be construed to render the City in any way or for any purpose a partner, joint venturer, or associated in any relationship with the Developer, nor shall this Agreement be construed to authorize either Party to act as agent for the other.

§3.8 Entire Agreement, Waivers and Amendments. This Agreement, together with all attachments and exhibits hereto and all documents to be executed and delivered pursuant to this Agreement, constitutes the entire understanding and agreement of the Parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof. Any waiver, amendment, or modification of any provision of this Agreement must be in writing and signed by both Parties.

§3.9 Execution in Counterparts. This Agreement, may be executed in two or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

§3.10 Severability. Each and every provision of this Agreement is, and shall be construed to be, a separate and independent covenant and agreement. If any term or provision of this Agreement or the application thereof shall to any extent be held to be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected hereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

In witness whereof the parties have had their duly authorized officers execute this Agreement this ____ day of _____, 202_. -.

G3 URBAN

By: _____

CITY OF GARDENA

By: _____

Mayor

Exhibit - A

Recording Requested By
and when recorded return to:

City of Gardena
1700 West 162nd Street,
Gardena, CA 90247
Attention: City Manager

EXEMPT FROM RECORDING FEES PURSUANT TO GOVERNMENT CODE §§ 6103 AND 27383

(Space Above for Recorder's Use)

UNIT REGULATORY AGREEMENT

THIS UNIT REGULATORY AGREEMENT (this "Agreement") is dated as of ____, 202__, and is entered into by and between the CITY GARDENA, a California general law city ("City"), and G3 URBAN, a California corporation ("Owner").

RECITALS

A. Owner is the owner of the land located in the City of Gardena, County of Los Angeles, State of California that is more particularly described in Exhibit "A" attached hereto (the "Land") and the improvements thereon.

B. City and Owner entered into that certain unrecorded Agreement for the Provision of Affordable Housing dated ____, 2020 (the "Housing Agreement"). Pursuant to the Housing Agreement, Owner agreed to develop and sell three studio condominium units (the "Program Units") only to a "Low-Income Household" at "Affordable Housing Cost" (as those terms are defined herein), and to record this Agreement against each Program Unit to memorialize the restrictions that apply to the sale, resale, occupancy, and use of the Program Unit for the "Term" set forth herein. The legal description of the Program Unit subject to this Agreement is attached hereto as Exhibit "B."

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

1. **Definitions.** For purposes of this Agreement, the terms listed below shall have the meanings ascribed:

(a) Affordable Housing Cost means a housing cost which does not exceed the limits set forth in California Health and Safety Code Section 50052.5(b)(4), (c), (e), (f), (g), and (h) and the implementing regulations set forth in California Code of Regulations, Title 25, Sections 6914, 6920 and 6932.

(b) Homeowner means the Low-Income Household purchasing the Program Unit from Owner. Homeowner also means any subsequent Low-Income Household who purchases the

Program Unit at Affordable Housing Cost from a previous Homeowner pursuant to section 3(b)(i) of this Agreement.

(c) Low-Income Household means a person, family, or household meeting the income qualification limits set forth in California Health and Safety Code Section 50093 and the implementing regulations set forth in California Code of Regulations, Title 25, Sections 6910, et seq.

2. **Term.** The term of the restrictive covenants set forth herein (the “Term”) shall commence upon the recordation of this Agreement and shall remain in effect until the date that a Homeowner sells the Program Unit to other than a Low-Income Household at Affordable Purchase Price.

3. **Covenants to Maintain Affordability and Occupancy; Resale and Equity Sharing.**

(a) Initial Sale. During the Term, Owner shall not sell the Program Unit to any person, family, household, or entity except to a Low-Income Household at an Affordable Housing Cost. In addition, Owner shall give preference in any such sale to households on any list(s) of eligible households that City may from time to time provide to Owner and Owner shall fully cooperate with City in connection therewith; provided, however, that Owner shall not be required to provide such a preference if doing so would violate any applicable provision of federal, state, or local law.

(b) Resale. After the initial sale of the Program Unit to the Homeowner, the unit shall be subject to resale restrictions in favor of the City.

(i) Sale to a Low-Income Household. During the restricted term, the Homeowner may sell the Program Unit to a Low-Income Household at Affordable Housing Cost. Upon such a sale the selling Homeowner may retain the sales proceeds, this Agreement shall remain of record and the new Homeowner shall become subject to the restrictions of this Agreement pertaining to a Homeowner.

(ii) Sale to an above Low-Income Household. The Program Unit may also be sold to an above Low-Income Household in which case the City shall recapture a portion of the sales proceed. Upon such a sale at a price higher than the price that would result in an Affordable Housing Cost for a Low-Income Household the Homeowner who is selling the Program Unit shall pay to the City (through the escrow for the sale) one hundred percent (100%) of the net sales price being paid for the Program Unit (“net” meaning net of reasonable closing costs payable by the Homeowner as seller, net of Homeowner’s down payment and net of the cost of improvements to the realty installed and paid for by the Homeowner during his/her ownership as established by invoices and proof of payment to be provided by Homeowner) however, said percentage shall be reduced by five percent (5%) for each full calendar year that any selling Homeowner resided in the Program Unit as his/her principal residence without any violation of this Agreement, but in no event shall the reduction reduce such percentage to less than fifty percent (50%) (i.e., if the selling Homeowner so resided for ten (10) full calendar years or more, the percentage would be reduced to 50%). In the event the Homeowner sells the Program Unit in accordance with

this Section 3(b)(ii), City shall cooperate with the Homeowner in executing (in recordable form) such document or documents as may be required to terminate this Agreement of record upon payment to City of the foregoing sums in connection with the sale of the Program Unit (as shown on the final settlement statement for the sale escrow) and compliance with the other requirements of this Section, this Agreement shall terminate.

(c) Notwithstanding any other provision set forth in the Housing Agreement or this Agreement to the contrary, none of the following situations shall constitute a violation of this Agreement: (i) Owner's retention of ownership of the Program Unit prior to the first sale of the Program Unit to an eligible Homeowner at Affordable Housing Cost; (ii) Homeowner's sale or transfer of the Program Unit (or interest therein) to a permitted transferee in accordance with Section 5 of this Agreement; or (iii) a Homeowner's continued occupancy of the Affordable Housing Unit on the Program Unit if his/her income changes after the date of its initial purchase/occupancy of such unit and such Homeowner no longer qualifies as a Low-Income Household (subject to Section 5 below).

4. **Owner Occupancy.** During the Term hereof and the period of his/her ownership, each Homeowner shall occupy the Program Unit as his/her primary residence. In no event shall the Program Unit be leased or rented. Any Homeowner or successor in interest who rents a Program Unit in violation of the provisions of this Agreement shall be required to forfeit to City all monetary amounts so obtained. In addition, City may institute any appropriate legal actions to ensure compliance with this Agreement.

5. **Permitted Transfers.** Notwithstanding any other provision set forth in this Agreement to the contrary, the following transfers of title are permitted and shall not violate Section 3 or Section 4 above: (i) a transfer by gift, devise, or inheritance to any Homeowner's spouse, children, grandchildren, or other family member or the taking of title by the surviving joint tenant that is a Homeowner's spouse; (ii) transfer of title to a spouse as part of a divorce or dissolution proceedings; and (iii) acquisition of title by a spouse in conjunction with marriage. In the event of a permitted transfer pursuant to the foregoing, if the transferee household does not qualify as a Low-Income Household at the time the transfer occurs, the transferee household shall not be permitted to occupy the Program Unit and shall act with reasonable diligence to sell or transfer the Program Unit in accordance with section 3(b) of this Agreement.

6. **Subordination to Financing.** City shall subordinate Owner's covenants and restrictions set forth in this Agreement to the lien of Developer's construction loan deed of trust. "Developer Deed of Trust.

In addition, City agrees to and shall subordinate any Homeowner's covenants and restrictions set forth in this Agreement to the lien of any deed or deeds of trust securing a purchase money loan or loans used by such Homeowner to purchase the Program Unit and to the lien of any deed or deeds of trust securing any refinancing obtained by a Homeowner that encumbers the Property provided that the refinancing loan does not exceed the principal balance of the purchase money loan being refinanced plus closing costs and loan costs payable by the Homeowner. However, the City Manager or his/her designee shall have the authority to approve, in writing, a refinancing that exceeds such limited amount by up to \$25,000 (the "Cash Out Amount") provided the interest rate for the refinancing loan is materially lower than the interest rate of the loan being

refinanced; Homeowner provides satisfactory evidence to the City Manager or his/her designee that the additional Cash Out Amount is needed to remedy a specific and significant current or identifiable future adverse financial condition of the Homeowner and Homeowner agrees that the proceeds of such over-financing shall be added to the "net proceeds" in the event Homeowner sells the Program Unit in accordance with section 3(b)(ii) of this Agreement.

In order to process a request for City Manager (or designee) approval of subordination, the Homeowner or its prospective purchaser, as applicable, shall deliver the following information to the City Manager or his/her designee at least fifteen (15) days prior to the anticipated closing of the Homeowner Loan: (i) the name and address of the lender, including the name and contact information of the lender's representative who will provide and/or sign the subordination agreement on behalf of the lender; (ii) a summary of the terms of the Homeowner Loan, including principal, interest rate, term, payment schedule, and loan fees; (iii) the anticipated closing date of the Homeowner Loan; (iv) a copy of the proposed loan documents and any or other agreements between the Homeowner and the proposed lender; and (v) if the Homeowner Loan exceeds the Cash Out amount referred to in the first sentence of the preceding paragraph and requires City Manager (or designee) approval under either clause (i) or (ii) thereof, an explanation of the facts that support City subordination as set forth therein.

The form of the subordination agreement used to effect any such subordination shall be prepared by the holder or prospective holder of the deed(s) of trust, shall be reasonably satisfactory to City's counsel and the City Manager or his/her designee as to form, and shall provide to City (i) a right to cure a default on the Homeowner Loan within the time period for curing such a default that is available to the Homeowner thereunder, (ii) an agreement that if prior to the foreclosure of the Homeowner Loan by the holder thereof City takes title to the Program Unit and cures the default on the Homeowner Loan the holder thereof will not exercise any right it may have to accelerate the loan by reason of the transfer of title to City, (iii) a right to negotiate with the holder of the Homeowner Loan after City's receipt of a notice of default therefrom (provided that such right shall not limit the discretion of said holder or require the holder to delay any foreclosure or related proceedings with regard to its loan), and (iv) a right to purchase the Program Unit from the Homeowner at any time after a default on the Homeowner Loan and prior to completion of any foreclosure proceeding or the Homeowner's conveyance of a deed in lieu of foreclosure, whichever first occurs. City hereby finds that an economically feasible alternative method of financing, refinancing, or assisting the Program Unit on substantially comparable terms and conditions as is provided for in this Agreement, but without subordination, is not reasonably available, and City further finds that if the written commitments referred to herein are incorporated into the subordination agreement City's investment in the event of default will be adequately protected.

7. Sale/Resale Procedures.

(a) If Owner (as to the first sale of the Program Unit to a Low-Income Household) or a Homeowner (as to each subsequent sale of the Program Unit during the Term) elects at any time to sell or transfer the Program Unit during the Term (or is required to sell or transfer the Program Unit pursuant to the last sentence of Section 5), then Owner or the Homeowner, as applicable, shall first provide to City a notice (the "Notice of Proposed Sale") setting forth Owner's or the Homeowner's intention to sell the Program Unit. In the event Owner or the Homeowner desires

assistance in locating a Low-Income Household to purchase the Program Unit, Owner or the Homebuyer shall notify City in the Notice of Proposed Sale. If City locates a Low-Income Household, City shall notify Owner or the Homebuyer in writing, within thirty (30) days after receipt of Owner's or the Homebuyer's Notice of Proposed Sale. Notwithstanding the foregoing, nothing contained herein shall be construed as imposing upon City any obligation to find a purchaser of the Program Unit.

(b) For the purpose of confirming with City that a proposed purchaser is a Low-Income Household that will be paying a purchase price that is in compliance with the terms hereof, Owner or the Homeowner, as applicable when Homeowner elects to sell the Program Unit pursuant to section 3(b)(i) of this Agreement, shall notify City in writing of any offer from a prospective purchaser which Owner or the Homeowner intends to accept, disclosing the identity of such prospective purchaser and providing City with such financial, credit, and other information relating to such prospective purchaser as may be reasonably required by City, including the following: (i) the name and address of the purchaser; (ii) the number of persons comprising the purchaser's household and their names and ages; and (iii) the proposed purchase price of the Program Unit, and any other consideration for the purchase of the Program Unit; (iv) the amount of the proposed down payment; (v) the terms of any loan that will be used by the purchaser to finance the purchase of the Program Unit, including but not limited to the estimated principal, interest rate, payment schedule, term, and loan fees; (vi) the anticipated closing date; (vii) the aggregate annual gross income of the purchaser's household; (viii) the most recent federal and state income tax returns of the purchaser and all other members of the purchaser's household for the preceding two (2) calendar years, and verification of the proposed purchaser's salary or wages from the purchaser's employer; (ix) a copy of any proposed purchase and sale agreement, escrow instructions, loan application, or other agreements between Owner or the Homeowner, as applicable, and the proposed purchaser of the Program Unit; and (x) a written statement signed by the proposed purchaser that the Program Unit will be occupied by the purchaser and used as his or her primary residence. The City Manager or his/her designee may also require the purchaser to submit other written documentation as may be reasonably necessary to enable the City Manager or designee to verify the information provided by the purchaser and to determine that the income and Affordable Housing Cost restrictions of this Agreement will be satisfied. Within fifteen (15) calendar days after receiving documentation regarding a proposed purchaser, the City Manager or his/her designee shall review all such documentation and shall notify Owner or the Homeowner, as applicable, the prospective purchaser, and the escrow agent in the transaction (if escrow has been opened at that time) as to whether the proposed purchaser does or does not qualify as a Low-Income Household, whether the purchase price does or does not qualify as Affordable Housing Cost, or whether additional documentation is necessary in order for City to make either such determination. If the City Manager or his/her designee disapproves any of such submittals, he/she shall do so in writing and shall explain the reasons therefor. If the City Manager or designee fails to timely approve or disapprove a request for approval of the transaction, he/she shall be conclusively deemed to have approved the transaction on the terms and conditions set forth in the request (and any other minor revisions to such terms and conditions that do not materially change the information previously submitted to the City Manager or designee relating to the eligibility of the purchaser and the fact of the purchase price qualifying as an Affordable Housing Cost). provided, however, that if the sale is to a buyer who is not a Low-Income Household, the Homeowner shall nevertheless pay to City through the escrow for the Sale any sums that would

be payable under Section 3(b)(ii) above as if the City Manager or designee consented to a sale by the Homeowner to a buyer who is not a Low-Income Household.

8. **Compliance Verification.** City shall have the continuing right to verify that the restrictions, limitations, and requirements of this Agreement are being complied with. In connection therewith, on an annual basis, the Homeowner shall promptly complete, sign and return a questionnaire delivered by City and shall deliver such written information as City may reasonably request. Additionally, City may contact occupants of the Program Unit at reasonable times during the day and ask them questions regarding Owner (if Owner is still the fee owner) or any Homeowner's compliance with this Agreement.

9. **Confidentiality of Information.** To the maximum extent permitted by law, any personal or financial information submitted by, about, or on behalf of any Homeowner relating to the identity of the persons in the household, employment, income, tax returns, and the like shall be kept strictly confidential and shall not be disclosed to any third persons without the express written consent of the applicable Homeowner or court order. All such information shall be retained for no more than five (5) years after the date City receives the information and shall thereafter be destroyed in accordance with applicable provisions of the California Government Code.

10. **Remedies of City.** City shall have all equitable rights and remedies available to City in connection with any violation of this Agreement, including, without limitation, the right to enjoin any violation of this Agreement and the right to obtain specific performance of this Agreement. In addition, upon a sale of the Program Unit in violation of this Agreement, or any other default by Owner or a Homeowner under this Agreement which is not cured within thirty (30) days after written notice by City (an "Event of Default"), City shall have the right to an order ejecting any occupant from the Affordable Housing Unit whose occupancy violates this Agreement, and/or such other relief as may be available at law or in equity.

11. **Successors and Assigns; Covenants to Run With the Land.** The covenants and restrictions contained herein shall run with the land and shall be a burden upon the Program Unit and shall be enforceable against Owner and each Homeowner during the period(s) of their respective ownership(s). Owner and each Homeowner shall furnish a copy of this instrument to any successors-in-interest. Neither Owner nor any Homeowner shall be liable for any default that occurs prior or subsequent to the period of its ownership of the Program Unit, but shall nevertheless remain liable for participating in any transaction that violates the term of this Agreement.

12. **Independent and Severable Provisions.** In the event that any provision of this instrument is held by a court of competent jurisdiction to be unenforceable or invalid, such holding shall not render unenforceable any other provision hereof, each provision hereof being expressly severable and independently enforceable to the fullest extent permitted by law.

13. **Further Assurances and Recordations.** Owner, on behalf of itself and each Homeowner, covenants that upon Agency's request, Owner and such Homeowner shall execute, acknowledge, and deliver, or cause to be executed, acknowledged, and delivered, such further instruments and agreements and do such further acts as may be necessary, desirable, or proper to carry out more effectively the purpose of this Agreement.

14. **No Waiver.** No waiver by City of its rights hereunder, or of any breach by Owner or any Homeowner of any covenant, restriction, or condition herein contained, shall be effective unless such waiver is in writing, signed by City and delivered to Owner or the Homeowner, as applicable. Any waiver by City of its power to terminate any covenant, restriction, or condition herein contained, or the failure by City to exercise any right or remedy with respect to any breach or breaches, shall not constitute a waiver or relinquishment of any right regarding subsequent sales, or of any such covenant or condition, nor bar any City right or remedy in respect of any subsequent breach.

15. **Notices.** All notices to be delivered to the parties pursuant to the terms hereof shall be in writing and shall be delivered in person, by certified mail, return receipt requested, or by reputable nationally recognized overnight delivery service that provides a receipt indicating the date of delivery (such as Federal Express) to the addresses listed below. Any of the following addresses may be changed by written notice given in accordance with this Section, and the change will be effective three (3) business days after such notice is so given.

If to Owner;

G3 Urban
15235 S Western Ave.
Gardena CA 90249
Attention: President

If to City:

City of Gardena
1700 West 162nd Street,
Gardena, CA 90247
Attention: City Manager

16. **Entire Agreement.** This instrument constitutes the entire agreement of the parties hereto, and the provisions hereof may be modified or amended only by a written instrument signed by the party to be charged.

17. **Attorneys' Fees.** In any action brought to declare the rights granted herein or to enforce or to interpret any of the terms of this Agreement, the prevailing party shall be entitled to an award of its attorneys' fees and costs.

18. **Time of Essence.** Time is of the essence hereof.

19. **Counterparts.** This Agreement may be simultaneously executed in multiple counterparts, all of which shall constitute one and the same instrument, and each of which shall be deemed to be an original.

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

OWNER:

G3 URBAN
A California corporation

By: _____,

CITY:

CITY OF GARDENA
a California general law city

By: _____

Attest: _____
_____, City Clerk

ACKNOWLEDGMENT

State of California)
)
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
Signature of Notary Public

ACKNOWLEDGMENT

State of California)
)
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
Signature of Notary Public

Exhibit B

SAMPLE INCOME VERIFICATION FORM

Head of Household (Print Name): _____

Address: _____

Telephone Number/Home: _____ Work: _____

Date of Birth: _____ SS# _____

HOUSEHOLD COMPOSITION

Name	Sex	Age	Dependent Yes/No	Social Security #

List additional household members on a separate sheet of paper.

MONTHLY GROSS INCOME*

PART 1 - EARNED INCOME	Head of Household	Other Hshld Members	Total
1. Gross amount, before payroll deductions of wages, salaries, overtime pay, commissions, fees, tips and bonuses			
2. Net income from business			
3. Social security, annuities, insurance policies, pension/retirement funds, disability or death benefits received periodically			
4. Payment in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay			
5. Public assistance, welfare payments			
6. Alimony, child support, other periodic allowances			
7. Regular pay, special pay and allowances of members of Armed Forces			
8. Other (describe)			
SUB-TOTAL EARNED INCOME			

MONTHLY GROSS INCOME - CONTINUED

PART 2 - INVESTMENT INCOME	Head of Household	Other Hshld Members	Total
1. Income from real property (i.e. rental property)			
2. Interest paid on Bank and Savings Accounts			
3. Dividends and other payments from stocks and bonds			
4. Other (describe)			
SUB-TOTAL INVESTMENT INCOME			

*Note: The following items are not considered income: casual or sporadic gifts; amounts specifically for or in reimbursement of medical expenses; lump sum payments such as inheritances, insurance payments, capital gains and settlement for personal or property losses; educational scholarships paid directly to the student or educational institution; special pay to a serviceman head of family away from home and under hostile fire; relocation payments under federal, state or local law; foster child care payments; value of coupon allotments for purpose of food under Food Stamp Act of 1964 which is in excess of amount actually charged the eligible household; payments received pursuant to participation in the following programs: VISTA, Service Learning Programs, and Special Volunteer Programs, SCORE, ACE, Retired Senior Volunteer Program, Foster Grandparent Program, Older American Community Services Program, and National Volunteer Program to Assist Small Business Experience.

ASSETS**

Sources of Assets	Head of Household	Does this asset generate income? If yes, specify in Part 2 - Investment Income above. If no, write N/A.	Other Hshld Members	Does this asset generate income? If yes, specify in Part 2 - Investment Income above. If no, write N/A.	Total
1. Equity in Real Property (other than hshld's full-time residence)					
2. Bank & Savings Accounts					
3. Stocks & Bonds					
4. Other (describe)					
SUB-TOTAL					

**Note: If total value of household assets exceeds \$5000, income shall include the greater of (i) the actual amount of income, if any, derived from all of the household assets, or (ii) 10 percent of the value of all such assets.

***Note: Necessary items used for personal use are excluded from household assets. Collections of items for hobby, investment or business purposes must be included in household assets.

CALCULATION OF HOUSEHOLD'S ANNUAL GROSS INCOME

Does the Household's TOTAL ASSET VALUE exceed \$5,000? yes / no

If yes, skip to 2, below.

1. If no, the Household's ANNUAL GROSS INCOME =
ANNUAL GROSS EARNED INCOME + ANNUAL GROSS INVESTMENT INCOME

_____ + _____ = \$ _____
ANNUAL GROSS INCOME

2. If yes, calculate 10% x TOTAL ASSET VALUE = \$ _____

Circle the greater of:

- (i) Household's ANNUAL GROSS INVESTMENT INCOME = \$ _____, or
(ii) 10% of Household's TOTAL ASSET VALUE = \$ _____.

The Household's ANNUAL GROSS INCOME = the number circled above

[GREATER OF (10% TOTAL ASSET VALUE)
OR (ANNUAL GROSS INVESTMENT INCOME)] + ANNUAL GROSS
EARNED INCOME

_____ + _____ = \$ _____
ANNUAL GROSS INCOME

DOCUMENTATION

Attached are true copies of the following:

___ Paycheck stubs from two most recent pay periods	___ Bank/savings account verification
___ Employment verification	___ Self-employment verification
___ Income tax return	___ Unemployment verification
___ Social Security verification	___ Welfare verification
___ Alimony/child support verification	___ Disability verification
___ Other (Describe: _____)	

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

RESOLUTION NO. PC 9-21
ENVIRONMENTAL ASSESSMENT #4-21
SITE PLAN REVIEW #2-21
VESTING TENTATIVE MAP NO. 83318 (VTM #1-21)
APNS: 6105-009-008, 009
AGENDA ITEM #5.A

DATE: July 20, 2021

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

FROM: Gregg McClain, Interim Community Development Director

CASE PLANNER: Amanda Acuna, Senior Planner

APPLICANT: G3 Urban Inc.

LOCATION: 15717 & 15725 S. Normandie Avenue

REQUEST: The applicant is requesting a site plan review and vesting tentative map approval for the construction of 30 attached condominium townhomes in six buildings on a 0.9-acre lot located in the High Density Multiple-Family Residential zone (R-4) per section 18.44.010 and Title 17 of the Gardena Municipal Code. The project will include three affordable units and requesting of a density bonus, waiver, and parking reductions as provided by State Law and Chapter 18.43 of the Gardena Municipal Code. The project is exempt from CEQA.

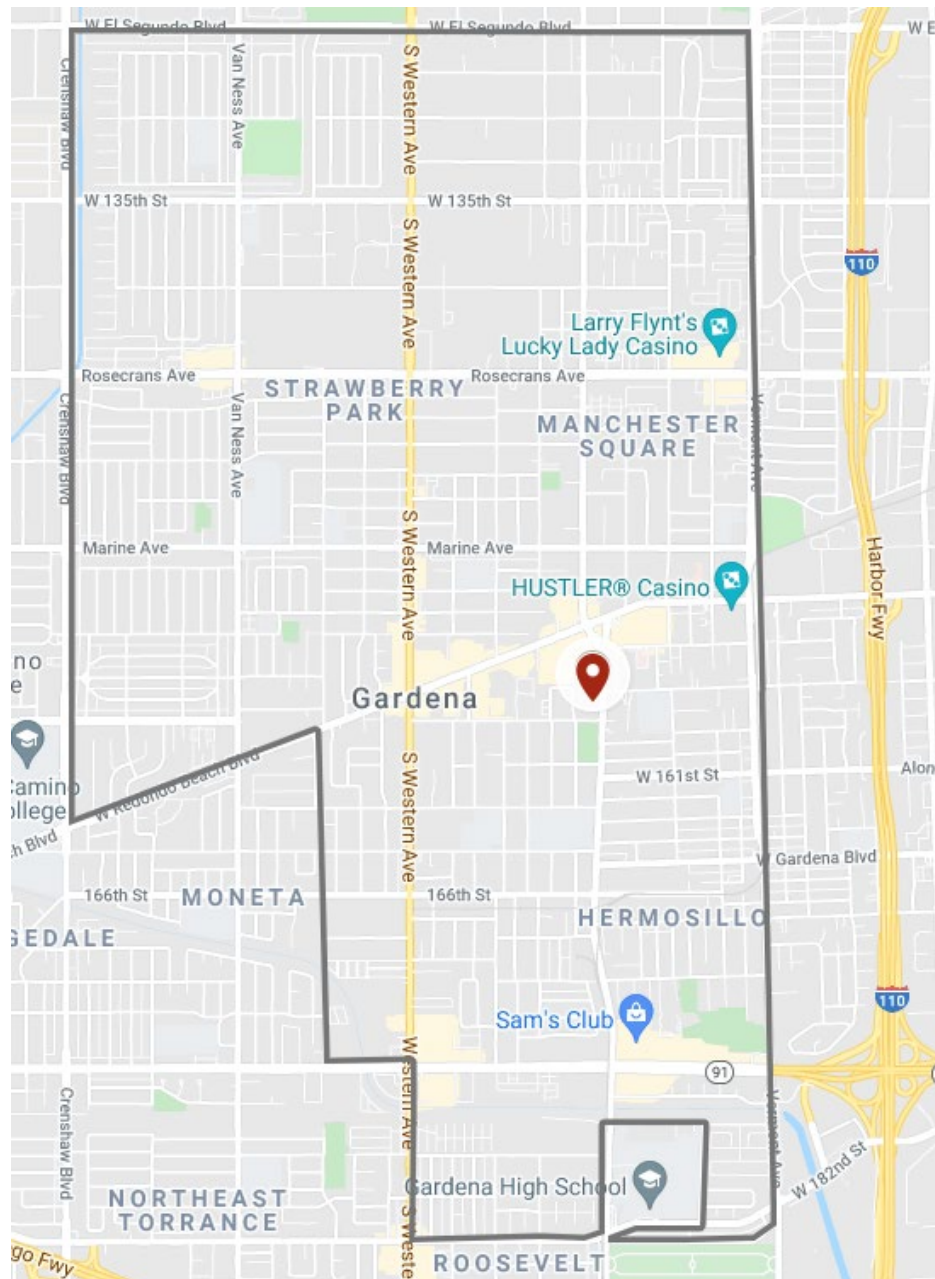
BACKGROUND AND PROJECT SETTING

On March 11, 2021, G3 Urban Inc. submitted an application for a Site Plan Review and a Vesting Tentative Map to develop 30 residential condominium units on the property at 15717 and 15725 South Normandie Avenue, in the High Density Multiple-Family Residential (R-4) zone. The project will include three affordable units which qualifies for increased density and some relief from local regulations via concessions and waivers.

The project was noticed on June 24, 2021, for a public hearing on July 6, 2021. On July 6, 2021, the Planning Commission opened the public hearing and continued the item to the July 20, 2021, meeting.

The property consists of approximately 0.91 acres of land consisting of two parcels located at 15717 and 15215 South Normandie Avenue (Figure 1 – Vicinity Map). The site's topography is relatively flat, and the dimensions are approximately 125 by 311 feet.

FIGURE 1 – VICINITY MAP



The property is on the west side of Normandie Avenue between Redondo Beach Boulevard to the north and West 160th Street to the south and is currently developed with an appliance sales and repair store with associated warehouse, sheds, and parking lot. The property is designated in the Land Use chapter of the General Plan as High Density

Residential and is in the R-4 zone. It is surrounded by R-4 to the north and south, and Medium Density Multiple-Residential (R-3) zoning to the west and east across Normandie Avenue (Figure 2 – Zoning Map). Surrounding properties are a mix of residential and religious structures. The site is near several local service facilities and Mas Fukai Park.

FIGURE 2 – ZONING MAP



PROJECT DESCRIPTION

The applicant is proposing to demolish all existing structures and develop 30 residential townhomes, including three affordable units. The townhomes will consist of eight floor plans ranging from studios to four-bedroom units. Parking is provided through single and two car garages, with open parking spaces for guests. The proposed structural design is modern and utilizes a consistent palette of materials and textures. Linear paseos are proposed between the buildings and along the property perimeters. Private open space will be provided on second story covered patios.

There are five separate buildings being proposed. At the western edge of the property is an 8-plex building that will contain two studio units, two 1-bedroom units, and four 2-bedroom units. Upon entry into the project there are two 6-plex buildings on the north and south sides. Each one of the buildings will contain three 2-bedroom units, two 3-bedroom units, and one 4-bedroom unit. To the east of these building on either side of the driveway are 5-plex buildings, with each one containing two 2-bedroom units, two 3-bedroom units and one 4-bedroom unit. The total area for these buildings is 54,840 square feet.

The project's density and development standards are based on the Density Bonus law, consistent with Gardena Municipal Code Chapter 18.43 and California Government Code section 65915. These provisions allow an increase in density, a concession and waiver of development standards, and reduced parking requirements.

The project requires approval of a site plan review and vesting tentative map approval per Gardena Municipal Code (GMC) section 18.44.010.E and Chapter 17.08. Staff recommends the Planning and Environmental Quality Commission approve the site plan review and vesting tentative map. The analysis below supports the findings set forth in the accompanying resolution.

SITE PLAN REVIEW

Per GMC Section 18.44.010.E, site plan review is required for all new multifamily developments of four units or more. Site plans may be approved where the Commission finds that the proposed development, including the uses and physical design are 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. Therefore, the following analysis is presented to describe the proposed project and any anticipated effects it may have on other properties in the vicinity and the City as a whole.

DEVELOPMENT STANDARDS

The proposed structures comply with the development standards of the R-4 zone except as modified in accordance with the Density Bonus law. In particular, density, open space and parking are modified or waived as discussed below. The complete comparison of the project to GMC development standards can be found at the back of this report in Appendix A.

Vehicular access will be from Normandie Avenue through a driveway in the center of the site leading to the garages and guest parking spaces. Pedestrian access will be provided by a newly replaced sidewalk along Normandie Avenue. Pedestrian circulation throughout the property will be facilitated by landscaped paseos that lead to the front entrances of each unit. All walkways, communal areas, and parking will be adequately lit. All exterior lighting is designed to contain direct illumination on-site, thereby preventing light spillover onto adjoining properties.

RESIDENTIAL DESIGN CRITERIA

The proposed project is of modern design that articulates the different parts of the building through changes in planes, materials, and colors. Varied rooflines and wall offsets reduce the perceived mass of the buildings. The buildings will be finished in smooth stucco in light neutral colors, wood veneer sidings in pop outs on the second and third floors, and stone veneer on the first floor. A decorative block wall along the perimeters of the property that is architecturally consistent with the proposed structures is also proposed. The parking garages will also be architecturally compatible.

The project complies with the residential design criteria set forth in GMC section 18.42.095 regarding scale and massing, architectural detailing, rooflines, garage driveways and parking, walls and fencing, and material, colors, and textures. GMC section 18.42.095.B requires all new homes and multi-unit dwellings to provide primary entrances and doorways oriented toward the street, rather than away from the street, to the greatest extent feasible. Due to the increased density allowed by the availability of affordable units and other constraints of the site, the distribution of the electrical services is required at the Normandie Avenue street elevation, thus precluding the ability to provide front door entrance on the street side. However, to help mitigate this situation at the Normandie Avenue street elevation the applicant will provide additional windows and enhanced building materials on this elevation.

DENSITY BONUS

The applicant agreed to provide three affordable, low-income units. Under Density Bonus Law (Government Code § 65915), three affordable units on this development qualifies for increased density and some relief from local regulations via concessions and waivers.

The amount of the density bonus is set on sliding scales based upon the percentage of affordable units at each income level. In addition to the density bonus, the applicant is entitled to a certain number of concessions which allow for reduction in development standards or modification of the Zoning Code. The number of concessions allowed is also based on the percentage of affordable units and at which income level. The applicant may also request to have certain development standards waived if meeting those standards would physically prevent the project from being built at the permitted density. Lastly, upon the developer's request, the City may not require more than the parking ratios as set forth in Density Bonus Law.

Density Bonus Law encourages the development of affordable units and is intended to help make the development of affordable housing economically feasible. Density Bonus Law is a state mandate, therefore, a developer who meets the requirements of the law is entitled to receive the density bonus and other benefits as a matter of right.

The following is a breakdown of the Density Bonus calculation for this project.

Density Bonus Calculations

The project is in the R-4 zone which allows for a maximum of 27 units per acre for a property between one-half and one-acre. With a project size of 0.9 acres, a maximum of 25 units are allowed on the property. However, under the Density Bonus Law, when a developer provides 10% of the units for low-income housing, the project is entitled to a 20% density bonus, and then another 1.5% for every 1% above the 10% threshold – up to a maximum of a 35% density bonus.

The applicant's proposal includes 12% affordable units. Therefore, the applicant is entitled to a 23% bonus, entitling them to build an additional 6 units for a total of 31 units (Table 2 – Summary). The applicant is only proposing to develop 30 units and is compliant with the density requirements.

Concession/Waiver

A project that provides 10% of the units for low-income households is entitled to one incentive or concession. A concession or incentive is a reduction in site development standards, modification of zoning code requirements, or architectural design requirements that results in identifiable and actual cost reductions to provide for affordable housing.

The applicant asked for a concession on open space development standards, but the request is more appropriately processed as a waiver. In addition to concessions and incentives, the City cannot apply any development standard that will have the effect of physically precluding the construction of an affordable housing development.

Under the R-4 zoning, the development would be required to provide a total of 9,000 square feet of open space. The development plans indicate only 6,908 square feet of open space is being provided. The City may only deny a waiver if it finds that there is substantial evidence: 1) it would have a specific, adverse impact upon the public health or safety which cannot be mitigated; 2) it would have a specific adverse impact on the physical environment which cannot be mitigated; 3) it would have a specific adverse impact on historical property; or 4) it would be contrary to law.

Requiring the development to meet the required open space standard would physically preclude the project at the approved density so a waiver of open space requirements should be granted.

Parking

Under Density Bonus Law, the project is eligible for the following parking ratios per unit, including guest parking:

- 0-1 bedroom – 1 parking space
- 2-3 bedrooms – 1.5 parking space

- 4 bedrooms – 2.5 parking spaces

The project consists of four studio and one-bedroom units (4 spaces); 22 two- and three-bedroom units (33 spaces); and four 4-bedroom units (10 spaces). Accordingly, the City may only require a total of 47 parking spaces. Without the affordable units and allowed density bonus, the project would have been required to provide 63 parking spaces under the City's parking provisions. The project plans show a total of 67 parking spaces.

The two studio units will have one opened parking spot assigned to each of them. One-bedroom units will have a one-car garage space, and all other units will have attached two-car garages, some side by side and others provided through tandem, which is allowed in the R-4 zone. Guest parking spaces are distributed throughout the development and away from public view.

Table 2 – Density Bonus Summary

R-4 Density (for lots 0.5 - 1 acre)	27 du/ac
Lot Size	0.9 ac
Maximum Units ($27 \times 0.9 = 24.3$)	25 (rounded up)
Percentage of Low-Income Units	12%
Proposed Low-Income Units ($25 \times 12\% = 3$)	3 (out of 25)
Density Bonus for 12% Low-Income	23% (from table in GMC 18.43.040.A)
Density Bonus Units ($25 \times 23\% = 5.75$)	6
Total units (25 original + 6 bonus units)	31 (including 3 affordable, 6 bonus)
Waiver (1 requested)	Reduction in private open space
Parking Reduction	Eligible but not requested

** It should be noted that under Density Bonus Law all density calculations resulting in fractional units shall be separately rounded up to the next whole number.*

Affordable Housing Agreement

As mentioned above, the project contains three affordable units that will be available for low-income households subject to a 30-year term of affordability. The marketing of the units will initially focus on local residents. If there are more qualified applicants than units, buyers will be selected by lot. The requirement for affordable housing and the entering into of the agreement is a condition of the site plan review approval.

GENERAL PLAN CONSISTENCY

The General Plan land use designation for the subject property is High-Density Residential. This land use designation is intended to provide high-quality, compact, multiple-family living environments. The applicant is proposing a high-quality development that will create a walkable, residential community and provide a range of housing options from studios to 4-bedroom units.

Allowing the 30-unit townhome project would be consistent with various goals and policies of the General Plan as shown in the following tables.

Table 3 – General Plan Consistency

Table 3a – Land Use

<u>LU Goal 1</u> 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.	The project design is of high-quality, with well-articulated buildings that incorporate a variety of building materials, textures, and colors to create an attractive development.
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.	The project is a high-density residential development located in an area of the city, with close proximity to community shopping centers and public facilities.
LU 1.6: Ensure residential densities are compatible with available public service and infrastructure systems.	The project received will-serve letters from the utilities. Police and Fire both reviewed the plans and did not indicated there will be any issues with providing services.

Table 3b – Community Design

<u>DS Goal 2</u> Enhance the aesthetic quality of the residential neighborhoods in the City.	
DS 2.3: Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.	The buildings are well-articulated and incorporate a variety of building materials, textures, and colors.
DS 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a “greener”	The project provides common open space in the form of landscaped paseos and private open space in the form of second story covered decks. Various plants and shrubbery will be placed in the front yard setback that

environment for residents and those viewing from public areas.	fronts Normandie Avenue enhancing the overall public view of not only the subject property, but the overall neighborhood.
DS 2.11: Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.	The project provides common open space in the form of landscaped paseos.
DS 2.13: Encourage lot consolidation for multi-family development projects in order to produce larger sites with greater project amenities.	The project consolidates two parcels of nonconforming commercial and industrial development.
<u>DS Goal 7 Utilize extensive landscaping to beautify Gardena's streets and sidewalks.</u>	
DS 7.5: Underground electric and communication lines.	Utilities will be underground on-site.

Table 3c – Circulation Plan

CI Goal 1 Promote a safe and efficient circulation system that benefits residents and businesses and integrates with the greater Los Angeles/South Bay transportation system.	
CI 1.1: Prioritize long-term sustainability for the City of Gardena, in alignment with regional and state goals, by promoting infill development, reduced reliance on single-occupancy vehicle trips, and improved multi-modal transportation networks, with the goal of reducing air pollution and greenhouse gas emissions, thereby improving the health and quality of life for residents.	The project is an infill project in a high-quality transit area.
<u>CI Goal 3 Develop Complete Streets to promote alternative modes of transportation that are safe and efficient for commuters, and available to persons of all income levels and disabilities.</u>	
CI 3.3: Maintain and expand sidewalk installation and repair programs, particularly in areas where sidewalks link residential neighborhoods to local schools, parks, and shopping areas.	As a condition of approval, the applicant will be required to replace the sidewalk in front of the project site.

Table 3d – Open Space Plan

OS Goal 1 Maintain and upgrade the existing parks and recreation facilities to meet the needs of all residents.

OS 1.7: Promote creative financing mechanisms to fund the development and maintenance of parks and recreation programs, such as State grant funds, park in-lieu fees, and public-private partnerships.	The project will require payment of park in-lieu fees in the amount of \$270,000.
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Table 3e – Conservation Plan

CN Goal 2 Conserve and protect groundwater supply and water resources.

CN 2.2: Comply with the water conservation measures set forth by the California Department of Water Resources.	The project will be conditioned to insure that the landscape and irrigation plans comply with the State's Water Efficient Landscape Guidelines.
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CN Goal 3 Reduce the amount of solid waste produced in Gardena.

CN 3.1: Comply with the requirements set forth in the City's Source Reduction and Recycling Element.	The Applicant will be required to prepare construction and demolition waste recycling plans for review and approval by the Building Division. Applicant/developer shall enroll in the city's waste diversion program.
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CN Goal 4 Conserve energy resources through the use of technology and conservation methods.

CN 4.2: Require compliance with Title 24 regulations to conserve energy.	The project will be conditioned to comply with the current California Building Code, which includes Part 6 – Energy and Part 11 – CalGreen.
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Table 3f – Public Safety Plan

PS Goal 1 Maintain a high level of fire and police protection for residents, businesses, and visitors.

PS 1.6: Ensure that law enforcement, crime prevention, and fire safety concerns are considered in the review of planning and development proposals in the City.	The project plans were routed to the Gardena Police Department and Los Angeles County Fire Department for review and comment.
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PS Goal 2 Protect the community from dangers associated with geologic instability, seismic hazards and other natural hazards.

PS 2.3: Require compliance with seismic safety standards in the Unified Building Code.	The project will be conditioned to comply with the current California Building Code relating to seismic safety.
PS 2.4: Require geotechnical studies for all new development projects located in an Alquist-Priolo Earthquake Fault Zone or areas subject to liquefaction.	The applicant is required to submit and comply with a Geotechnical investigation.

Table 3g – Noise Plan

N Goal 3 Develop measures to control non-transportation noise impacts.

N 3.1: Require compliance with a quantitative noise ordinance based on the Model Noise Ordinance developed by the (now-defunct) State of California Office of Noise Control.	The project will be conditioned to show compliance with interior noise standards.
N 3.2: Require compliance with noise regulations. Review and update Gardena's policies and regulations affecting noise.	The project will be conditioned to show compliance with interior noise standards.
N 3.3: Require compliance with construction hours to minimize the impacts of construction noise on adjacent land.	The project will be conditioned to comply with the City's hours of construction. Additionally, the project is conditioned on implementing noise reduction methods.

Table 3h – Housing Element

GOAL 2.0 Provide opportunity for increasing the supply of affordable housing within the City, with special emphasis on housing for special needs groups.

Policy 2.2: Provide incentives for new housing construction, to encourage the production of affordable units. Encourage provision of units with 3 or more bedrooms to provide adequately sized housing for large families.	The project will create a new 30-unit residential townhome project with a variety of floor plan types ranging from studio to 4-bedroom and include three affordable housing units.
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Therefore, upon approval of the site plan review and issuance of the conditions of approval, the project will not change the character of the community and be consistent with the Gardena Municipal Code and General Plan.

VESTING TENTATIVE MAP NO. 83318 (VTM #1-21)

The purpose of a tentative map review is to identify 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. A vesting tentative map confers a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting map is deemed complete. As stated above, the applicant proposes a vesting tentative map for the development of the thirty-unit condominium townhome project. The map consolidates two lots and allows development of the 30 condominium units.

In accordance with the City of Gardena General Plan, including the Open Space Plan, and in accordance with the Subdivision Map Act, specifically Government Code Section 66477, the City of Gardena requires either the dedication of land, the payment of in-lieu fees, or a combination of both for the park or recreational purposes as a condition of the approval of a tentative or parcel map for residential subdivisions. In accordance with Resolution No. 6433, the applicant will be required to pay a total of \$10,000 per unit except for the affordable units. Total in lieu park fee for this project is \$270,000. Payment will be paid in full to the City prior to final map recordation.

The condominium development 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 filed with the Department of Real Estate.

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 designates the project site as High Density Residential. The proposed project will involve 30 townhome units that will be consistent with the following goals and policies of the General Plan: LU Policy 1.1, LU Policy 1.4, DS Policy 2.13, DS 3.5, CN Goal 2, and CN Goal 3 as indicated above. There are no applicable Specific Plans.

- ❖ *The site is not physically suitable for the type or density of development (§ 66474)*

The property is 0.9 acres in a highly urbanized area and is essentially flat.

- ❖ *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 an appliance sales and repair store with an associated warehouse, storage sheds, and an parking lot. There is no suitable habitat for fish, or wildlife in the area which will be harmed by the project. The proposed residential development, by its nature, is not expected to create environmental or public health problems.

- ❖ *The design of the subdivision or type of improvements will conflict with public access easements (§ 66474).*

The subdivision was designed to not interfere with any easements. The development will be set back nine feet from the overhead powerlines located to the west end of the property.

- ❖ *The design of the subdivision does not provide for, to the extent feasible, future passive or natural heating and cooling opportunities (§ 66474.5).*

During winter, a north-south alignment of parcels provides for southern exposure to the winter path of the Sun. During the summer, the general direction of the prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities.

Additionally, all buildings will comply with Title 24 requirements, including Cal Green standards, as adopted by the City, which will require each unit to provide a right-sized photovoltaic system.

With the conditions of approval and approval of the associated entitlements, the project and project design will be consistent with the General Plan and the State Subdivision Map Act as supplemented by Title 17 of the Gardena Municipal Code.

ENVIRONMENTAL REVIEW

The project is an infill development project under Class 32 of the CEQA Guidelines. As demonstrated above, it is consistent with the applicable general plan designation of high density residential, consistent with applicable general plan policies, and also consistent with the R-4 zoning designation and applicable requirements. The project is within City limits, on a site less than 5 acres, and surrounded by urban uses. As a site that has already been developed in a City, it has no habitat value for any endangered, rare or threatened species. The site can also be adequately served by all required utilities and public services.

Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The project lies within a high-quality transit area and is thus screened out of the requirement for a VMT analysis for traffic issues. Similar type of developments by the applicant for more than three times the number of units was determined to have a less than significant impact for air quality and the results for this project would be even less. The project will not have any water quality impacts as it is required to comply with all applicable regulations. The Gardena Municipal Code exempts

construction noise provided that the construction take place within the specified hours. As the project will be conditioned to comply with construction hours, construction noise will not exceed noise standards. A 30-unit residential project would not exceed operational noise limits.

The project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. Not only would the project not have any significant effects, but there are no unusual circumstances applicable to this project site. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project. Therefore, the project is categorically exempt from CEQA.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission:

1. Receive staff report;
2. Conduct Public hearing to receive testimony from the public; and
3. Adopt Resolution No. PC 9-21 approving Site Plan Review #2-21 and Vesting Tract Map #1-21, subject to the attached conditions of approval, and directing staff to file a Notice of Exemption.

ATTACHMENTS

Resolution No. PC 9-21

Exhibit A – Conditions of Approval

Exhibit B – Architectural Plans

Exhibit C – Vesting Tentative Map #83318 (VTM #1-21)

Exhibit D - Affordable Housing Agreement and attachments

**APPENDIX A: DEVELOPMENT STANDARDS FOR THE R-4 ZONE
AND PROJECT COMPARISON**

Development Standard	R-4 Zone Requirement	Project Proposal	Project Compliant?
Minimum Lot Area	5,000 sf	0.9 ac	Yes
Minimum Lot Width	50 ft.	125 ft	Yes
Minimum Lot Depth	80	311	Yes
Minimum Unit Sizes	1 Bd: 600 sf	691 sf	Yes
(Not applicable to affordable units with housing agreement)	2 Bds: 800	1,255–1,284 sf	
	3 or more Bds: 1,000	1,502–1,901 sf	
Density	20-27 du/acre	31 25 + 6 bonus units	Yes
Building Height	40 ft/4 stories	37 ft/3 stories	Yes
Setback			Yes
Front	15 ft	15 ft	
Side	5 ft	8 ft	
Rear	5 ft	9 ft	
Distance Between Buildings	6 ft or 10 ft (depends on openings)	7, 10, or 11 ft.	Yes
Minimum Open Space	300 sf/du = 9,000 sf	6,908	Waiver
Maximum Fence Height	7 ft	7 ft	Yes
Refuse areas	Two bins in garage	Two bins in garage	Yes
Parking	63	67 (47 required)	Yes
Storage space	120 cf/unit	120 cf/unit	Yes

RESOLUTION NO. PC 9-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING SITE PLAN REVIEW #2-21 AND VESTING TENTATIVE MAP #2-21 FOR THE CONSTRUCTION OF 30 ATTACHED CONDOMINIUM TOWNHOMES IN SIX BUILDINGS ON A 0.9-ACRE LOT LOCATED IN THE HIGH-DENSITY MULTIPLE-FAMILY RESIDENTIAL ZONE (R-4) PER SECTION PER SECTION 18.44.010 AND TITLE 17 OF THE GARDENA MUNICIPAL CODE (15717 & 15725 S. NORMANDIE AVENUE) (APN: 6105-009-008, 009)

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

SECTION 1. RECITALS

- A. On March 11, 2021, G3 Urban Inc., the Applicant, submitted an application for a Site Plan Review and a Vesting Tentative Map to develop 30 residential units, including three affordable low-income units (the "Project"), located at 15717 and 15725 S. Normandie Avenue, comprising of 0.9 gross acres (the "Property");
- B. The General Plan land use designation is High-Density Residential and the project site zoning is High-Density Multi-Family Residential (R-4);
- C. The subject Property is bounded by R-4 to the north and south, and Medium Density Multiple-Residential (R-3) zoning to the west and east across Normandie Avenue;
- D. On June 24, 2021, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for July 6, 2021;
- E. On July 6, 2021, The Planning Commission opened and continued the public hearing to July 20, 2021;
- F. On July 20, 2021, the Planning Commission held the public hearing at which time it considered all material and evidence, whether written or oral; and
- G. In making the various findings set forth herein, the Planning Commission has considered all of the evidence presented by staff, the Applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code. The record of these proceedings can be found at the Community Development Department, Room 101, 1700 West 162nd Street, Gardena, California. The Director of Community Development is the custodian of such record.

SECTION 2. SITE PLAN REVIEW

Site Plan Review (#2-21) for the construction of 30 residential condominium units, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. The plans being approved are dated June 23, 2021, and attached hereto as Exhibit B, 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.

The General Plan land use designation for the Property is High-Density Residential. This land use designation is intended to provide high-quality, compact, multiple-family living environments. The Project will be a high-quality residential development that will create a walkable, residential community and provide a range of housing options from studios to 4-bedroom units.

Allowing the 30-unit townhome Project is consistent with following goals and policies of the General 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 Policy 1.1: Promote sound housing and attractive and safe residential neighborhoods.
- LU Policy 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 Policy 1.6: Ensure residential densities are compatible with available public service and infrastructure systems.
- DS Goal 2: Enhance the aesthetic quality of the residential neighborhoods in the City.
- DS Policy 2.3: Encourage a variety of architectural styles, massing, floor plans, color schemes, building materials, façade treatments, elevation and wall articulations.
- DS 2.10: Provide landscape treatments (trees, shrubs, groundcover, and grass areas) within multi-family development projects in order to create a “greener” environment for residents and those viewing from public areas.
- DS Policy 2.11: Incorporate quality residential amenities such as private and communal open spaces into multi-unit development projects in order to improve the quality of the project and to create more attractive and livable spaces for residents to enjoy.
- DS Policy 2.13: Encourage lot consolidation for multi-family development projects in order to produce larger sites with greater project amenities.

- DS Goal 7: Utilize extensive landscaping to beautify Gardena's streets and sidewalks.
- DS Policy 7.5: Underground electric and communication lines.
- CI Goal 1: Promote a safe and efficient circulation system that benefits residents and businesses and integrates with the greater Los Angeles/South Bay transportation system.
- CI Policy 1.1: Prioritize long-term sustainability for the City of Gardena, in alignment with regional and state goals, by promoting infill development, reduced reliance on single-occupancy vehicle trips, and improved multi-modal transportation networks, with the goal of reducing air pollution and greenhouse gas emissions, thereby improving the health and quality of life for residents.
- CI Goal 3: Develop Complete Streets to promote alternative modes of transportation that are safe and efficient for commuters, and available to persons of all income levels and disabilities.
- CI Policy 3.3: Maintain and expand sidewalk installation and repair programs, particularly in areas where sidewalks link residential neighborhoods to local schools, parks, and shopping areas.
- OS Goal 1: Maintain and upgrade the existing parks and recreation facilities to meet the needs of all residents.
- OS Policy 1.7: Promote creative financing mechanisms to fund the development and maintenance of parks and recreation programs, such as State grant funds, park in-lieu fees, and public-private partnerships.
- CN Goal 2 Conserve and protect groundwater supply and water resources.
- CN Policy 2.2: Comply with the water conservation measures set forth by the California Department of Water Resources.
- CN Goal 3: Reduce the amount of solid waste produced in Gardena.
- CN Policy 3.1: Comply with the requirements set forth in the City's Source Reduction and Recycling Element.
- CN Goal 4: Conserve energy resources through the use of technology and conservation methods.
- CN Policy 4.2: Require compliance with Title 24 regulations to conserve energy.
- PS Goal 1: Maintain a high level of fire and police protection for residents, businesses, and visitors.
- PS Policy 1.6: Ensure that law enforcement, crime prevention, and fire safety concerns are considered in the review of planning and development proposals in the City.

- PS Goal 2: Protect the community from dangers associated with geologic instability, seismic hazards, and other natural hazards.
- PS Policy 2.3: Require compliance with seismic safety standards in the Unified Building Code.
- PS Policy 2.4: Require geotechnical studies for all new development projects located in an Alquist-Priolo Earthquake Fault Zone or areas subject to liquefaction.
- N Goal 3: Develop measures to control non-transportation noise impacts.
- N Policy 3.1: Require compliance with a quantitative noise ordinance based on the Model Noise Ordinance developed by the (now-defunct) State of California Office of Noise Control.
- N Policy 3.2: Require compliance with noise regulations. Review and update Gardena's policies and regulations affecting noise.
- N Policy 3.3: Require compliance with construction hours to minimize the impacts of construction noise on adjacent land.
- Housing Goal 2.0: Provide opportunity for increasing the supply of affordable housing within the City, with special emphasis on housing for special needs groups.
- Housing Policy 2.2: Provide incentives for new housing construction, to encourage the production of affordable units. Encourage provision of units with 3 or more bedrooms to provide adequately sized housing for large families.

Upon approval of the site plan review and issuance of the conditions of approval, the Project will not change the character of the community and be consistent with the Gardena Municipal Code and General Plan.

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 site plan meets all of the development requirements, and as conditioned, will be compatible with, and not detrimental to, the surrounding land uses and general welfare of the City.

SECTION 3. VESTING TENTATIVE MAP NO. 83318 (TM #1-21)

Vesting Tentative Map No. 83318, as shown on Exhibit C, creating 30 condominium lots is hereby approved, subject to the conditions of approval attached as Exhibit A 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 Chapter 17.08 and Government Code Sections 66474, 66473.1, and 66473.5.

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 Land Use Plan designates the project site as High Density Residential. The Project involves 30 townhome units that is consistent with the following goals and policies of the General Plan: LU Policy 1.1, LU Policy 1.4, DS Policy 2.13, DS 3.5, CN Goal 2, and CN Goal 3 as set forth above and in the staff report. There are no applicable Specific Plans.

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

The property is 0.9 acres in a highly urbanized area and is essentially flat.

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 is currently developed with an appliance sales and repair store with an associated warehouse, storage sheds, and a parking lot. There is no suitable habitat for fish, or wildlife in the area which will be harmed by the Project. The development of 30 residential condominium units, by its nature, is not expected to create environmental or public health problems.

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

The subdivision was designed to not interfere with any easements. The development will be set back nine feet from the overhead powerlines located to the west end of the property.

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

During winter, a north-south alignment of parcels provides for southern exposure to the winter path of the Sun. During the summer, the general direction of the prevailing winds can be expected to allow the development to benefit from natural and passive cooling opportunities.

Additionally, all buildings will comply with Title 24 requirements, including Cal Green standards, as adopted by the City, which will require each unit to provide a right-sized photovoltaic system.

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 4. CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. The Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemption:

- The Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15332, in-fill development. The Project is consistent with the applicable general plan designation of high density residential, consistent with applicable general plan policies, and also consistent with the R-4 zoning designation and applicable requirements. The Project is within City limits, on a site less than 5 acres, and surrounded by urban uses. As a site that has already been developed in a City, it has no habitat value for any endangered, rare, or threatened species. The site can also be adequately served by all required utilities and public services.

Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The Project lies within a high-quality transit area and is thus screened out of the requirement for a VMT analysis for traffic issues. Similar type of developments by the Applicant for more than three times the number of units was determined to have a less than significant impact for air quality and the results for this project would be even less. The Project will not have any water quality impacts as it is required to comply with all applicable regulations. The Gardena Municipal Code exempts construction noise provided that the construction take place within the specified hours. As the Project will be conditioned to comply with construction hours, construction noise will not exceed noise standards. A 30-unit residential project would not exceed operational noise limits.

B. The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The location of the Project is predominantly urban and not considered a sensitive environment; therefore, the Project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this Project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. Not only would the Project not have any significant effects, but there are no unusual circumstances applicable to this project site. The Project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. Staff does not expect any significant impacts or unusual circumstances related to the approval of this Project. Therefore, the Project is categorically exempt from CEQA.

C. Staff is hereby directed to file a Notice of Exemption.

SECTION 5. EFFECTIVE DATE/APPEAL.

This Resolution shall be effective immediately. The time to file an appeal pursuant to Titles 17 and 18 of the Gardena Municipal Code is ten days from the date of adoption of this Resolution. Failure to file an appeal constitutes a failure to exhaust administrative remedies.

PASSED, APPROVED, AND ADOPTED this 20th day of July, 2021.


STEPHEN LANGLEY, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:


GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Greg Tsujiuchi, 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 20th day of July, 2021, by the following vote of the Planning Commission:

AYES: Pierce, Henderson, Kanhan, Langley

NOES: Sherman

ABSENT:

Attachments:

- Exhibit A – Conditions of Approval
- Exhibit B – Architectural Plans
- Exhibit C – Vesting Tentative Map #83318 (TM #1-21)
- Exhibit D - Affordable Housing Agreement and attachments

JULY 20, 2021

PLANNING & ENVIRONMENTAL QUALITY COMMISSION

SITE PLAN REVIEW #2-21
VESTING TENTATIVE MAP NO. 83318 (VTM #1-21)

Request for a site plan review and vesting tentative map approval for the construction of 30 attached condominium townhomes in six buildings on a 0.9-acre lot located in the High Density Multiple-Family Residential zone (R-4).

15717 & 15725 S. Normandie Ave (6105-009-008, 009)

Applicant: G3 Urban Inc.

Representative: Mitch Gardner



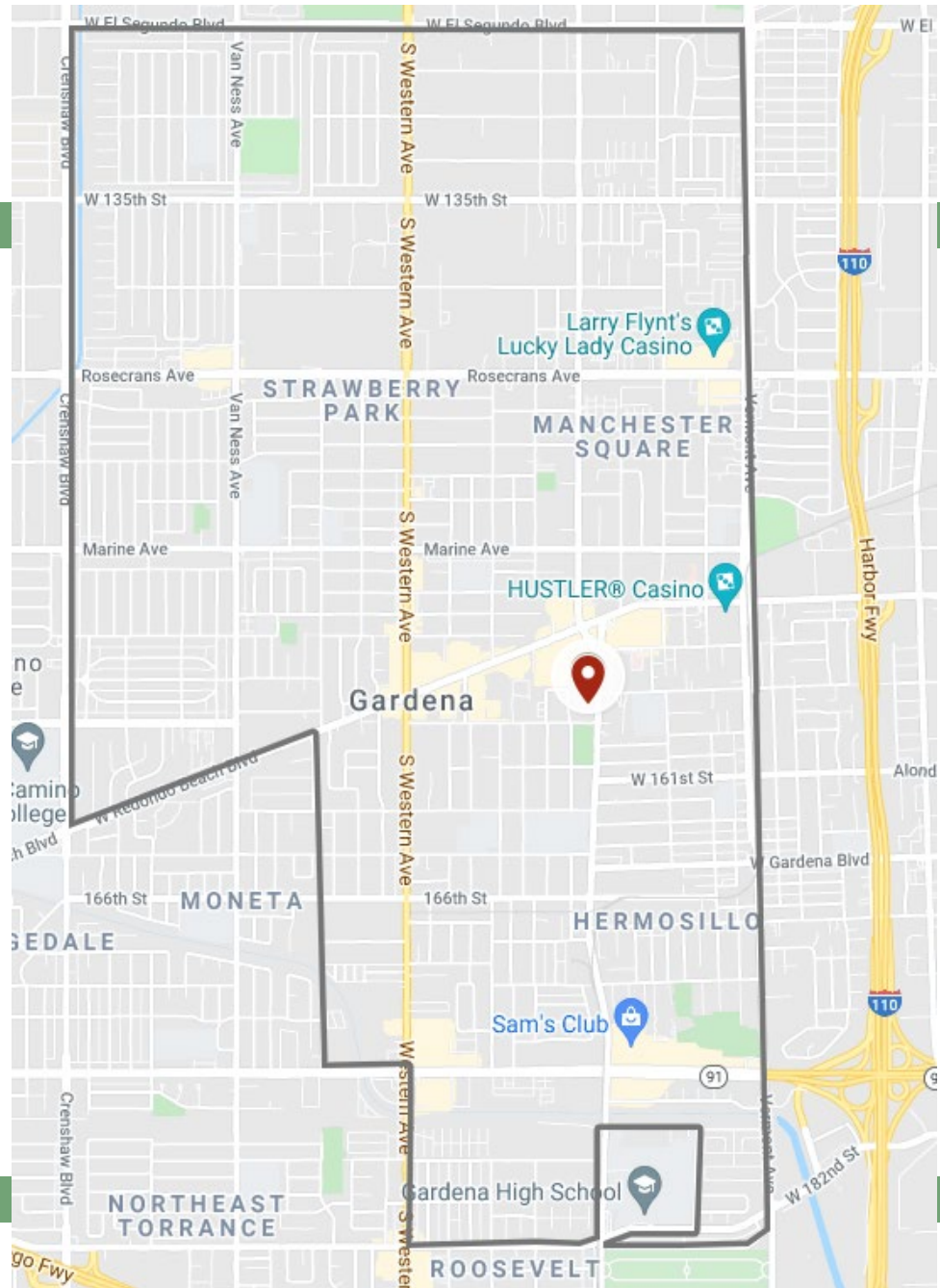
Background

- ❑ Site Plan Review #2-21 Vesting Tentative Map #1-21, was scheduled for the July 6, 2021, Planning Commission meeting.
- ❑ Public hearing was opened, and the item was continued.
 - ❑ No public comments were received.
- ❑ Presentation of Staff Report.
- ❑ Applicant is in attendance



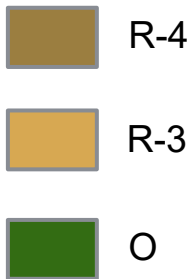
Vicinity Map

15717 & 15725 S. Normandie Ave

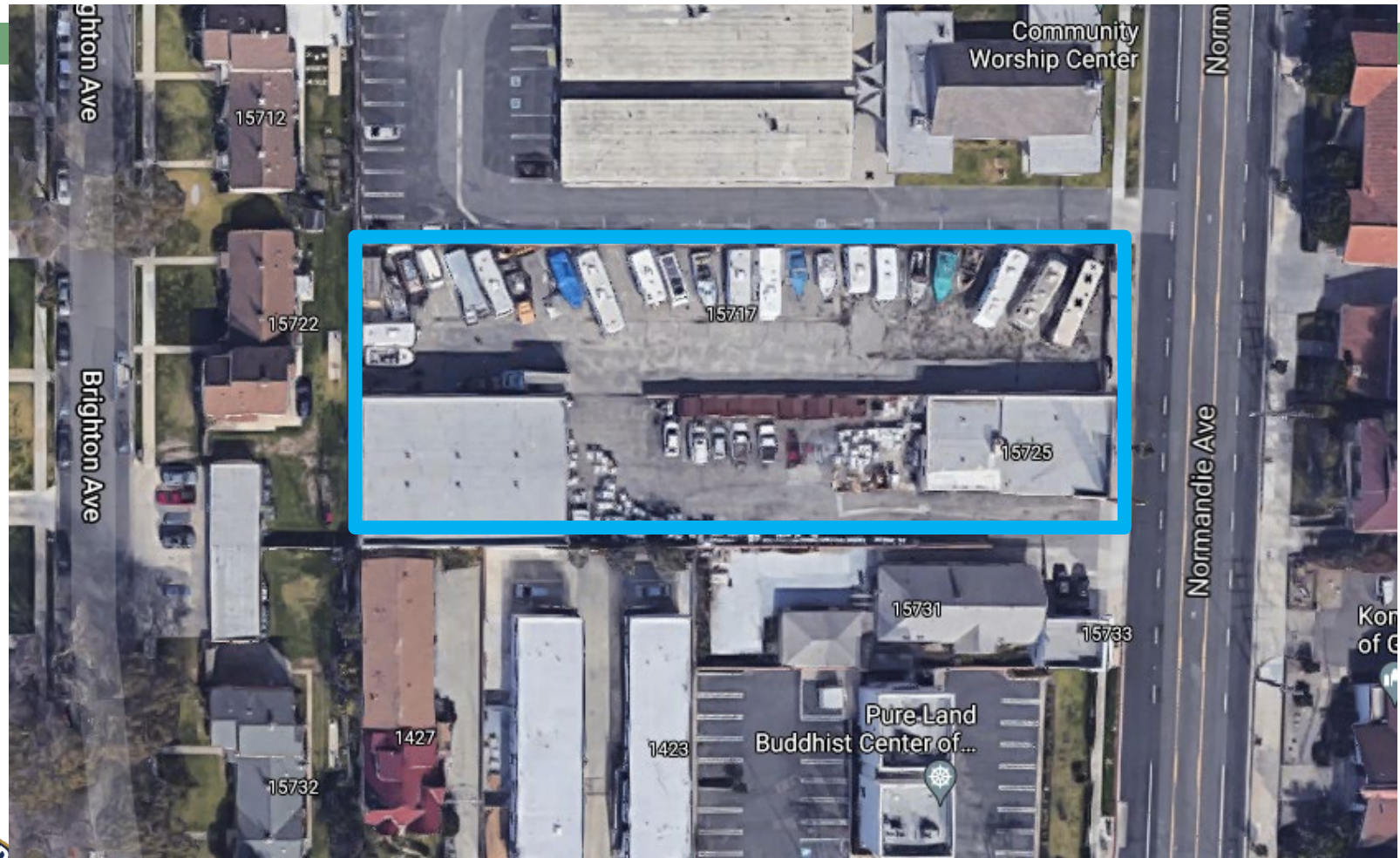


Zoning Map

Zoning Legend



Site Photos



Site Photos



Project Description

- ❑ 30 residential condominium townhomes
 - 3 affordable units (Low-Income)
 - 5 Units Density Bonus
- ❑ Six buildings; eight floor plans ranging from studios to four-bedroom units
- ❑ Structural design is modern and utilizes a consistent palette of materials and textures
- ❑ Linear paseos and private second story covered patios.



Entitlements Requested

- ❑ Site Plan Review (SPR #2-21) allowing the development of the 30 townhomes in six buildings.
- ❑ Vesting Tentative Map No. 83318 (VTM #1-21) subdividing the property for 30 condominium units.



Density Bonus Request

- ❑ The applicant agreed to provide three affordable, low-income units.
- ❑ Density Bonus Law
 - ❑ Increased density
 - ❑ Relief from local regulations
 - ❑ Parking ratios





Landscape Plan



Elevations/Colors and Materials



Renderings



Site Plan Review

Development Standard	R-4 Zone Requirement	Project Proposal	Project Compliant?
Minimum Lot Area	5,000 sf	0.9 ac	Yes
Minimum Lot Width	50 ft.	125 ft	Yes
Minimum Lot Depth	80	311	Yes
Minimum Unit Sizes	1 Bd: 600 sf	691 sf	Yes
(Not applicable to affordable units with housing agreement)	2 Bds: 800	1,255–1,284 sf	
	3 or more Bds: 1,000	1,502–1,901 sf	
Density	20-27 du/acre	31	Yes
		25 + 6 bonus units	



Site Plan Review

Development Standard	R-4 Zone Requirement	Project Proposal	Project Compliant?
Building Height	40 ft/4 stories	37 ft/3 stories	Yes
Setback			
Front	15 ft	15 ft	Yes
Side	5 ft	8 ft	
Rear	5 ft	9 ft	
Distance Between Buildings	6 ft or 10 ft (depends on openings)	7, 10, or 11 ft.	Yes
Minimum Open Space	300 sf/du = 9,000 sf	6,908	Waiver
Maximum Fence Height	7 ft	7 ft	Yes
Refuse areas	Two bins in garage	Two bins in garage	Yes
Parking	63	67 (47 required)	Yes
Storage space	120 cf/unit	120 cf/unit	Yes



Waiver – Open Space

- ❑ The applicant asked for a concession on open space development standards.
 - ❑ Processed as a waiver
- ❑ Under the R-4 zoning, the development would be required to provide a total of 9,000
- ❑ Open space standard would physically preclude the project



General Plan Consistency

- Allowing the 30-unit townhome project would be consistent with various goals and policies of the General Plan:
 - Land Use Plan
 - Community Design Plan
 - Circulation Plan
 - Open Space Plan
 - Conservation Plan
 - Public Safety Plan
 - Noise Plan
 - Housing Element



VESTING TENTATIVE MAP

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

- Inconsistency with general or specific plan
- Site not physically suited for proposed type or density
- Design likely to cause substantial environmental damage
- Design conflicts with public easements
- The design of the subdivision does not provide for, to the extent feasible, future passive or natural heating and cooling opportunities

Through staff's analysis findings were not made; therefore, the map can be approved



Environmental Considerations

- The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guideline Sections:
 - Class 32 – 15332 – In-Fill Development
- Not subject to any of the exceptions to the exemptions.



Public Noticing

- ❑ Public hearing notices were advertised in the Gardena Valley News and mailed to owners and occupants within a 300-foot radius of the project site on June 24, 2021, for the July 6, 2021, meeting.
- ❑ On July 6, 2021, the public hearing was opened, and the item was continued to July 20, 2021.
- ❑ No public comments received.



STAFF RECOMMENDATION

- ❑ Continue the public hearing;
- ❑ Receive testimony from the public; and
- ❑ Adopt Resolution No. PC 9-21, approving Site Plan Review #2-21 and Vesting Tentative Map #1-21, subject to the conditions of approval and directing staff to file a Notice of Exemption.





City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 12.B
Section: DEPARTMENTAL
ITEMS - COMMUNITY
DEVELOPMENT
Meeting Date: September 14,
2021

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: PUBLIC HEARING: ORDINANCE NO. 1832, INTRODUCTION OF AN ORDINANCE ADOPTING AMENDMENTS TO THE GARDENA MUNICIPAL CODE, CHAPTER 18.40 RELATING TO PARKING AND LOADING, TO PERMIT OFF-SITE PARKING, STREET PARKING, AND TANDEM PARKING WITH A CONDITIONAL USE PERMIT IN CERTAIN CIRCUMSTANCES. THE PROJECT IS EXEMPT FROM THE PROVISIONS OF CEQA PURSUANT TO SECTION 15061(B)(3).

COUNCIL ACTION REQUIRED:

Staff Recommendation: Conduct a Public Hearing, please allow three (3) minutes for each speaker, and Introduce Ordinance No 1832

RECOMMENDATION AND STAFF SUMMARY:

On July 20, 2021, the Planning and Environmental Quality Commission approved a resolution recommending that the City Council approve Ordinance 1832 to introduce flexibility into the Gardena Municipal Code on matters related to parking.

Upon additional consideration, Staff made small additional amendments to the draft ordinance which would address further unforeseen proposed parking solutions manageable using the City's existing planning processes.

On August 17, 2021, the Planning Commission held a duly noticed public hearing on the proposed ordinance, with the new amendments, at which time there were no comments made from the public, after which the Commission approved Resolution No. PC 12-21, recommending the City Council approve Ordinance No. 1832.

The public hearing notice for this zoning amendment was published in the Gardena Valley News on September 2, 2021.

The Planning Commission's staff report and resolutions of approval, are attached hereto to provide further detail on the project.

FINANCIAL IMPACT/COST:

None

ATTACHMENTS:

[Draft Ordinance No. 1832.pdf](#)

[Planning Commission Staff Report 7-20-2021](#)

[Planning Commission Staff Report 8-17-2021](#)

[Resolution No. PC 10-21.pdf](#)

[Resolution No. PC 12-21.pdf](#)

APPROVED:

A handwritten signature in blue ink, appearing to read "Clint Osorio", is centered within a light gray rectangular box.

Clint Osorio, City Manager

ORDINANCE NO. 1832

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA AMENDING CHAPTER 18.40 OF THE GARDENA MUNICIPAL CODE RELATING TO REQUIRED PARKING AND LOADING TO PERMIT OFF-SITE PARKING, STREET PARKING, TANDEM, AND OTHER CONFIGURATIONS WITH A CONDITIONAL USE PERMIT IN CERTAIN CIRCUMSTANCES

WHEREAS, Chapter 18.40 of the Gardena Municipal Code (GMC) is out of synch with the goals and policies of the General Plan, effectively making the over-supply of on-site parking, whether needed or not, the top policy of the City; and

WHEREAS, Land Use Goal 2 of the General Plan encourages the development of high-quality clean industrial uses, the types which are not generally identified in the list of permitted uses of zones, however, Chapter 18.40 of GMC prohibits all flexibility to accommodate any new or creative parking solutions, regardless of the suitability of the alternatives and the desirability of the use relative to existing or surrounding uses; and

WHEREAS, Land Use Policy 3.4 of the General Plan promotes the attraction commercial and industrial developments that are economically beneficial to the City, however, Chapter 18.40 of GMC causes the City to turn away new commercial and industrial land uses based solely on the inability to recognize a parking need that does not match existing categories; and

WHEREAS, Economic Development Policy 1.7 encourages the diversification of businesses to benefit the local economy, however, Chapter 18.40 allows for no flexibility in parking requirements to accommodate diverse uses outside the narrow list of uses identified in the zones, making this policy difficult to achieve; and

WHEREAS, Economic Development Policy 2.5 promotes clear research and development facilities, which are permitted uses in the industrial zones and require one space per 300 square feet of floor area. Chapter 18.40 allows for no flexibility in parking location while other uses in the zone require one space per 750 or 1,000 square feet, therefore making achieving Policy 2.5 nearly impossible without having adjacent vacant parking lots available; and

WHEREAS, staff desires to provide clarifying language that specifies administrative adjustment is the appropriate process for approval of off-site parking of 15% or less pursuant to 18.40.040, and conditional use permit for greater than 15%; and

WHEREAS, staff desires to provide an opportunity for the city, through a conditional use permit process, to consider unique circumstances of a commercial or

industrial use, its location, zone, planned operations, and other factors, to permit the inclusion of tandem and street parking among the required parking for the use; and

WHEREAS, Planning and Environmental Quality Commission held a noticed public hearings on this Ordinance on July 20 and August 17, 2021, at which times it considered all evidence presented; and

WHEREAS, after the close of the public hearings the Planning and Environmental Quality Commission recommended that the City Council adopt the Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing on this Ordinance on September 14, 2021, at which time it considered all evidence presented; and

WHEREAS, the City Council believes the changes set forth herein represent good land use practices which are required by the public necessity, convenience and the general welfare;

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

SECTION 1. Section 18.40.010 of the Gardena Municipal Code is hereby amended to read as follows:

18.40.010 Purpose.

The purpose of this chapter is to establish minimum standards for the development of off-street parking facilities for the general welfare and convenience of the public utilizing the various land uses within the city; to establish the number of parking spaces required for various uses and accommodate anticipated demand; to promote compatibility between various uses so as to avoid the adverse impacts of vehicular traffic and parking congestion; and to protect property values by the provision of landscaping, walls, setbacks, and other amenities; and to allow limited flexibility when necessary to meet goals and policies of the General Plan.

SECTION 2. Section 18.40.060A and B of the Gardena Municipal Code is hereby amended to read as follows, all other sections remain the same:

18.40.060 General development standards for parking areas.

- A. ~~In no case shall any~~ No portion of a public street or alley right-of-way may be counted as part of the required parking spaces except as provided for in Section 18.40.080.
- B. Unless tandem parking is specifically allowed by the zone, tandem parking shall not be considered as satisfying the parking requirements of this chapter except as provided for in Section 18.40.080.

SECTION 3. Section 18.40.080 of the Gardena Municipal Code is hereby amended to read as follows:

18.40.080 Additional standards for commercial and industrial parking areas.

- A. Driveways for commercial and industrial parking areas shall be adequate to accommodate trucks utilizing the facility as set forth in this chapter and development standards for the zone.
- B. The ~~off-street~~ parking facilities required by this chapter shall be located on the same lot or parcel of land as the use they are intended to serve; provided, however, modifications to the location or layout of the parking may be made as specified herein. the community development director may grant an exception to the location requirement if:
 1. ~~With regard to private parking facilities, (a) all or a part of the substitute location~~On private property if it meets the following requirements:
 - a. ~~The property is within four hundred feet of~~conveniently located near the principal use for which the parking is being provided, measured in walking distance along the way open to public pedestrian passage; and
 - b. The property is zoned and used for commercial or industrial uses; and
 - c. ~~T~~he ~~property~~substitute lot is in the same possession as the property containing the use it is to serve. Such possession may be by deed or by long-term lease approved by the city attorney as to form and content, or
 2. ~~In a~~ With regard to public parking facility if it meets the following requirements:
 - a. There is a public parking facility owned or operated by the city, or any other public agency of which the city is a part, within five hundred feet of the principal use for which the parking is being provided, measured in walking distance along the way open to public pedestrian passage; and
 - b. ~~T~~he vehicle parking spaces located at said facility are made available to the general public and their use is not restricted to private owners, lessees, licensees or other parties; and
 - c. ~~T~~he vehicle parking spaces for which an exception is being claimed are to be used solely for employee parking of the person or business seeking the exception; and

- d. ~~the community development director finds that~~ There exists sufficient public parking spaces at said facility to satisfy the off-street parking requirements imposed by this code upon the lot or parcel of land under consideration.
3. Street parking may be counted toward the required parking if it meets the following requirements:
- a. There are circumstances related to the proposed use, operations, location, the surrounding uses, zone, infrastructure, or there are other factors identified that cannot be accommodated by the limitations of the parking requirements of this Title; and
 - b. That the granting of the conditional use permit will not be in conflict with the policies of the General Plan of the City; and
 - c. The proposed use and off-site parking, as conditioned, will not be materially detrimental to the public health, safety, and welfare or injurious to property and improvements in the vicinity of the subject property.
4. Tandem parking, including 2-level car lifts, to count as two required parking spaces in zones where it is otherwise restricted or prohibited, provided all the following findings are made:
- a. There are circumstances related to the proposed use, operations, location, unusual size or shape of the property, or are other factors identified that cannot be accommodated by the limitations of the parking requirements of this Title; and
 - b. Tandem parking is not being used for retail or restaurant required parking; and
 - c. The intended users of the tandem parking are the customers and employees of the tenant on the site. On multi-tenant properties, the applicant has demonstrated that the tandem parking is not being used (as tandem) by retail or restaurant establishments; and
 - d. That the allowance of the tandem parking is not in conflict with the policies of the General Plan; and
 - e. Tandem parking, as conditioned, will not be materially detrimental to the public health, safety, and welfare or injurious to property and improvements in the vicinity of the subject property.

5. Any arrangement of required parking that is not explicitly permitted by this chapter, including but not limited to, valet parking, mechanical vehicle storage, and shared parking:
- C. Any combination of on-site, off-site private or public property, and tandem parking may be used to meet the parking requirement of this chapter.
- D. The community development director may, at their discretion, require a parking analysis prepared by a qualified expert of the City's choosing to justify a decision or recommendation related to off-site parking requests. The community development director may also refer any application for off-site parking to the planning and environmental quality commission for their determination.
- E. Approval Authority:
 1. The community development director shall be the approval authority for any modification to the location, excluding street parking, for up to 15% of the required on-site parking through the administrative adjustment procedure set forth in Chapter 18.50, unless the request for modification is being processed concurrently with a development permit which requires planning commission approval.
 2. The planning commission shall be the approval authority for any modification to the location for more than 15% of the required on-site parking, where the request includes street parking, tandem parking, or is being processed concurrently with a development permit which requires planning commission approval, through a conditional use permit and subject to the provisions of Chapter 18.46.
- F. The community development director shall have continuing authority to review the status of vehicle parking at public parking facilities as set forth above. If, at a future date, the community development director determines that a public parking facility no longer provides sufficient parking spaces to satisfy the off-street parking requirements for a particular lot or parcel of land, the community development director may require the owner or operator of said lot or parcel of land to provide an alternative means of satisfying off-street parking requirements, which means may include (a) providing off-street parking on the same lot or parcel of land, (b) providing off-street parking at a substitute location, as set forth in subsections (B)(1) above, or (c) providing off-street parking at another public parking facility, as set forth in subsection (B)(2) above.
- ~~G. Accessible parking spaces shall meet all state accessibility standards, as set forth in the California Building Code.~~

- ~~DG~~. Company vehicles: One parking space shall be provided for each company vehicle operated by a commercial or industrial business. The parking shall be in addition to all other required parking.

SECTION 4. Section 18.40.100 of the Gardena Municipal Code is hereby amended to read as follows:

18.40.100 Required off-street loading spaces.

- A. ~~For all~~ Commercial and industrial uses ~~shall be required to have, one~~ off-street loading spaces ~~as provided below: shall be provided for each twenty thousand square feet of gross floor area; however, this requirement shall not apply to buildings or structures with a gross floor area less than seven thousand five hundred square feet.~~
- ~~1. 0 – 7,499 square feet gross floor area – no spaces required.~~
 - ~~2. 7,500 – 20,000 square feet gross floor area - one space.~~
 - ~~a. Uses that receive and ship deliveries primarily or entirely through parcel delivery or postal service may request that the off-street loading space requirement be waived or modified. Modifications may include, but are not limited to, reduction in size, dual use as parking space if deliveries are scheduled during closed hours only, and shared loading spaces with other uses in multi-tenant centers.~~
 - ~~b. The approval authority for such waiver or modification shall be the Community Development Director unless the request for modification is being processed concurrently with a development permit which requires planning commission approval, in which case it shall be processed concurrently with the development permit requiring planning commission approval.~~
 - ~~c. The property owner shall be required to record a declaration of restrictions limiting future uses to similarly restricted uses or provide the required loading space.~~
 - ~~3. 20,001+ square feet of gross floor area – one space for every 20,000 square feet or portion thereof.~~
- B. Each off-street loading space shall be not less than twelve feet in width and forty feet in length, with a minimum height clearance of fourteen feet, and shall be so arranged that it will not impede traffic circulation within the parking area and will not block parking stalls.
- C. Off-street loading spaces shall be permanently and clearly marked with paint or other easily distinguishable material.

- D. Loading spaces shall be designed so as to permit vehicular and truck traffic to move into and out of the loading spaces without the backing of any truck into or upon parking spaces, a secondary or major arterial street. An alley may be used as a turning radius into and out of a loading stall.

SECTION 5. CEQA Compliance. This Ordinance is categorically exempt from CEQA pursuant to the common sense exemption set forth in Guidelines section 15061(b)(3) that CEQA only applies to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity will have a significant effect, the activity is not subject to CEQA. None of the changes to the parking standards set forth above would change the density, intensity, or allowed uses or would have other effects on the environment. Parking is no longer an impact that is analyzed under CEQA. For these same reasons, the Ordinance also qualifies for an exemption under CEQA Guidelines section 15305 (Class 5) for minor alterations in land use limitations in areas with an average slope of less than 20%. No part of Gardena has a slope in excess of 20%. The changes are not for any specific project and therefore will not impact any environmental resource of hazardous or critical concern, will not create cumulative impacts, or impacts to scenic highways, hazardous waste sites, or historical resources. Because this is an ordinance pertaining to citywide development standards there will not be any significant effects on the environment due to unusual circumstances. As such, staff is directed to file a Notice of Exemption.

SECTION 6. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 7. 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 15 days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

SECTION 8. Effective Date. This ordinance shall become effective on the thirty-first date after passage.

Passed, approved, and adopted this _____ day of _____, 2021.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



LISA E. KRANTZ, Assistant City Attorney

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

RESOLUTION NO. PC10-21
ZONE CODE AMENDMENT #4-21
AGENDA ITEM #5.B

DATE: July 20, 2021

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

FROM: Gregg McClain, Planning Consultant

APPLICANT: City of Gardena

LOCATION: Citywide

REQUEST: An Amendment to Chapter 18.40 of the Gardena Municipal Code relating to required parking

BACKGROUND

Parking is an important issue in the Gardena community, and ensuring adequate parking for all types of uses is well enshrined in the Gardena Municipal Code (GMC). Unfortunately, the GMC also has exceptionally rigid standards related to parking and loading spaces and only very limited options available when flexibility is desired. This situation frustrates efforts to attract new businesses, accommodate new types of businesses, and or allow existing businesses to grow. Some of the goals and policies of the General Plan cannot be achieved consistently without introducing more flexibility to the parking standards on a case-by-case basis. This draft ordinance does that but does not offer any mechanism to reduce the Code-required parking count for projects, other than mechanisms which already exist, except loading spaces in certain cases.

ANALYSIS

The draft ordinance addresses three parts of the “Off-Street Parking and Loading” chapter of the Zoning Ordinance: off-site parking; tandem parking; and loading spaces as described below.

OFF-SITE PARKING – EXISTING PROVISIONS § 18.40.080

The GMC currently offers two off-site parking options; 1) parking located on private property within 400 feet if secured by a deed or long-term lease (GMC § 18.40.080 B1); and 2) parking located on public parking lots with sufficient capacity, but only for employee

parking (GMC § 18.40.080 B2). The Code currently provides that the Community Development Director may grant such an exception. However, with the addition of the Administrative Adjustment provisions in Chapter 18.50 which allows a 15% adjustment in parking and loading requirements, a possible ambiguity arises.

The draft ordinance proposes to follow the Director's authority to modify parking up to 15% as allowed by § 18.40.080 B through the Administrative Adjustment provisions and clarifies that the Planning Commission could approve a modification in location above 15% or if the request were being processed in conjunction with another entitlement that required Planning Commission approval through a conditional use permit. The proposed process uses an existing application procedure rather than create a new one, provide for the use of discretion to review each case individually, applies to single properties, and set no precedent or expectation for other applications.

OFF-SITE PARKING – STREET PARKING

The GMC prohibits the use of street parking for required parking. The proposed amendment to § 18.40.080 provides the ability for the Planning Commission to allow street parking to be counted as required parking through a CUP. This is admittedly unconventional, but there have been cases and will be more in the coming months where this might be worth considering. Again, the CUP will apply to the site for the specific use and can be conditioned to minimize negative impacts. An example of where this might be worth considering is a use that has peak use in the evenings in an industrial area that is all but closed by 6:00 every day and the nearby street parking is clearly not used. Another example could be where a development has considerable street frontage and the opposite side of the street is a non-parking-generating use such as utility line corridor, storm water channel, or industrial uses. The point of including this provision is to accommodate the very rare cases that make sense on their face and make no sense to not allow the counting of street parking. Street parking would not have an option for Director approval. Street parking would not be marked or otherwise indicated as reserved with signs or painted curbs and would remain available to the general public, would still be subject to street cleaning and other parking restrictions, and that would need to be taken into consideration when considering whether to approve the CUP requests.

OFF-SITE PARKING - TANDEM PARKING

The GMC also prohibits tandem parking anywhere it is not explicitly permitted in the zone, which is R-4 and the Mixed-Use Overlay. The draft ordinance allows tandem to be considered by the Planning Commission with a CUP for any property except where the use will be for retail or a restaurant. There is no proposal for granting of tandem by any means other than CUP when not otherwise permitted in a zone.

There are several possible circumstances where tandem parking might make sense, especially if other alternatives are not available. Certain offices and service businesses

where employees or the owner can park in the front spot and customers can park in the rear space is one example. Businesses that have employees who work from home but have occasional on-site meetings with clients or to check in with supervisors once in a while is something that was becoming more common before the pandemic and will likely continue again after.

LOADING SPACES - § 18.40.100

Loading spaces are larger than regular parking spaces and are required for every commercial or industrial building over 7,500 square feet. Except for the few businesses that still use loading docks, and would build or move into a building without them, this requirement is archaic and a waste of at least 480 square feet of land for each business.

The draft amendment is targeting businesses under 20,001 square feet and not making any loading space requirement changes for those above 20,000 square feet. Those buildings under 7,500 square feet will remain exempt as well. The goal is to allow builders and owners of buildings between 7,500 and 20,000 square feet to request the loading space requirement be waived or modified based on the lack of a need so that the 480 square feet can be repurposed to another use.

The justification for allowing these small to medium-sized business owners to request an exemption is that loading spaces are almost never used any more. Most deliveries, including commercial deliveries and pick ups are handled by parcel services and the Post Office, neither of which use loading spaces because they are usually not as convenient as the curb in front of the building's front door. Businesses that receive deliveries from a distributor will often arrange for the deliveries to arrive in the early morning or late evening when the parking lot is usually mostly empty. Even if the delivery arrives in a large truck, they will park across empty parking spaces to avoid having to make complicated maneuvers.

The delivery world stopped using loading spaces two decades ago and it has not made any significant impact that cities have needed to mitigate. So now the question is why do cities, including Gardena, still require a loading space that is adding pavement that cannot be used for anything other than loading, not even additional parking?

The amendment will allow the Planning Commission to approve a plan to either waive the loading space requirement or to allow some modifications, such as overlapping parking spaces or reducing the size of the loading space. This privilege will be secured upon the recording of a Declaration of Restrictions on the property, which will limit the future uses to similar uses, in terms of parking intensity, or require other remedies such as off-site parking if the new use cannot function under the agreement.

GENERAL PLAN CONSISTENCY

The draft amendment is consistent with the General Plan because it advances the following goals and policies:

Land Use Goal 2

Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.

The current strict regulations on parking create a hinderance to attracting high quality commercial and clean industrial uses.

Land Use Goal 3

Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.

The current parking regulations encourage overdevelopment of parking lots in cases where they are not needed. Parking lots are not attractive environments, and when under-used, project the opposite of vitality.

Land Use Policy 3.1

Require adequate off-street parking, internal circulation and loading spaces for commercial developments.

Although the draft amendment seems to be going contrary to this policy, the key word is "adequate." Since no reduction in the required parking is being proposed and off-site parking is already a permissible practice, Staff believes allowing more flexibility to achieve other General Plan goals is still honoring the spirit of this policy.

Land Use Policy 3.2

Encourage the upgrade and rehabilitation of existing commercial and industrial building facades and sites.

To the degree that parking discourages new users from moving into old buildings, it provides a disincentive for owners to invest in upgrades to the building.

Economic Development Goal 1

Promote a growing and diverse business community that provides jobs, goods and services for the local and regional market, and maintains a sound tax base for the City.

and

Economic Development Policy 1.7

Encourage diversification of businesses to support the local economy and provide a stable revenue stream.

An overly restrictive parking regulation inhibits business diversity because it locks into place the business types by their parking needs. When there is no opportunity for flexibility on the part of the City with respect to parking, the City's own economic development efforts are stymied.

Economic Development Goal 2

Expand, retain and revitalize quality businesses.

Expanding a quality business, just like attracting a new business, faces the same parking hurdle, however, it is more frustrating because the consequences of not being able to exercise flexibility could be much worse. Instead of not getting the new business, the City could lose a known quality business to another city that has the flexibility to accommodate their needs.

Economic Development Policy 2.5

Promote clean research and development facilities.

This is a policy that will be almost impossible to act on effectively unless parking flexibility is introduced into the GMC. Research and Development is most likely to locate in the industrial zones. Manufacturing uses required parking starts at the rate of 1/750 square feet and warehouses start at 1/1,000 square feet. These are much lower rates than research and development, which requires 1/300 square feet. Without some flexibility, there is virtually no chance of attracting research and development to an existing building because the required parking will be 2 to 3 times the available parking. Only vacant sites will be considered, but nearby cities consider research and development as industrial and typically as 1/500 square feet. Gardena is handicapped to begin with, but having no flexibility puts the City out of the game.

Economic Development Goal 3

Attract desirable businesses to locate in the City.

As repeated already, business attraction without the flexibility to arrange or allow off-site parking makes this goal difficult.

Economic Development Policy 3.3

Maintain a multidisciplinary proactive approach to improve the City's image as a desirable business location.

The draft ordinance is an advancement of this policy.

There is one land use policy that the draft ordinance will not be able to support:

Land Use Policy 3.9

Require loading and unloading of materials to be conducted completely on private property and out of sight from a public street.

Although the draft amendment is contrary to this policy, there is nothing within the City's power to require loading and unloading for small and medium businesses to be conducted on private property and out of the public sight. The policy should be modified to apply to large businesses and industries, as it probably was intended.

ENVIRONMENTAL IMPLICATIONS

The project is exempt from the provisions of CEQA pursuant to Section 15061(b)(3), which exempts projects where it can be seen with certainty that the activity in question does not have a significant effect on the environment. Parking is not an environmental issue subject to CEQA and will not create any environmental effects.

NOTICING

The public hearing notice for this zoning amendment was published in the Gardena Valley News on July 1, 2021. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the administrative record.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission to:

- 1) Open the public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 10-21 recommending that the City Council adopt Ordinance No. 1832.

ATTACHMENT

Resolution No. PC 10-21

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

RESOLUTION NO. PC 12-21
ZONE TEXT AMENDMENT #4-21
AGENDA ITEM #5.B

DATE: August 17, 2021

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Gregg McClain, Special Projects Planner

APPLICANT: City of Gardena

LOCATION: Citywide

REQUEST: An Amendment to Chapter 18.40 of the Gardena Municipal Code relating to required parking

BACKGROUND

On July 20, 2021, the Planning and Environmental Quality Commission approved a resolution recommending that the City Council approve Ordinance 1832 to introduce flexibility into the Gardena Municipal Code on matters related to parking. That ordinance dealt with off-site parking, tandem parking, and street parking and set forth which existing procedures to apply to each type of request and which approving body was authorized to approve the various requests.

Upon additional consideration, Staff recognized once rare parking solutions are becoming common in the South Bay, such as valet parking for businesses other than restaurants—even employee parking at large office buildings. Tandem parking and its vertical equivalent, mechanical stacked parking, is becoming cost effective and increasingly used. Gardena already has one large mechanical vehicle storage structure under construction and another proposed. It seemed to Staff that a small additional amendment to the draft ordinance would make addressing all of these and any unforeseen proposed parking solutions manageable using the City's existing planning processes. This is the reason this matter is brought back to the Commission a second time. The only changes in the draft ordinance are highlighted for your convenience.

GENERAL PLAN CONSISTENCY

The draft amendment is consistent with the General Plan as described in the July 20 staff report, which is attached.

ENVIRONMENTAL IMPLICATIONS

The project is exempt from the provisions of CEQA pursuant to Section 15061(b)(3), which exempts projects where it can be seen with certainty that the activity in question does not have a significant effect on the environment. Parking is not an environmental issue subject to CEQA and will not create any environmental effects.

NOTICING

The public hearing notice for this zoning amendment was published in the Gardena Valley News on August 5, 2021. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the administrative record.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission to:

- 1) Open the public hearing;
- 2) Receive testimony from the public; and
- 3) Adopt Resolution No. PC 12-21 recommending the City Council adopt Ordinance No. 1832.

ATTACHMENT

Resolution No. PC 12-21

Staff Report for July 20, 2021, PC meeting

RESOLUTION NO. PC 10-21

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ORDINANCE NO. 1832 AMENDING CHAPTER 18.40 OF THE GARDENA MUNICIPAL CODE RELATING TO REQUIRED PARKING AND LOADING TO PERMIT OFF-SITE PARKING, STREET PARKING, AND TANDEM PARKING WITH A CONDITIONAL USE PERMIT IN CERTAIN CIRCUMSTANCES

WHEREAS, City staff initiated zone text amendments to update Chapter 18.40 of the Gardena Municipal Code related to commercial and industrial parking; and

WHEREAS, on July 20, 2021, the Planning Commission of the City of Gardena held a duly noticed public hearing on the draft Ordinance at which time it considered all evidence, both written and oral; and

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

The Planning Commission hereby recommends that the City Council adopt the Ordinance attached hereto as Exhibit A making changes to Chapter 18.40 of the Gardena Municipal Code, related to parking, and loading requirements for commercial and industrial parking areas. For all of the reasons set forth in the staff report and as set forth in the Ordinance, the Planning Commission believes that these changes represent good land use practices which are required by public necessity, convenience, and the general welfare.

PASSED, APPROVED, AND ADOPTED this 20th day of July 2021.



STEVE LANGLEY, CHAIRMAN
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:



GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify 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 20th day of July 2021, by the following vote:

AYES: Pierce, Henderson, Sherman, Kanhan, Langley

NOES:

ABSENT:

Attachments:

Exhibit A – Draft Ordinance No. 1832

RESOLUTION NO. PC 12-21

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ORDINANCE NO. 1832 AMENDING CHAPTER 18.40 OF THE GARDENA MUNICIPAL CODE RELATING TO REQUIRED PARKING AND LOADING TO PERMIT OFF-SITE PARKING, STREET PARKING, TANDEM AND OTHER PARKING CONFIGURATIONS WITH A CONDITIONAL USE PERMIT IN CERTAIN CIRCUMSTANCES

WHEREAS, City staff initiated zone text amendments to update Chapter 18.40 of the Gardena Municipal Code related to commercial and industrial parking; and

WHEREAS, on July 20, 2021, the Planning Commission of the City of Gardena held a duly noticed public hearing on the draft Ordinance at which time it considered all evidence, both written and oral; and

WHEREAS, on July 20, 2021, the Planning Commission of the City of Gardena approved Resolution PC 10-21 recommending the City Council approve the draft ordinance amending Chapter 18.40 of the Gardena Municipal Code to allow certain placement of required parking, both on-site and off, with a conditional use permit; and


WHEREAS, Staff desires to amend the previous recommendation by clarifying that all forms of parking arrangement not explicitly permitted by Chapter 18.40 of Title 18 shall require a conditional use permit; and

WHEREAS, on August 17, 2021, the Planning Commission of the City of Gardena held a duly noticed public hearing on the revised draft ordinance (now Ord. No. 1832) at which time it considered all evidence, both written and oral; and

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

The Planning Commission hereby recommends that the City Council adopt Ordinance 1832 attached hereto as Exhibit A making changes to Chapter 18.40 of the Gardena Municipal Code, related to parking and loading requirements for commercial and industrial parking areas. For all of the reasons set forth in the staff reports and as set forth in the Ordinance, the Planning Commission believes that these changes represent good land use practices which are required by public necessity, convenience and the general welfare.

PASSED, APPROVED, AND ADOPTED this 17th day of August, 2021.


STEVE LANGLEY, CHAIRMAN
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:


GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify 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 17th day of August 2021, by the following vote:

AYES: Langley, Pierce, Kanhan, Sherman

NOES:

ABSENT: Henderson

Attachments:

Exhibit A – Draft Ordinance 1832 (changes from July 20 in highlights)

Exhibit B – Resolution PC 10-21



City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 12.C
Section: DEPARTMENTAL
ITEMS - COMMUNITY
DEVELOPMENT
Meeting Date: September 14,
2021

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: ORDINANCE NO. 1834: INTRODUCTION OF AN ORDINANCE REGARDING CITY COUNCIL REVIEW OF PLANNING COMMISSION ACTIONS. THE PROJECT IS EXEMPT FROM THE PROVISIONS OF CEQA PURSUANT TO SECTION 15061(B)(3).

COUNCIL ACTION REQUIRED:

Staff Recommendation: Introduce Ordinance No. 1834

RECOMMENDATION AND STAFF SUMMARY:

Gardena Municipal Code section 18.72.050 sets forth the procedures for the City Council to call an action of the Planning Commission for review. Currently, a call for review may be made by only one council member. This ordinance would change this procedure to require two council members to call an item for review. For purposes of the ordinance, the Mayor would be considered a council member.

This Ordinance is exempt from CEQA under the commonsense exemption, CEQA Guidelines section 15061(b)(3).

FINANCIAL IMPACT/COST:

ATTACHMENTS:

[Call for Review Staff Report.pdf](#)

[Call for Review Ordinance.pdf](#)

APPROVED:

Clint Osorio, City Manager



City of Gardena

City Council Meeting

Agenda Item No.: 12. C
Department: Community Development
Meeting Date: September 14, 2021
Ordinance No.: 1834

AGENDA STAFF REPORT

AGENDA TITLE: ORDINANCE NO. 1834 AMENDING SECTION 18.72.050 OF THE GARDENA MUNICIPAL CODE REGARDING CITY COUNCIL REVIEW OF PLANNING COMMISSION ACTIONS

RECOMMENDATION:

Staff respectfully recommends that Council introduce Ordinance No. 1834.

BACKGROUND:

Gardena Municipal Code section 18.72.050 sets forth the procedures for the City Council to call an action of the Planning Commission for review. Currently, a call for review may be made by only one council member. The proposed Ordinance would change this procedure to require two council members to call an item for review. For purposes of the Ordinance, the Mayor would be considered a council member.

Since 2017 there have been 15 calls for review. Out of these reviews, the Planning Commission's decision was only changed in two of them and one of these two was to approve an application that the Planning Commission had denied. The other decision that was overturning the Happiness Garden Church CUP. One matter is on the same agenda as this item and had not been heard as of the time the staff report was prepared. Eight of the 15 calls for review related to residential developments where the City has very little ability to deny projects that meet development standards without running afoul of State law.

Calls for review create delays and increase costs for applicants and the City. In the case of developers' costs, these wind up being passed on to the buyers. The average delay is approximately four weeks, however in some cases the delay has been six to eight weeks if there is a 5th Tuesday or a cancelled Council meeting. Calls for review also take up valuable staff time and cost the City money as there is no method of cost recovery. In the case of an appeal, there is a \$2,243.00 fee to cover costs.

Call for Review of Planning Commission Decisions

Date Called	Entitlement(s)	Project Type	Called By	Date Heard	Outcome
2/28/2017	CUP #8-16 (15122 Western)	Massage Establishment	Mayor Cerda	4/25/2017	Overtured
4/11/2017	TTM#1-16 and SPR #6-16 (16958 Western)	Residential Development	Mayor Cerda	5/9/2017	Upheld
8/8/2017	CUP #8-17 (2283 Rosecrans)	Children's Indoor Play Space	Mayor Cerda	9/12/2017	Upheld
8/8/2017	CUP #7-17 (1375 Redondo Beach Blvd)	Massage Establishment	Council Member Kaskanian	9/12/2017	Upheld
10/24/2017	SPR #4-17 (1341 Gardena)	Residential Development	Mayor Cerda	12/12/2017	Upheld
11/14/2017	CUP # 6-17 (14420 Crenshaw)	Children's Daycare Facility	Mayor Cerda	12/12/2017	Upheld
11/14/2017	Parcel Map #1-17 (1600 Redondo Beach Blvd)	Subdivision	Council Member Henderson	1/23/2018	Upheld
3/27/2018	CUP #3-17; SPR- 4-18 (13919 Normandie)	Residential Development	Mayor Cerda	4/24/2018	Upheld
8/14/2018	CUP #12-16 & SPR #6-18 (16819 Normandie)	Residential Development	Council Member Kaskanian	9/11/2018	Upheld
9/24/2019	TTM #6-18 & SPR 11-18 (1515 W. 178th St)	Residential Development	Council Member Henderson	10/22/2019	Upheld
5/26/2020	SPR #2-20 & TTM #1-20 (1938 W. 146th St)	Residential Development	Mayor Cerda	6/23/2020	Upheld
12/15/2020	SPR #5-20 & VTTM #4-20 (2500 Rosecrans)	Residential Development	Council Member Francis	1/12/2021	Upheld
5/25/2021	CUP #3-20 (15640 Normandie)	Religious Facility	Mayor Pro Tem Tanaka	6/22/2021	Overtured
7/13/2021	CUP #4-21 (1638 W. 130th St)	Automobile Towing	Council Member Francis	8/10/2021	Upheld
7/27/2021	SPR #2-21, VTTM #1-21 (15717 Normandie)	Residential Development	Council Member Francis	9/14/2021	Item not heard yet

If Gardena were to change its procedures to require two council members to call an item for review, it would not be alone. A sampling of a dozen other general law cities shows 4 cities allow a single council member to call an item for review, 4 cities require 2 members to call an item for review, 3 cities require a council majority to call an item for review and one city continues to use the appeal procedure but disqualifies that council member from voting absent a certification that the appeal is a result of public interest in the decision. In a number of cases which have been called for review by the City Council, there has been no public comment on the item at the Planning Commission level.

CITY	CALL FOR REVIEW POLICY
Gardena	1 Council member
Alameda	1 Council member
Camarillo	Council majority
Chino Hills	2 Council Members
Hawthorne	1 Council member
Irvine	1 Council member
Lawndale	1 Council member
Los Alamitos	Council majority
Manhattan Beach	2 Council members
Oceanside	2 Council members with reasons
Palos Verdes Estates	Council majority
Redondo Beach	Use appeal - Mayor or 1 Council Member – but disqualified unless they certify in writing appeal is a result of public interest in the decision and no predisposition
So. Pasadena	2 Council members

Staff believes that matters that are of true public concern will receive a second for a call for review. If a council member only wishes to highlight an item, staff could make a brief presentation prior to the Council receiving and filing the Planning Commission Action sheet. Additionally, requiring two council members to call an item for review is in keeping with the City Council's policy on requiring two votes for a directive to ensure there is interest by more than one council member prior to expending staff time on an item.

Council members would still have the ability to appeal an item like any other member of the public. In such cases they would be required to pay the appeal fee and refrain from voting on the matter to avoid a conflict of interest.

This Ordinance did not require a recommendation from the Planning Commission or a public hearing. Government Code section 65853 provides that a zoning ordinance which does not change any property from one zone to another or impose, remove or modify regulations may be adopted as other ordinances are adopted.

This Ordinance is exempt from CEQA as it can be seen with certainty that the adoption of this Ordinance does not have the potential for resulting in a direct or reasonably foreseeable indirect physical change in the environmental and is therefore subject to the commonsense exemption under CEQA Guidelines section 15061(b)(3).

CONCLUSION, Staff respectfully recommends that Council introduce Ordinance No. 1834.

Submitted by: Greg Tsujiuchi, CD Director

Date: 9/09/2021

ORDINANCE NO. 1834

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA AMENDING SECTION 18.72.050 OF THE GARDENA MUNICIPAL CODE RELATING TO THE CALL FOR REVIEW PROCEDURES

WHEREAS, Gardena Municipal Code § 18.72.050 sets forth the procedures for calls for review of Planning Commission actions by the City Council; and

WHEREAS, Gardena Municipal Code § 18.72.050 currently allows one member of the City Council to call an action for review; and

WHEREAS, on August 10, 2021 a directive was provided to amend the Gardena Municipal Code to require two members to call an action for review; and

WHEREAS, pursuant to Government Code § 65853 this Ordinance does not require a public hearing before the Planning Commission or City Council as it does not change any property for one zone to another or modify any regulation of matters listed in Government Code § 65850 and simply sets forth a procedure for the City Council to call an item for review; and

WHEREAS, this matter was considered by the City Council on September 14, 2021;

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

SECTION 1. Section 18.72.050 of the Gardena Municipal Code is hereby amended to read as follows:

18.72.050 Calls for Review.

- A. As an additional safeguard to avoid results inconsistent with the purposes of this code, any order, requirement, decision, determination, interpretation or ruling of the planning commission may be called up for council review upon ~~written~~ request by the Mayor and one council member or any two council members of the council either in writing or at a City Council meeting within the time specified for an appeal.
- B. No filing fee shall be required ~~of a council member who calls~~ for review of an action of the planning commission.
- C. A call for review shall be processed in the same manner as an appeal.

SECTION 2. CEQA. This Ordinance is exempt from CEQA pursuant to CEQA Guidelines § 15061(b)(3), the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect. The change to the Municipal Code is procedural only and it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment.

SECTION 3. Effective Date. This ordinance shall become effective on the thirty-first date after passage.

Passed, approved, and adopted this _____ day of _____, 2021.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



LISA KRANITZ, Assistant City Attorney



City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 12.D
Section: DEPARTMENTAL
ITEMS - COMMUNITY
DEVELOPMENT
Meeting Date: September 14,
2021

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: 2021-2029 DRAFT HOUSING ELEMENT PRESENTATION

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:

After several months of outreach with the community and numerous workshops with City Council and Commissions, the Draft Housing Element for 2021-2029 has been released for public review. The Draft Plan will be posted on the City's website for several weeks before it is formally submitted to the State's Housing and Community Development (HCD) Department to allow additional time for general public review.

A copy of the Draft Plan can be found on the City's website at: <https://cityofgardena.org/wp-content/uploads/2021/09/Gardena-Draft-HE-09-08-21.pdf>

City staff and consultants will be going over the proposed goals, policies, and programs of the Draft 2021-2029 Housing Element.

Staff will also be presenting one additional area to be added as a possible inventory site with an O4 overlay as there has been interest expressed in selling the Gardena Bowl property for residential development.

FINANCIAL IMPACT/COST:

ATTACHMENTS:

APPROVED:

Clint Osorio, City Manager



City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 13.A
Section: DEPARTMENTAL
ITEMS - ELECTED &
ADMINISTRATIVE OFFICES
Meeting Date: September 14,
2021

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: ORDINANCE NO. 1833, ADDING CHAPTER 2.68 TO THE GARDENA MUNICIPAL CODE CODIFYING THE GARDENA BEAUTIFICATION COMMISSION

COUNCIL ACTION REQUIRED:

Staff Recommendation: Staff respectfully recommends that Council Introduce Ordinance No. 1833

RECOMMENDATION AND STAFF SUMMARY:

Several decades ago, the City Council established the Gardena Beautification Committee. Staff now recommends that the Gardena Beautification Committee be codified as the Gardena Beautification Commission.

The Gardena Beautification Commission's function will be to study, review, research, advise and make recommendations to the City Council concerning all elements involving the improvement, enhancement, and maintenance of the architectural, landscape and environmental balance, image, appearance of and livability in the City of Gardena.

The Gardena Beautification Commission shall consist of nine members. One member shall be a member of the Gardena City Council who shall be appointed by the Gardena City Council and shall serve as the Chair of the Commission.

The other eight members shall be appointed as follows:

1. The Mayor and each Councilmember shall each nominate one commission member and such nominations shall be honored by ratification and confirmation by a majority vote of the membership of the City Council.
2. The Commission Chair shall nominate three At-Large members and such nominations shall be honored by ratification and confirmation by a majority vote of the membership of the City Council.

The term of office for each member of the Gardena Beautification Commission shall be for a period of two years from the date of appointment or conterminous with the expiration of the actual tenure of the member of the council who nominated the commissioner, whichever occurs first. At-Large members nominated by the Commission Chair shall be for a period of two years from the date of appointment.

Any Gardena Beautification commissioner who absents himself or herself from any three consecutive regular meetings of the Gardena Beautification Commission or who is absent from a total of four regular meetings of the commission in any twelve month period shall thereby automatically forfeit his or her position as a member of the commission and the name of such person shall be automatically removed from the membership of the commission.

Five (5) voting members of the commission shall constitute a quorum of the commission for the transaction of business

Members of the Gardena Beautification Commission shall receive no compensation.

However, the members shall be reimbursed for any expense incurred in the performance of their duties.

IN CONCLUSION, Staff respectfully recommends that the Council introduce Ordinance No. 1833.

FINANCIAL IMPACT/COST:

N/A

ATTACHMENTS:

[ORDINANCE No. 1833.pdf](#)

APPROVED:



Clint Osorio, City Manager

ORDINANCE NO. 1833

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF GARDENA, CALIFORNIA ADDING CHAPTER 2.68 TO THE GARDENA
MUNICIPAL CODE CODIFYING THE
GARDENA BEAUTIFICATION COMMISSION**

WHEREAS, the City Council of the City of Gardena has previously established a Gardena Beautification Committee; and

WHEREAS, the City Council would like to codify this committee as a commission;

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

SECTION 1. Chapter 2.68 is hereby added to the Gardena Municipal Code to read as follows:

**Chapter 2.68
GARDENA BEAUTIFICATION COMMISSION**

2.68.010 Created.

Pursuant to the authority vested in the Council, there is created the Gardena Beautification Commission.

2.68.020 Membership.

The Gardena Beautification Commission shall consist of nine members.

A. One member shall be a member of the Gardena City Council who shall be appointed by the Gardena City Council and shall serve as the Chair of the Commission.

B. The other eight members shall be appointed as follows:

1. The Mayor and each Councilmember shall each nominate one commission member and such nominations shall be honored by ratification and confirmation by a majority vote of the membership of the City Council.
2. The Commission Chair shall nominate three At-Large members and such nominations shall be honored by ratification and confirmation by a majority vote of the membership of the City Council. At-Large members may include, but are not limited to, professional architects, urban planners, landscape architects, professional engineers, designers, artists and those involved in any other professional or non-professional discipline.

2.68.030 Terms.

A. The term of office for each member of the Gardena Beautification Commission appointed pursuant to Section 2.68.020(B)(1) shall be for a period of two years from the date of appointment or conterminous with the expiration of the actual tenure of the member of the council who nominated the commissioner, whichever occurs first.

B. The term of office for each At-Large member of the Gardena Beautification Commission appointed pursuant to Section 2.68.020(B)(2) shall be for a period of two years from the date of appointment.

C. Each commissioner shall serve at the pleasure of the council, and such appointments may be terminated by a majority vote of the membership of the council.

D. Each commissioner shall serve until a successor is appointed.

E. Commissioners may be reappointed.

2.68.040 Vacancies.

If a vacancy shall occur, the vacancy shall be filled by the council member who nominated the person creating a vacancy and shall be for the remainder of the unexpired term.

2.68.050 Forfeiture of office.

Notwithstanding any other provision of this chapter, any Gardena Beautification commissioner who absents himself or herself from any three consecutive regular meetings of the Gardena Beautification Commission or who is absent from a total of four regular meetings of the commission in any twelve month period shall thereby automatically forfeit his or her position as a member of the commission and the name of such person shall be automatically removed from the membership of the commission.

The secretary of the commission shall thereupon promptly notify the council of such fact, whereupon the vacancy so created shall be filled as set forth in Section 2.68.040.

2.68.060 Organization and meetings.

A. The Gardena Beautification Commission shall develop its own bylaws which shall set forth the organization of the commission.

B. The Gardena Beautification Commission shall meet regularly once per month at a time and place in the City to be determined by the Commission. No meeting shall be scheduled on a legal holiday.

2.68.070 Quorum.

Five (5) voting members of the commission shall constitute a quorum of the commission for the transaction of business.

2.68.080 Powers and Duties.

The functions of the Gardena Beautification Commission shall be to study, review, research, advise and make recommendations to the City Council concerning all elements involving the improvement, enhancement, and maintenance of the architectural, landscape and environmental balance, image, appearance of and livability in the City of Gardena, of all residential, commercial, and industrial properties and structures, including all public areas.

It shall be the duty of the City Treasurer to keep the books and other financial records of the Commission, to hold and deposit all monies contributed to the Commission, and to pay all those providing services or materials to the Commission. The Commission shall have the power to draw upon monies in its account for routine expenditures in an amount not to exceed one thousand dollars (\$1000) per expenditure without prior City Council approval. The Treasurer's office shall supply a monthly report to the Commission as to the finances of the Commission and the expenditures made during the previous month.

2.68.090 Ex officio member.

To aid and assist the Gardena Beautification Commission in its deliberations, a member of the City Manager's office shall serve as an ex officio member of the commission and shall have no voting power.

2.68.100 Secretary and Minutes

A. a member of the City Manager's office, shall be the secretary to the Gardena Beautification Commission and shall maintain accurate minutes of the activities of the commission. Minutes shall include the following subject matter:

1. The time and place of each meeting of the commission;
2. The names of the commissioners present;
3. All official acts of the commission;
4. The votes given by the commissioners, except when the action is unanimous;
and
5. A summary of all proceedings before the commission.

B. All minutes shall be reduced to writing and shall be presented to the commission at the earliest reasonable time for approval, amendment, or correction. The minutes, or true copies thereof, shall be open to public inspection. Copies of the minutes shall be furnished to the council, members of the commission and any other public official requiring them.

2.68.110 Compensation.

Members of the Gardena Beautification Commission shall receive no compensation. However, the members shall be reimbursed for any expense incurred in the performance of their duties.

SECTION 2. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

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.

SECTION 4. CEQA. The City Council finds that this Ordinance is exempt from CEQA as it does not qualify as a project.

SECTION 5. Effective Date. This ordinance shall not become effective or be in force until thirty (30) days from and after the date of its adoption.

Passed, approved, and adopted this ____ day of _____, 2021.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



CARMEN VASQUEZ, City Attorney



City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 13.B
Section: DEPARTMENTAL
ITEMS - ELECTED &
ADMINISTRATIVE OFFICES
Meeting Date: September 14,
2021

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: RESOLUTION NO. 6532: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA SUPPORTING THE CITIES GAMING INITIATIVE

COUNCIL ACTION REQUIRED:

Staff Recommendation: Adopt Resolution No. 6532

RECOMMENDATION AND STAFF SUMMARY:

There are three competing statewide ballot measures intended for the November 2022 ballot that would remake the laws on gaming in California. Of the three ballot measures, one measure benefits the public's interest in gaming and provides new revenues to the State of California to allocate toward the social needs in California such as homelessness, affordable housing, mental health, and education for allocation to cities and counties. In addition, it provides new revenues to cities that permit gaming.

The three statewide gaming ballot measures are:

1. The California Sports Wagering Regulation and Unlawful Gambling Enforcement Act (hereafter called the "Tribal Gaming Initiative") that is advanced by the Tribal Chairmen of the Pechanga Indian Reservation Temecula Band of Luiseno Mission Indians, the Barona Band of Mission Indians, the Agua Caliente Band of Cahuilla Indians, and the Yocha Dehe Wintun Nation, each of which operates one or more Nevada Style Casinos on its tribal land in California.
2. The California Sports Wagering and Consumer Protection Act (hereafter called the "Cities Gaming Initiative") that is advanced by City Council Members of cities that license card clubs in their cities.
3. The California Solutions to Homelessness and Mental Health Support Act (hereafter called the "Tribal Draft-Kings Initiative") that is advanced by individuals named John J. Moffit and Kurt R. Oneto submitted on August 31, 2021.

The Tribal Gaming Initiative has qualified for the November 8, 2022, ballot while the Cities Gaming Initiative and the Tribal Draft-Kings Initiative are in the early stages of qualifying for the same ballot. These three ballot measures propose to amend the California Constitution so as to permit sports wagering and other gambling games with fundamentally different outcomes to the people of the state of California. This report attaches the side-by-side comparison of the first two competing ballot measures prepared by the California Cities Gaming Authority, a joint powers authority of California Cities ("CCGA"). As the Tribal Draft-Kings Initiative was submitted on August 31, 2021, an analysis is not available.

INTRODUCTION

Section 19 of Article IV of the State of California governs gambling in the state. In particular, subsection 19(a) prohibits lotteries and subsection 19(e) prohibits casinos in the entire State of California. Subsection 19(e) provides as follows:

- *The Legislature has no power to authorize, and shall prohibit, casinos of the type currently operating in Nevada and New Jersey.*

On March 7, 2000, a ballot measure known as Proposition 1A, adopted Section 19(f) to Article IV of the California Constitution. Section 19(f) relaxed the prohibition against Nevada style casinos by permitting only Indian Tribes to operate casinos on Indian lands that offer slot machines, lotteries and banking and percentage card games. The Tribal Gaming Initiative and the Cities Gaming Initiative propose further amendments to Section 19 of Article IV of the California Constitution. The **Tribal Draft-Kings Initiative** proposes to add Section 19.5 to Article IV of the California Constitution.

WILL THE PUBLIC BENEFIT FINANCIALLY FROM SPORTS WAGERING?

Cities Gaming Initiative: Yes.

The public will benefit. The public benefits flow from three elements of this Initiative. First, it permits many entities to conduct sports wagering - not just Indian Tribes but Indian Tribes are permitted to conduct sports wagering. Second, it taxes all revenues from sports wagering of all entities permitted to conduct sports wagering. Third, it requires the State Legislature to expend taxes from sports wagering to promote important social needs of the state.

Tribal Gaming Initiative: No.

There is no public benefit. Only gaming tribes will benefit. This ballot measure does not require Indian Tribes to pay taxes on their existing Casino revenues nor on their additional revenues from sports wagering. Racetrack Operators will be permitted to offer sports wagering at the racing tracks they operate, but racing tracks operated by state fairs are excluded. Thus, the Tribal Gaming Initiative permits sports wagering at the following four (4) racing tracks in California: Santa Anita Park, Del Mar Racetrack, Los Alamitos Race Course and Golden Gate Field.

WHAT ENTITIES WILL BE PERMITTED TO OPERATE SPORTS WAGERING?

Cities Gaming Initiative

The following entities will be permitted to operate sports wagering at their facilities:

1. Licensed racing associations (Horse racing tracks)
2. Federally recognized Indian Tribes (Tribal casinos)
3. Licensed gambling establishments (Cardrooms)
4. Professional sports teams from Major league baseball, National Hockey League, National Basketball Association, National Football League, Women's National Basketball Association and Major League Soccer.
5. Online or mobile sports wagering operators. Section 19(i)(2). Sports wagering may be conducted on professional and collegiate events only - but not on high school events. Section 19 (i)(1).

Tribal Gaming Initiative

The only entities that can offer sports wagering in California are Indian Tribes and Approved Racetrack Operators. The privilege is not extended to Card Clubs or Professional sports teams. Section 19(f) and (h). The Tribal Gaming Initiative is a plan by Indian Tribes with Las Vegas Casinos to own gambling in the State of California - not just sports wagering.

The **Tribal Gaming Initiative** gives Indian Tribes powers sufficient to drive cardrooms out of business by establishing Indian Casinos on non-Tribal lands in the cities that license cardrooms. Cardrooms cannot compete with Indian Casinos that offer sports wagering, slot machines, craps, roulette, non-banked card games such as Blackjack and lotteries. When cardrooms go out of business, city services to residents are cancelled or reduced drastically.

ARE TAXES PAYABLE BY OPERATORS OF SPORTS WAGERING?

Cities Gaming Initiative: Yes. Each sport wagering operator must pay a tax equal to 25% of gross revenues to the State Treasury. Section 19 (j)(9A).

The Cities Gaming Initiative requires the state legislature to appropriate all tax revenues to fund the issues of homelessness, affordable housing, public education and mental health except revenues designated for problem gambling programs. Section 19 (j)(9E). In addition, card clubs will be required to pay taxes on the gross receipts derived from new games to the cities that license the card clubs.

Tribal Gaming Initiative: No. Indian Tribes pay no taxes.

Indian Tribes are not required to pay taxes to the State of California on their current gaming revenues.

Likewise, the Tribal Gaming Initiative does not require Indian Tribes to pay taxes to the State of California or any other governmental entity on revenues the Tribes derive from the new games authorized by the initiative.

WILL CITIES AND CARDROOMS BENEFIT?

Cities Gaming Initiative: Yes. Under the Cities Gaming Initiative, cities benefit because cardrooms will be permitted to offer games played with cards or tiles including "Blackjack", "21", and "Baccarat" that are not banked games. Cardrooms will be required to pay taxes on revenues from new games to the cities that license them.

Tribal Gaming Initiative: No. Under the Tribal Gaming Initiative, cities, unlike Indian Tribes, may not authorize cardrooms to offer "roulette, games played with dice, and sports wagering." Furthermore, cities may not authorize cardrooms to offer games played with cards or tiles including "Blackjack", "21", and "Baccarat" that are not banked games. Thus, this initiative does not provide cities the opportunity to receive new tax revenues from cardrooms, because cities cannot authorize cardrooms to offer additional games.

WILL THE PUBLIC BE PROTECTED?

Cities Gaming Initiative: Yes.

Subsection 19(j) imposes on operators of sports wagering including Indian tribes for the protection of the public. Tribal Gaming Initiative: Yes.

Subsection 19(i) excludes specified events from sports wagering.

TRIBAL DRAFT-KING INITIATIVE

The TRIBAL DRAFT-KING INITIATIVE authorizes Tribal Indian dominance of sports betting in the State of California and excludes other licensed gaming operators and professional sporting leagues from participating in online sports betting.

LOCAL GOVERNMENT AUTHORITY ON BALLOT MEASURES

Local governmental entities may expend public resources to provide factual information and analysis about the purpose, provisions, or estimated impact of bond issues or ballot measures in some circumstances. *Stanson v. Mott* (1976) 17 C.3d. 206; *Keller v. State Bar* (1989) 47 C.3d 1152; *Vargas v. City of Salinas* (2009) 46 Cal 4th 1. "in *Stanson* we explicitly recognized that a governmental agency "pursues a proper informational role when it ... authorizes an agency employee to present the department's view of a ballot proposal at a meeting of [a private or public] organization" (*Stanson*, supra, 17 Cal.3d at p. 221, 130 Cal.Rptr. 697, 551 P.2d 1), thus making it clear that it is permissible for a public entity to evaluate the merits of a proposed ballot measure and to make its views known to the public. Accordingly, we agree with those Court of Appeal decisions rendered after *Stanson* that explicitly

have held that Stanson does not preclude a governmental entity from publicly expressing an opinion with regard to the merits of a proposed ballot measure, so long as it does not expend public funds to mount a campaign on the measure." *Vargas v. City of Salinas* (2009) 46 Cal 4th 1, 36.

Further, the Supreme Court's statement, in Stanson, that a government "may not" 'take sides' in election contests" means that a public entity's use of the public treasury to mount an election campaign is the potentially suspect conduct rather than precluding a public entity's analytically evaluating a proposed ballot measure and publicly expressing an opinion on its merits. *Vargas v. City of Salinas* (2009) 46 Cal 4th 1, 36.

CONCLUSIONS AND RECOMMENDATIONS

The CCGA Comparative Analysis demonstrates a profound disparity in the public benefits and the private benefits from these initiatives.

The Tribal Gaming Initiative benefits Indian Tribes over all other entities engaged in gaming like cities, cardrooms and all other entities seeking to offer sports wagering like professional sport teams from major league baseball, basketball and football, etc. Moreover, the Tribal Gaming Initiative exempts all Indian Tribal gaming revenues from state or local taxation.

Conversely, the Cities Gaming Initiative opens sports wagering to every entity licensed to conduct gaming in California including Indian Tribes and to all professional sports teams seeking to conduct sports wagering. Likewise, the Cities Gaming Initiative creates enormous tax revenues to the State of California through a tax of 25% on gross gaming revenues from sports wagering. It also directs the legislature to expend such revenues on homelessness, affordable housing, public education, mental health, and problem gambling programs.

Based on the foregoing, it is recommended that the City Council adopt Resolution No. 6532 in support of the Cities Gaming Initiative and encourages all California Cities to do the same.

FINANCIAL IMPACT/COST:

N/A

ATTACHMENTS:

[8-18-2021 CCGA Comparative Analysis of two Sports Wagering Initiatives.pdf](#)

[CCGA 9-1-2021 -Resolution on Sports Wagering Initiative.pdf](#)

[Resolution No.6532 - Supporting the Cities Gaming Initiative.pdf](#)

APPROVED:



Clint Osorio, City Manager



CALIFORNIA CITIES GAMING AUTHORITY

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / EMAIL: CCGACITIES@GMAIL.COM / PHONE (310) 217-9503

August 18, 2021

Board of Directors
California Cities Gaming Authority

Re: Comparative Analysis of Statewide Ballot Measures to Amend the California Constitution to Authorize Sports Wagering in California

Dear Board of Directors:

This report compares the following two statewide gaming ballot measures:

1. The California Sports Wagering Regulation and Unlawful Gambling Enforcement Act (hereafter called the “**Tribal Gaming Initiative**”) that is advanced by the Tribal Chairmen of the Pechanga Indian Reservation Temecula Band of Luiseno Mission Indians, the Barona Band of Mission Indians, the Agua Caliente Band of Cahuilla Indians and the Yocha Dehe Wintun Nation, each of which operates one or more Nevada Style Casinos on its tribal land in California.
2. The California Sports Wagering and Consumer Protection Act (hereafter called the “**Cities Gaming Initiative**”) that is advanced by City Council Members of cities that license card clubs in their cities.

The **Tribal Gaming Initiative** has qualified for the November 8, 2022 ballot while the **Cities Gaming Initiative** is in the early stages of qualifying for the same ballot.

Both of these ballot measures propose to amend the California Constitution so as to permit sports wagering and other gambling games with fundamentally different outcomes to the people of the state of California. This report provides a side-by-side comparison of the fundamental elements of these two competing ballot measures.

INTRODUCTION

Section 19 of Article IV of the State of California governs gambling in the state. In particular, subsection 19(a) prohibits lotteries and subsection 19(e) prohibits casinos in the entire State of California.

Subsection 19(e) provides as follows:

The Legislature has no power to authorize, and shall prohibit, casinos of the type currently operating in Nevada and New Jersey.

On March 7, 2000, a ballot measure known as Proposition 1A, adopted Section 19(f) to Article IV of the California Constitution. Section 19(f) relaxed the prohibition against Nevada style casinos by permitting only Indian Tribes to operate casinos on Indian lands that offer slot machines, lotteries and banking and percentage card games.

The **Tribal Gaming Initiative** and the **Cities Gaming Initiative** propose further amendments to Section 19 of Article IV of the California Constitution.

This comparison analyzes the two ballot measures according to common topics in the form of questions germane to both ballot measures.

WILL THE PUBLIC BENEFIT FINANCIALLY FROM SPORTS WAGERING?

Cities Gaming Initiative

Yes. The public will benefit.

The public benefits flow from three elements of this Initiative. First, it permits many entities to conduct sports wagering - not just Indian Tribes but Indian Tribes are permitted to conduct sports wagering. Second, it taxes all revenues from sports wagering of all entities permitted to conduct sports wagering. Third, it requires the State Legislature to expend taxes from sports wagering to promote important social needs of the state. The taxes and their uses are as follows:

- 25% of the gross receipts generated from sports wagering, as taxes paid to the State Treasury, must be expended by the legislature on issues of homelessness, affordable housing, public education and mental health.
- Another 1% of gross revenues from sports wagering, not to exceed ten million dollars (\$10,000,000), and all licensing fees must be expended on problem gambling programs.

Section 19(j)(9) of Article IV of the California Constitution.

Tribal Gaming Initiative

No. There is no public benefit. Only gaming tribes will benefit.

This ballot measure does not require Indian Tribes to pay taxes on their existing Casino revenues nor on their additional revenues from sports wagering. Section 19(f) of Article IV of the California Constitution.

Racetrack Operators will be permitted to offer sports wagering at the racing tracks they operate, but racing tracks operated by state fairs are excluded. Thus, the **Tribal Gaming Initiative** only permits sports wagering at the following four (4) racing tracks in California: Santa Anita Park, Del Mar Racetrack, Los Alamitos Race Course and Golden Gate Field. The Racetrack Operators will be required to pay a 10% tax on net revenues from sports wagering. This 10% tax will be distributed as follows: (a) 15% for problem gambling prevention and mental health, (b) 15% to the Bureau of Gambling Control for the implementation and enforcement of sports wagering, (c) 70% to the state general fund. Section 19(h) of Article IV of the California Constitution and Section 5 of the Initiative.

WHAT ENTITIES WILL BE PERMITTED TO OPERATE SPORTS WAGERING?

Cities Gaming Initiative

The following entities will be permitted to operate sports wagering at their facilities:

1. Licensed racing associations (Horse racing tracks)
2. Federally recognized Indian Tribes (Tribal casinos)
3. Licensed gambling establishments (Cardrooms)
4. Professional sports teams from Major league baseball, National Hockey League, National Basketball Association, National Football League, Women's National Basketball Association and Major League Soccer.
5. Online or mobile sports wagering operators. Section 19(i)(2).

Sports wagering may be conducted on professional and collegiate events only – but not on high school events. Section 19 (i)(1).

Tribal Gaming Initiative

The only entities that can offer sports wagering in California are Indian Tribes and Approved Racetrack Operators. The privilege is not extended to Card Clubs or Professional sports teams. Section 19(f) and (h).

In addition, this initiative would permit Indian Tribes to offer other gambling games not now permitted. Indians Tribes will be permitted to conduct and operate “***roulette and games played with dice***.” Section 19(f). Currently, Section 19(f) of Article IV does not permit Indian Tribes to conduct and operate roulette or craps.

The **Tribal Gaming Initiative** is a plan by Indian Tribes with Las Vegas Casinos to own gambling in the State of California – not just sports wagering. The plan consists of three foundational elements embedded in the Initiative that grant a monopoly to Indian Tribes

over all gambling in the State of California without any obligation to pay taxes on their gambling revenues.

The first element is the power to conduct three types of gambling that are currently prohibited in California. The initiative would permit Indian Tribes with Las Vegas Casinos to conduct “***roulette, games played with dice and sports-wagering.***” Section 19(f).

The second element is the exemption from taxation on all revenues derived from these three new types of gambling. The exemption is a continuation of the existing language of Section 19(f) that is devoid of any obligation to pay taxes from gambling revenues to the State of California or any other governmental entity.

The third element is the power to locate Tribal Indian Las Vegas Casinos on any land in California owned or rented by Indian Tribes. The existing requirement to locate Indian Casinos only on their sovereign Indian land will be eliminated. This new power is accomplished by amending the phrase “***on Indian Tribal lands***” to “***Indian lands.***” Section 19(f).

Such power far exceeds what the Indian Tribes with Las Vegas Casinos need to survive – a goal that was accomplished by the passage of Proposition 21 years ago. As a result, Indian Tribes now own Las Vegas style gambling in California.

In contrast, Cities may only license and regulate cardrooms to play non-banked card games, which means that cardrooms, unlike Indian Tribes, cannot be the dealer or a player in any card game. Cities derive tax revenues from cardrooms to fund public services such senior and youth services and events, as well as traditional police and fire services. Cities derive these revenues by imposing taxes ranging from 10% to 15% of a cardroom’s gross revenues.

The **Tribal Gaming Initiative** gives Indian Tribes powers sufficient to drive cardrooms out of business by establishing Indian Casinos on non-Tribal lands in the cities that license cardrooms. Cardrooms cannot compete with Indian Casinos that offer sports wagering, slot machines, craps, roulette, non-banked card games such as Blackjack and lotteries.

When cardrooms go out of business, city services to residents are cancelled or reduced drastically.

ARE TAXES PAYABLE BY OPERATORS OF SPORTS WAGERING?

Cities Gaming Initiative

Yes.

Each sport wagering operator must pay a tax equal to 25% of gross revenues to the State Treasury. Section 19 (j)(9A).

Each sport wagering operator also must pay a tax equal to 1% of gross revenues from all sports wagering and each Indian tribe must pay a fee equal to 1% of gross revenues from online sports wagering, not to exceed ten million dollars (\$10,000,000) to the State Treasury to fund problem gambling programs. Section 19 (j)(9B).

Further, each sports wagering platform shall pay a one-time licensing fee of five million dollars (\$5,000,000) and a bi-annual license fee of one million dollars (\$1,000,000) to the State Treasury to fund problem gambling programs. Section 19 (j)(9C).

The **Cities Gaming Initiative** requires the state legislature to appropriate all tax revenues to fund the issues of homelessness, affordable housing, public education and mental health except revenues designated for problem gambling programs. Section 19 (j)(9E).

In addition, card clubs will be required to pay taxes on the gross receipts derived from new games to the cities that license the card clubs.

Tribal Gaming Initiative

No, Indian Tribes will pay no taxes.

Indian Tribes are not now required to pay taxes to the State of California on their current gaming revenues.

Likewise, the **Tribal Gaming Initiative** does not require Indian Tribes to pay taxes to the State of California or any other governmental entity on revenues the Tribes derive from the new games authorized by the initiative. Although the **Tribal Gaming Initiative** authorizes Indian Tribes to conduct the games of “**roulette, games played with dice and sports wagering**,” it imposes no obligation on Indian Tribes to pay taxes on revenues they derive from such new gaming activities. Section 19(f).

This **Tribal Gaming Initiative** would impose a “sports wagering tax” of 10% on net sports wagers on the four (4) racing tracks authorized to conduct sports wagering. Section 5 of the Initiative under a newly created Business & Professions Code Section 19671.

WILL CITIES AND CARDROOMS BENEFIT?

Cities Gaming Initiative

Yes.

Under the **Cities Gaming Initiative**, cities benefit because cardrooms will be permitted to offer games played with cards or tiles including “Blackjack”, “21”, and “Baccarat” that are not banked games. In addition, cardrooms will be required to pay taxes on revenues from new games to the cities that license them.

Tribal Gaming Initiative

No.

Under the **Tribal Gaming Initiative**, cities, unlike Indian Tribes, may not authorize cardrooms to offer ***“roulette, games played with dice, and sports wagering.”*** Furthermore, cities may not authorize cardrooms to offer games played with cards or tiles including “Blackjack”, “21”, and “Baccarat” that are not banked games.

Thus, this initiative does not provide cities the opportunity to receive new tax revenues from cardrooms, because cities cannot authorize cardrooms to offer additional games.

Furthermore, the **Tribal Gaming Initiative** grants powers to Indian Tribes sufficient to drive cardrooms out of business by establishing Indian Casinos on non-Tribal lands in or near cities that license cardrooms. Cardrooms cannot compete with Indian Casinos that offer sports wagering, slot machines, craps, roulette, non-banked card games such as Blackjack and lotteries.

Finally, the **Tribal Gaming Initiative** establishes a complaint process that can be initiated by any person or entity against cardrooms for alleged gaming violations, but not against Tribal Casinos, that will encourage frivolous and costly lawsuits against cardrooms.

WILL THE PUBLIC BE PROTECTED?

Cities Gaming Initiative

Yes.

Subsection 19(j) imposes the following requirements on operators of sports wagering including Indian tribes for the protection of the public:

- Persons placing bets must be 21 years of age;
- Sports wagering shall not mimic slot machines or other casino-style game;
- Wages on officiating of any sport or the occurrence of injuries are prohibited;

- Marketing of sports wagering shall not be attractive to children;
- Official league or association data shall be used for live betting;
- Providers shall cooperate in barring individual who may harm the integrity of sports wagering.

Tribal Gaming Initiative

Yes.

Subsection 19(i) excludes the following events from sports wagering for the protection of the public:

- High school sport or athletic event;
- A sport or athletic event in which any California college team participates;
- Any sport or athletic event or horse race that has been completed; and
- Horse races and horse race meetings authorized by Subsection 19(b).

LOCAL GOVERNMENT AUTHORITY ON BALLOT MEASURES

Local governmental entities may expend public resources to provide factual information and analysis about the purpose, provisions, or estimated impact of bond issues or ballot measures in some circumstances. *Stanson v. Mott* (1976) 17 C.3d 206; *Keller v. State Bar* (1989) 47 C.3d 1152; *Vargas v. City of Salinas* (2009) 46 Cal 4th 1.

“in Stanson we explicitly recognized that a governmental agency “pursues a proper informational role when it ... authorizes an agency employee to present the department's view of a ballot proposal at a meeting of [a private or public] organization” (Stanson, supra, 17 Cal.3d at p. 221, 130 Cal.Rptr. 697, 551 P.2d 1), thus making it clear that it is permissible for a public entity to evaluate the merits of a proposed ballot measure and to make its views known to the public. Accordingly, we agree with those Court of Appeal decisions rendered after Stanson that explicitly have held that Stanson does not preclude a governmental entity from publicly expressing an opinion with regard to the merits of a proposed ballot measure, so long as it does not expend public funds to mount a campaign on the measure.” Vargas v. City of Salinas (2009) 46 Cal 4th 1, 36.

Further, the Supreme Court's statement, in *Stanson*, that a government “may not ‘take sides’ in election contests” means that a public entity's use of the public treasury to mount an election campaign is the potentially suspect conduct rather than precluding a public entity's analytically evaluating a proposed ballot measure and publicly expressing an opinion on its merits. *Vargas v. City of Salinas* (2009) 46 Cal 4th 1, 36.

CONCLUSIONS AND RECOMMENDATIONS

This comparative analysis of the two competing gaming initiatives described herein as the **Tribal Gaming Initiative** and the **Cities Gaming Initiative** demonstrates a profound disparity in the existence of benefits to the public versus the private benefits to gambling enterprises from these initiatives.

The **Tribal Gaming Initiative** benefits Indian Tribes over all other entities engaged in gaming like cities and cardrooms and all other entities seeking to offer sports wagering like professional sport teams from major league baseball, basketball and football, etc.

Moreover, the **Tribal Gaming Initiative** exempts all Indian Tribal gaming revenues from state or location taxation including revenues from sports wagering.

Conversely, the **Cities Gaming Initiative** opens sports wagering to every entity licensed to conduct gaming in California including Indian Tribes and to all professional sports teams seeking to conduct sports wagering directly or via the internet.

In addition, the **Cities Gaming Initiative** creates enormous revenues for the State of California through the imposition of several sources of tax revenues including a tax of 25% on gross gaming revenues derived from sports wagering. It also directs the legislature to expend such revenues to issues of homelessness, affordable housing, public education and mental health, as well as problem gambling programs.

Further, the **Cities Gaming Initiative** authorizes new games that can be played at California cardrooms and revenues on the new games become available to the cities that license them through taxes under existing ordinances.

Given the two diverse outcomes of these initiatives on Californians as whole and on California gaming cities, the California Cities Gaming Authority and all California cities may take public positions on these initiatives.

Based on the foregoing comparative analysis, the Executive Director of the California Cities Gaming Authority recommends the Board of Directors adopt a resolution that supports the **Cities Gaming Initiative**, opposes the **Tribal Gaming Initiative** and encourages all California Cities to do the same.

Respectfully submitted,

Jimmy L. Gutierrez
General Counsel

RESOLUTION NO. 2021-01

A RESOLUTION OF THE CALIFORNIA CITIES GAMING AUTHORITY SUPPORTING THE LEGALIZATION, REGULATION, & TAXATION OF SPORTS WAGERING IN CALIFORNIA

WHEREAS, California's cities and counties are on the frontlines of service delivery and public policy formulation to address a whole host of challenges facing California and its people, including homelessness, lack of sufficient affordable housing, inadequate mental health service accessibility, underfunded public schools, and more;

WHEREAS, these challenges were already pulling at the seams of our social fabric prior to the breakout of the COVID 19 pandemic in 2020 with record numbers of homeless Californians and historically high home prices;

WHEREAS, the COVID-19 pandemic has wreaked havoc across society causing record levels of devastation to our economic, healthcare, and social systems as millions of Americans became ill and several hundred thousands perished;

WHEREAS, the COVID-19 devastation further strained local government's capacity to meet its existing challenges while simultaneously facing the added burdens generated by the pandemic and its effect of drawing down municipal treasuries;

WHEREAS, Federal efforts to backfill state and local coffers with stimulus funding will be depleted before the pandemic entirely recedes leaving local governments in need of additional funding sources;

WHEREAS, The People of the State of California have a vested interest in adequate funding for their governments to fulfill a social compact that includes robust public safety, life-saving public health programs, access to housing people can afford, among many other public goods;

WHEREAS, The right to legal, safe, and well-regulated wagering belongs to the public, and therefore, the People of the State of California;

WHEREAS, Leisure activities, be they tourism, gaming, live entertainment gatherings, lodging, among many such examples, regularly serve as sources of revenue to public treasuries in order to pay for public goods to mitigate the impacts of those activities and/or to confer a public benefit to the communities where they occur;

WHEREAS, In May 2018, the United States Supreme Court held the federal prohibition on sports wagering to be unconstitutional. As a result, states now have the freedom to authorize sports wagering within their borders and to establish regulations, consumer protections, responsible gambling measures, and taxes on sports wagering.

WHEREAS, Unregulated and untaxed sports wagering is happening throughout California without any consumer or responsible gambling protections. Experts estimate \$10 billion dollars annually is wagered on black market sports betting in California through operators that are unlicensed and unregulated, that pay no taxes, that are not accountable to California consumers, and that undermine the integrity of all athletic events.

WHEREAS, the California Cities Gaming Authority is a joint powers authority comprised of California Cities that license, regulate and tax gaming establishments within their respective jurisdictions and whose residents benefit from those revenues;

WHEREAS, the mission of the California Cities Gaming Authority is to protect and promote the interests of all California Cities that license, regulate and tax legal betting activities authorized under federal and state law;

WHEREAS, City council members of California cities that seek the responsible regulation and taxation of wagering in California are proponents of a statewide initiative named the **California Sports Wagering and Consumer Protection Act** (hereafter called the **Cities Gaming Initiative**”), a measure aimed at conferring benefits on all Californians;

WHEREAS, the **Cities Gaming Initiative** grants rights to conduct sports wagering to all existing and licensed gaming entities in the State of California including horse racing tracks, Indian tribes and cardrooms and to entities currently unlicensed to offer gaming in the State of California including all professional sports teams from Major league baseball, National Hockey League, National Basketball Association, National Football League, Women’s National Basketball Association and Major League Soccer and online or mobile sports wagering operators;

WHEREAS, the **Cities Gaming Initiative** imposes an obligation on all gaming entities to pay taxes to the State of California from their net sports wagering revenues that will generate billions of dollars in new funds for California local governments to address the societal ills now facing them at unprecedented levels;

WHEREAS, the **Cities Gaming Initiative** directs the legislature to appropriate funding to homelessness, mental health services, public schools, and affordable housing programs at the local level;


WHEREAS, The initiative protects children and consumers through tight regulation, including limiting wagering only to adults 21 years of age or older, prohibiting advertising or marketing of sports wagering directed to children where none currently exist

WHEREAS, the California Cities Gaming Authority may lawfully state its opinion about the impact of sports wagering initiatives on the people of the State of California and on the residents of California cities.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The California Cities Gaming Authority declares its support for the **Cities Gaming Initiatives**; and
2. The California Cities Gaming Authority encourages all California cities to take and publish similar positions.

Adopted this 1st day of September 2021.

By: 
Tasha Cerda, Chair
California Cities Gaming Authority

RESOLUTION NO. 6532

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA SUPPORTING THE CITIES GAMING INITIATIVE

WHEREAS, California's cities and counties are on the frontlines of service delivery and public policy formulation to address a whole host of challenges facing California and its people, including homelessness, lack of sufficient affordable housing, inadequate mental health service accessibility, underfunded public schools, and more;

WHEREAS, these challenges were already pulling at the seams of our social fabric prior to the breakout of the COVID 19 pandemic in 2020 with record numbers of homeless Californians and historically high home prices;

WHEREAS, the COVID-19 pandemic has wreaked havoc across society causing record levels of devastation to our economic, healthcare, and social systems as millions of Americans became ill and several hundred thousand perished;

WHEREAS, the COVID-19 devastation further strained local government's capacity to meet its existing challenges while simultaneously facing the added burdens generated by the pandemic and its effect of drawing down municipal treasuries;

WHEREAS, Federal efforts to backfill state and local coffers with stimulus funding will be depleted before the pandemic entirely recedes leaving local governments in need of additional funding sources;

WHEREAS, the People of the State of California have a vested interest in adequate funding for their governments to fulfill a social compact that includes robust public safety, life-saving public health programs, access to housing people can afford, among many other public goods;

WHEREAS, the right to legal, safe, and well-regulated wagering belongs to the public, and therefore, to the People of the State of California;

WHEREAS, Leisure activities, be they tourism, gaming, live entertainment gatherings, lodging, among many such examples, regularly serve as sources of revenue to public treasuries in order to pay for public goods to mitigate the impacts of those activities and/or to confer a public benefit to the communities where they occur;

WHEREAS, in May 2018, the United States Supreme Court held the federal prohibition on sports wagering to be unconstitutional. As a result, states now have the freedom to authorize sports wagering within their borders and to establish regulations, consumer protections, responsible gambling measures, and taxes on sports wagering.

WHEREAS, unregulated and untaxed sports wagering is happening throughout California without any consumer or responsible gambling protections. Experts estimate

that black market sports betting runs at least \$10 billion dollars annually in California with operators being unlicensed and unregulated, paying no taxes, are unaccountable to California consumers, and put the integrity of athletic contests at risk.

WHEREAS, the City of Gardena licenses, regulates and taxes gaming establishments within its jurisdiction and whose residents benefit from those revenues;

WHEREAS, the mission of the City of Gardena is to protect and promote the interests of all residents by licensing, regulating and taxing legal betting activities in cardrooms;

WHEREAS, City Council Members of California cities that seek the responsible regulation and taxation of wagering in California communities that allow such activities are proponents of a statewide initiative named the California Sports Wagering and Consumer Protection Act (hereafter called the **Cities Gaming Initiative**), a measure aimed at conferring benefits on all Californians;

WHEREAS, the **Cities Gaming Initiative** grants rights to conduct sports wagering to all existing and licensed gaming entities in the State of California including horse racing tracks, Indian tribes and cardrooms and to entities currently unlicensed to offer gaming in the State of California including all professional sports teams from Major league baseball, National Hockey League, National Basketball Association, National Football League, Women's National Basketball Association and Major League Soccer and online or mobile sports wagering operators;

WHEREAS, the **Cities Gaming Initiative** imposes an obligation on all gaming entities to pay taxes to the State of California from their net sports wagering revenues that will generate billions of dollars in funding for California local governments to address current societal ills at unprecedented levels;

WHEREAS, the **Cities Gaming Initiative** directs the legislature to appropriate funding to homelessness, mental health services, public schools, and affordable housing programs at the local level;

WHEREAS, the **Cities Gaming Initiative** protects children and consumers through tight regulation, including limiting wagering only to adults 21 years of age or older, prohibiting advertising or marketing of sports wagering directed to children where none currently exist; and

WHEREAS, the California Cities may lawfully state their opinions about the impact of sports wagering initiatives on the people of the State of California and on the residents of California cities.

NOW, THEREFORE, BET IT RESOLVED AS FOLLOWS:

1. The City Council of the City of Gardena declares its support for the **Cities Gaming Initiative**; and
2. The City of Gardena encourages all California cities to take and publish a similar position.

Passed, approved, and adopted this _____ day of _____ 2021.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM



CARMEN VASQUEZ, City Attorney



City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 13.C
Section: DEPARTMENTAL
ITEMS - ELECTED &
ADMINISTRATIVE OFFICES
Meeting Date: September 14,
2021

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: APPROVAL OF PURCHASE AND SALE AGREEMENT FOR ACQUISITION OF PROPERTY AT 2501 W. ROSECRANS AVENUE, GARDENA, CA 90249

COUNCIL ACTION REQUIRED:

Staff Recommendation:

- 1) Approve the Purchase and Sale Agreement for the acquisition of 2501 W. Rosecrans Avenue, Gardena CA 90249;**
- 2) Direct staff to file the attached Notice of Exemption pursuant to Categorical Exemption Guidelines section 15061(b)(3)– commonsense exemption.**

RECOMMENDATION AND STAFF SUMMARY:

JPMorgan Chase Bank's ("Chase") property at 2501 W. Rosecrans Avenue was recently listed for sale at an asking price of \$3,500,000.00. The 1.07 acre property is improved with 7,850 square foot unoccupied bank building. On July 29, 2021, the City entered into a non-binding letter of intent to purchase the property at that price.

The attached Purchase and Sale Agreement has been negotiated pursuant to which the City will purchase the property As-Is with an initial deposit of \$105,000.00 and the balance to be paid upon close of escrow. The City has a 21 day inspection period to determine the suitability of the property for its use. However, City staff has already determined that the building on the property should be demolished and the property then be redeveloped for recreational or other civic use.

Staff has determined that this acquisition is exempt from CEQA in accordance with the attached Notice of Exemption which is to be submitted by the Community Development Department if the City Council approves the Purchase and Sale Agreement.

In conclusions, Staff respectfully recommends that the City Council Approve the Purchase and Sale Agreement for the acquisition of 2501 W. Rosecrans Avenue, Gardena CA 90249; and Direct staff to file the attached Notice of Exemption pursuant to Categorical Exemption Guidelines section 15061(b)(3)– commonsense exemption.

FINANCIAL IMPACT/COST:

\$3,500,000 to be paid from bond proceeds from the recently issued Lease Revenue Bonds, Series 2021.

ATTACHMENTS:

[2501 W. Rosecrans Ave. Gardena CA. PSA .pdf](#)

[Notice of Exemption - Rosecrans.pdf](#)

SALE AND PURCHASE AGREEMENT

- Date: September ____, 2021
- Seller: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
a national banking association
- Buyer: CITY OF GARDENA,
a municipal corporation of the State of California
- Escrow Agent: FIDELITY NATIONAL TITLE INSURANCE COMPANY
4400 MacArthur Blvd., Suite 200
Newport Beach, CA 92660
Escrow Officer: Jody Kelly
Telephone: 949-622-4995
Email: JKelly@fnf.com
With copy via email to:
Melissa Tousley – Melissa.tousley@fnf.com
- Property: The real property located at 2501 West Rosecrans Avenue, Gardena, California 90249, containing approximately 1.07 acres of land, as legally described on Exhibit "A" attached hereto, together with an approximately 7,850 square foot building and all other improvements located thereon, and all rights and appurtenances thereto.
1. AGREEMENT. Seller agrees to sell and Buyer agrees to purchase all of Seller's right, title and interest in and to the Property upon the terms and conditions hereinafter set forth in this Sale and Purchase Agreement ("Agreement").
 2. OPENING AND CLOSING.
 - 2.1 Opening of Escrow. As used herein, the term "Opening of Escrow" shall mean the day on which Escrow Agent receives an executed original of this Agreement. Escrow Agent shall advise Buyer and Seller in writing of the date of the Opening of Escrow.
 - 2.2 Closing. The closing of this transaction and the Escrow (the "Closing") shall occur through Escrow on or before the date that is thirty (30) days after the expiration of the Feasibility Period (as defined in Section 8.2 below) (the "Closing Date").
 3. PURCHASE PRICE.

3.1 Price. The purchase price to be paid by Buyer to Seller for the Property shall be THREE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,500,000.00) ("Purchase Price"), payable as follows:

i. ONE HUNDRED AND FIVE THOUSAND AND NO/100 DOLLARS (\$105,000.00) as earnest money hereunder (the "Earnest Money"), shall be deposited by Buyer in cash or by cashier's check or wire transfer of cash credit into Escrow within three (3) business days after the Opening of Escrow. The Earnest Money shall be refundable to Buyer if Buyer timely terminates this Agreement pursuant to Section 5 or 8.2 below. Upon expiration or waiver of Buyer's rights to terminate under such Sections, the Earnest Money shall be absolutely non-refundable to Buyer under all circumstances, except in the case of Seller's breach of this Agreement, and shall immediately be delivered, without further instruction, by Escrow Agent to Seller. Notwithstanding anything to the contrary in this Agreement, in the event the Earnest Money, or any portion thereof, is released and returned to Buyer for any reason under this Agreement, Seller will retain One Hundred Dollars (\$100.00) (the "Independent Consideration") of the Earnest Money, which Independent Consideration, the sufficiency of which is hereby acknowledged by the parties, is fully earned by Seller and is non-refundable under any circumstances.

ii. At Closing, Buyer shall pay the balance of the Purchase Price, taking into account the Earnest Money, and subject to the closing prorations and adjustments as hereinafter provided, in cash or by wire transfer in immediately available funds through Escrow at Closing.

3.2 Investment of Deposited Funds. Escrow Agent is hereby authorized and instructed to deposit the Earnest Money into a federally insured money market or similar account, subject to immediate withdrawal, at a bank or other similar institution located in Los Angeles County, California. All earnings on such invested funds shall belong to the party receiving said funds pursuant to the terms hereof (provided that if the sale of the Property is consummated, Buyer shall receive a credit toward the cash payable by Buyer at Closing, in the amount of the accrued interest) and shall be paid at such time as said party receives said funds.

4. ESCROW INSTRUCTIONS. The parties shall deliver to Escrow Agent an executed copy of this Agreement, which shall constitute the sole instructions to Escrow Agent.

5. TITLE REPORT. Within five (5) business days after the Opening of Escrow, Escrow Agent shall furnish Buyer and Seller with a commitment for standard coverage title insurance (the "Title Report") prepared by Fidelity National Title Insurance Company ("Title Insurer") for the Property, along with legible copies of the matters shown on Schedule "B" thereto. If any matters indicated as exceptions in the Title Report (other than the standard printed exclusions or exceptions) would materially and adversely affect Buyer's contemplated use of the Property, Buyer shall be entitled to object to such matter by delivering written notice to Seller and Escrow Agent on or before the date that is seven (7) business days after Buyer's receipt of the Title Report, said written notice to specify in reasonable detail the matter to which Buyer objects and the manner in which said matter materially and adversely affects Buyer's contemplated use of the Property.

Buyer shall be deemed to have approved the condition of title if Buyer fails to notify Seller and Escrow Agent in writing of any objections by said date.

After receipt of Buyer's objections, if any, Seller may elect to either:

- (i) attempt to eliminate the matters to which Buyer has objected or to cause Escrow Agent to insure over said matters, or
- (ii) notify Buyer and Escrow Agent that Seller is unable or unwilling to eliminate said matters or cause Escrow Agent to insure over said matters.

Such election may be made by Seller by written notice to Buyer and Escrow Agent on or before the date that is five (5) days after Seller receives Buyer's objection notice (such notice is referenced herein as "Seller's Election Notice"). If Seller fails to deliver Seller's Election Notice within the five (5) day period (the "Seller Response Period"), Seller shall be deemed to have elected option (ii). If Seller elects option (i), then Seller shall be obligated to eliminate said matters or cause Escrow Agent to insure over said matters on or before the Closing. If Seller instead elects or is deemed to have elected option (ii), then Buyer shall have the right to terminate this Agreement by giving Seller and Escrow Agent written notice on or before the later of the (i) day after the first regularly scheduled City Council meeting following the Seller Response Period, or (ii) last day of the Feasibility Period (the "Buyer Response Period"). If Buyer fails to so notify Seller and Escrow Agent prior to the expiration of the Buyer Response Period, Buyer shall be deemed to have waived its right to terminate this Agreement and shall proceed to closing without any reduction in the Purchase Price. Notwithstanding the foregoing, Buyer acknowledges and agrees that Seller has no obligation to cure, or attempt to cure, any objections or other matters set forth in Buyer's objection notice. In the event of any timely termination by Buyer pursuant to this Section 5, the Earnest Money shall be refunded to Buyer and the parties hereto shall have no further obligations to each other under this Agreement, except as otherwise specifically set forth in this Agreement.

6. CLOSING DOCUMENTS. At the Closing, Seller and Buyer shall execute, have acknowledged, as appropriate, and deliver to Escrow Agent the following:

- (a) The Grant Deed (the "Deed"), in the form attached hereto as Exhibit "B", pursuant to which the Property shall be conveyed to Buyer subject to the restriction that the Property may not be used for ten (10) years after the Closing as a bank, financial institution, credit union or similar institution;
- (b) A Certificate of Acceptance to be executed by Buyer
- (c) A Preliminary Change of Ownership (executed only by Buyer) as required by California law;
- (d) A Non-Foreign Affidavit in the form attached hereto as Exhibit "C";
- (e) Closing statement, conforming to the proration and other relevant provisions of this Agreement; and

- (f) Such other documents and instruments as may be reasonably requested by Escrow Agent, Buyer or Seller which are necessary to consummate this transaction.

7. TITLE INSURANCE. At Closing, Escrow Agent shall deliver to Buyer, at Seller's expense, a standard coverage owner's title insurance policy without endorsements (or, at Buyer's option, an extended coverage policy and/or endorsements, subject to the provisions of this Section) issued by Title Insurer or the unconditional commitment of Title Insurer to issue such policy (which commitment shall be deemed made upon the recordation of the Deed by Escrow Agent as agent for Title Insurer), in the amount of the total Purchase Price, insuring the title to the Property in Buyer, subject only to the printed exceptions normally contained in such policies, and the matters approved by Buyer, or deemed approved, pursuant to Section 5. If Buyer elects extended coverage and/or endorsements, Buyer shall be responsible for satisfying, at its sole cost, Escrow Agent's requirements therefor and shall pay the increase between the premium for such policy and the premium for standard coverage. In no event shall Closing be extended because of Buyer's election of extended coverage and/or the request of any endorsements.

8. INSPECTION OF PROPERTY AND FEASIBILITY PERIODS.

8.1 Inspection. Buyer and Buyer's agents shall be entitled to enter the Property at reasonable times after the Opening of Escrow and upon written notice to Seller to conduct, at Buyer's sole expense, such examinations, inspections or tests, including but not limited to an ALTA survey of the Property, or an environmental Phase I study, that may be reasonably necessary to determine if the Property is suitable for Buyer's contemplated purposes. Buyer shall have the right to conduct, and shall be responsible for, such examinations, inspections or tests as Buyer deems necessary and appropriate, except for any invasive tests which must be consented to by Seller, and Buyer shall comply with all federal, state and local laws, ordinances, rules and regulations which might in any way relate to such examinations, inspections or tests. Buyer agrees to maintain and cause Buyer's representatives and agents conducting any physical surveys, tests, investigations or assessments of the Property to maintain and have in effect commercial general liability insurance with limits not less than ONE MILLION AND 00/100 DOLLARS (\$1,000,000.00), for personal injury, including bodily injury and death, and property damage. Such insurance will name Seller as additional insured. Buyer shall promptly restore the Property after any such entry.

8.2 Feasibility Period. If Buyer determines, in Buyer's sole discretion, that the Property is not suitable for Buyer's contemplated purposes, then Buyer shall be entitled to terminate this Agreement by delivering written notice to Seller and Escrow Agent on or before the date that is twenty-one (21) days after the Opening of Escrow (the "Feasibility Period"). If Buyer fails to so notify Seller and Escrow Agent prior to the expiration of the Feasibility Period, Buyer shall be deemed to have waived its right to terminate this Agreement. In the event of such termination by Buyer, the Earnest Money shall be refunded to Buyer, upon Buyer's compliance with the last sentence of this Section 8.2, and the parties hereto shall have no further obligations to each other under this Agreement, except as otherwise set forth in this Agreement. If Buyer fails to consummate this transaction, Buyer shall promptly return the Property to its original condition as existed on the Opening of Escrow.

8.3 Documentation. Within five (5) business days following the Opening of Escrow, Seller, to the extent such information is available, shall provide or make reasonably available to Buyer copies of any existing surveys, plats, environmental reports, asbestos reports, property tax records, and any other relevant and material documentation related to the Property in Seller's possession; provided, however, Seller shall not be obligated to provide to Buyer any appraisals or other economic evaluations of, or projections with respect to, all or any portion of the Property, including budgets prepared by or on behalf of Seller or any affiliate of Seller, any loan documents, other correspondence or information related to any of Seller's or Seller's affiliates' prior loans in connection with the Property, any internal memoranda, analyses or business plans, financial information, and correspondence to or from Seller's attorneys and potential third party buyers or any documents, materials or information which are subject to attorney/client, work product or similar privilege, which constitute attorney communications with respect to the Property and/or Seller, or which are otherwise confidential or proprietary. Pursuant to California Civil Code Section 1103, Seller shall also cause to be delivered to Buyer, the required disclosure pertaining to whether the Property lies within the following natural hazard areas or zones: (i) a special flood hazard area designated by the Federal Emergency Management Agency; (ii) an area of potential flooding; (iii) a very high fire hazard severity zone; (iv) a wild land area that may contain substantial forest fire risks and hazards; (v) an earthquake fault or special studies zone; or (vi) a seismic hazard zone. In the event Seller engages a third party vendor to examine the maps and other information specifically made available to the public by government agencies for the purposes of preparing a report with respect to the natural hazards referred to above, the written report prepared by said vendor, and made available to Buyer, regarding the results of its examination shall fully and completely satisfy and discharge Seller from any disclosure obligations with respect to such matters, and for purposes of this Agreement, the provisions of Civil Code Section 1103.4 regarding the non-liability of Seller for errors and/or omissions not within its personal knowledge shall be deemed to apply, and the vendor shall be deemed to be an expert dealing with matters within the scope of its expertise with respect to the examination and written report regarding the natural hazards referred to above.

9. SELLER'S REPRESENTATIONS AND WARRANTIES. In addition to any express agreements of Seller contained elsewhere in this Agreement, Seller hereby represents and warrants to, and covenants with, Buyer as follows:

9.1 Power. Seller has the legal power, right and authority to enter into this Agreement and the instruments referenced herein, and to consummate the transaction contemplated hereby.

9.2 Requisite Action. All requisite action (corporate, partnership or otherwise) has been taken by Seller in connection with the entering into of this Agreement, the execution and delivery of the instruments referenced herein, and the consummation of the transaction contemplated hereby.

9.3 Authority. The individuals executing this Agreement and the instruments referenced herein on behalf of Seller have the legal power, right and actual authority to bind Seller to the terms and conditions hereof and thereof.

9.4. No Unrecorded Interests. To the best of Seller's knowledge, there are no unrecorded leases, licenses, or other possessory interests in the Property. Pending Close of Escrow Seller agrees to not rent or otherwise allow the Property to be lawfully occupied.

9.5 No Litigation. To the best of Seller's knowledge, there is no litigation or legal proceeding pending or threatened in writing against Seller or the Property that could reasonably be expected to adversely affect Seller's or Buyer's ability to perform their respective obligations hereunder, or Buyer's proposed development of the Property.

As used in this Agreement, the words "to the best of Seller's knowledge" and like phrases means the current actual knowledge of Joshua Walker (Vice President, Portfolio Management, Global Real Estate), without duty of investigation or inquiry.

10. INDEMNITY. Seller hereby agrees to indemnify, protect, defend and hold Buyer and the Property harmless from and against any damage, claim, liability or expense of any kind whatsoever (including, without limitation, reasonable attorney's fees and fees of expert witnesses) arising from or in connection with any breach of any of the foregoing representations and warranties of Seller; provided, however, Seller's liability under this Section 10 shall not exceed \$50,000. To the best of Seller's knowledge, such representations and warranties of Seller are true and correct on and as of the date of this Agreement and shall be true and correct on and as of the date of the Closing, and shall survive the Closing for a period of six (6) months without the necessity of a separate written certificate regarding the same.

11. AS-IS CONDITION. PROPERTY CONDITION. Notwithstanding any other provisions of this Agreement to the contrary, Buyer acknowledges and agrees that, except as otherwise expressly provided in this Agreement, Seller makes no representations or warranties, express or implied, including, without limitation, any warranties of habitability, good and workmanlike construction, suitability and fitness for intended purpose, with respect to any aspect of the Property. Buyer acknowledges and agrees that Buyer is purchasing the Property with all faults and defects, apparent and otherwise, and strictly in an "AS IS, WHERE IS, WITH ALL FAULTS" condition. Buyer accepts and agrees to bear all risks regarding all attributes and conditions, latent or otherwise concerning the Property. Buyer has made or will make prior to the Closing its own inspection and investigation of the Property and surrounding area, including, without limitation, its subsurface, soil, engineering and other conditions and requirements, whether there are any eminent domain or other public or quasi-public takings of the Property contemplated, and all zoning, building code, and regulatory matters pertinent to the Property and to the present and planned use or occupancy of the Property. Buyer is entering into this Agreement and purchasing the Property based upon its own inspection and investigation and not in reliance on any statement, representation, inducement or agreement of Seller or any person acting by, for or on behalf of Seller. Buyer agrees that neither Seller nor anyone acting on behalf of Seller has made any representation, covenant, guarantee or warranty whatsoever, either written or oral, concerning the Property except as expressly provided in this Agreement. Any data, soils reports, environmental reports, plans, surveys, or other information or reports that Seller or any other party may have delivered to Buyer are furnished without any representation or warranty whatsoever and Buyer agrees Buyer must verify that such

data, soils reports, environmental reports, plans, surveys, or other information or reports is true, complete and/or accurate. Seller shall have no responsibility, liability or obligation following the Closing relating to any conditions whatsoever respecting in any way the Property, and Buyer hereby fully and irrevocably releases and forever discharges Seller, its officers, directors, employees and agents with respect to such conditions and any cost, loss, liability, expense, damage, action or cause of action, whether foreseen or unforeseen, from or related to the physical condition of the Property, the use of the Property or any other condition. In particular, but without in any way limiting the foregoing, Buyer hereby fully and irrevocably releases and forever discharges Seller from and against any and all responsibility, liability and claims for or arising out of the presence on or about the Property or any property in the vicinity of the Property (including without limitation in the soil, air, structures and surface and subsurface water) of materials, wastes or substances that are or become regulated under, or that are or become classified as toxic or hazardous, under any Environmental Law, including, without limitation, petroleum, oil, gasoline or other petroleum products, byproducts or waste. As used herein, "Environmental Law" shall mean, as amended and in effect from time to time, any federal, state or local statute, ordinance, rule, regulation, judicial decision, or the judgment or decree of a governmental authority, arbitrator or other private adjudicator by which Buyer or the Property is bound, pertaining to health, industrial hygiene, occupational safety or the environment, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended ("CERCLA"), 42 U.S.C. §§ 9601 et seq.; the Toxic Substance Control Act ("TSCA"), 15 U.S.C. §§ 2601 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. §§ 5101 et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. §§ 9601 et seq.; the Clean Water Act ("CWA"), 33 U.S.C. §§ 1251 et seq.; the Safe Drinking Water Act, 42 U.S.C. §§ 300f et seq.; the Clean Air Act ("CAA"), 42 U.S.C. §§ 7401 et seq.; the California Hazardous Waste Control Act, Cal. Health Safety Code §§ 25100 et seq., the Porter-Cologne Water Quality Control Act, Cal. Water Code §§ 13000 et seq.; the Hazardous Waste Disposal Land Use Law, Cal. Health Safety Code §§ 25220 et seq.; the Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65), Cal. Health & Safety Code §§ 25249.5 et seq.; the Hazardous Substances Underground Storage Tank Law, Cal. Health & Safety Code §§ 25280 et seq.; and Cal. Health & Safety Code § 25359.7; and all rules adopted and guidelines promulgated pursuant to the foregoing. The provisions of this Section 11 shall survive the Closing.

12. COMMISSIONS. Seller and Buyer represent that they have not involved any broker, agent or salesperson in this transaction, other than CBRE, Inc. (Casey Metcalf), representing Seller, and CBRE, Inc. (Simon Mattox), representing Buyer (collectively, "Brokers"). If, and only if, this transaction closes pursuant to this Agreement, Seller shall pay a commission to Brokers at Closing, pursuant to the terms of a separate agreement. Brokers has no claim or right in or to the Earnest Money or any other funds if the transaction evidenced by this Agreement fails to close upon the terms and conditions provided in this Agreement. Seller and Buyer agree to fully indemnify, defend and hold the other harmless from any claims by any other broker claiming by or through the indemnifying party. This indemnity contained in this paragraph shall survive Closing or termination of this Agreement.

13. DAMAGE OR DESTRUCTION. Seller shall not be liable to Buyer in any way if there is any damage or destruction (due to fire or other casualty) to the Property prior to Closing. Seller, however, shall elect, by delivering written notice to Buyer and Escrow Agent within thirty (30)

days after any such damage or destruction, to: (a) repair said damage or destruction, or (b) assign to Buyer at Closing all insurance proceeds, or rights thereto, payable as a result of such damage or destruction, or (c) terminate this Agreement. If Seller fails to deliver the notice to Buyer and Escrow Agent within the 30-day period, Seller shall be deemed to have elected option (c).

If Seller elects option (a), then Seller shall exercise reasonable diligence in making such repairs and shall restore the Property to an equal or better condition than existed prior to such damage and destruction. If such repair is effected prior to the Closing, Closing shall occur on the terms and conditions provided for herein. If such repair cannot be effected prior to the Closing, the Closing shall be extended, for a period not to exceed one hundred eighty (180) days, to the day after such repairs are completed. If Seller elects option (b), then the parties shall proceed to Closing with no reduction in the Purchase Price.

If this Agreement is terminated pursuant to this Section, the Earnest Money shall be refunded to Buyer and the parties hereto shall have no further obligations to each other under this Agreement, except as otherwise set forth in this Agreement.

94. CONDEMNATION. Seller shall not be liable to Buyer in any way if there is a condemnation (or sale in lieu thereof) of the Property prior to Closing. Seller shall elect, by delivering written notice to Buyer and Escrow Agent within thirty (30) days after Seller receives an offer of award from the condemning authority, to either (a) terminate this Agreement, or (b) proceed to Closing, subject to the provisions set forth below. If Seller fails to deliver the notice to Buyer and Escrow Agent within the 30-day period, Seller shall be deemed to have elected option (b).

If Seller elects, or is deemed to have elected option (b), then Closing shall occur with no reduction in the Purchase Price. At Closing, Seller shall (i) pay to Buyer through Escrow any condemnation proceeds received by Seller with respect to the Property, less fees, costs and expenses incurred by Seller in connection therewith; and (ii) assign to Buyer all of Seller's right, title and interest in and to any future condemnation proceeds with respect to the Property, less reasonable fees, costs and expenses incurred by Seller in connection therewith.

Notwithstanding the foregoing, if (i) Seller elects, or is deemed to have elected, option (b) above, and (ii) if the condemnation or sale in lieu thereof relates to more than twenty-five percent (25%) of the Property, then Buyer shall have the right to terminate this Agreement by written notice to Seller and Escrow Agent no later than five (5) days after the next regularly scheduled Council meeting after Buyer receives Seller's notice (or five (5) days after the next regularly scheduled Council meeting following Seller's time for giving notice expires, if Seller fails to give notice). If Buyer fails to notify Seller and Escrow Agent within said five (5) day period, then Buyer shall be deemed to have waived its right to terminate this Agreement pursuant to this Section. The Closing shall then be the later of (a) the date set forth in Section 2.2 above, or (b) the date that is three (3) business days after Buyer's five (5) day notice period expires.

If this Agreement is terminated pursuant to this Section, the Earnest Money shall be refunded to Buyer and the parties shall have no further obligations to each other under this Agreement, except as otherwise set forth in this Agreement.

10. PRORATIONS; CLOSING COSTS.

15.1 Prorations. At the Closing, Escrow Agent shall obtain all necessary information and shall prorate and adjust through Escrow, the same being final as of the date of Closing and not subject to readjustment, the following items:

(a) Real estate taxes and assessments shall be prorated by Escrow Agent through Escrow as of 12:01 a.m., Pacific time, on the Closing Date, based on the most recent information provided by Seller; and

(b) Seller and Buyer shall each pay their respective attorneys' fees.

15.2 Closing Costs. All recording and similar charges shall be paid by Buyer and Buyer and Seller shall each pay one-half (1/2) of Escrow Agent's fees. All other costs of Closing shall be allocated between Seller and Buyer in accordance with the standard custom and practice of Escrow Agent. All sales or transaction privilege taxes or other taxes and assessments which become due as a result of the Closing, if any, shall be the sole responsibility and liability of Buyer.

15.3 Possession. Seller will deliver and Buyer will accept possession of the Property on the date of Closing.

116. REMEDIES.

16.1 Default by Buyer. If Buyer defaults hereunder, Buyer and Seller agree that actual damages to Seller will be difficult to calculate, but Buyer and Seller agree that the amount of the Earnest Money, together with any interest earned thereon, designated above is a reasonable approximation thereof. Accordingly, if Buyer defaults, Seller shall be entitled to terminate this Agreement and immediately upon such termination by Seller, Escrow Agent shall pay to Seller, as Seller's sole remedy, the Earnest Money, together with any interest earned thereon. Nothing contained in this Section shall prevent Seller from enforcing Buyer's obligations and liabilities which survive a termination of this Agreement.

16.2 Default by Seller. If Seller defaults hereunder, Buyer's sole and exclusive remedy, at law or in equity, shall be either (a) seek specific performance of this Agreement, by bringing an action for specific performance within thirty (30) days after the date of the default by Seller, or (b) terminate this Agreement and immediately upon termination by Buyer, Escrow Agent shall pay to Buyer, as Buyer's sole remedy, the Earnest Money, together with interest thereon. In no event will Seller be liable for any claimed or actual consequential damages, lost profits of the like on account of any failure or delay on Seller's part to convey the Property, nor shall any officer, director, or employee of Seller have any personal liability in connection with this Agreement or this transaction. The delivery by Seller and acceptance by Buyer of the Deed and the payment of the Purchase Price by Buyer, shall be deemed to be a full performance by Seller of every covenant and agreement to be performed by Seller under this Agreement, except those obligations that expressly survive the Closing.

16.3 Costs and Fees. If either party hereto breaches any term of this Agreement, the breaching party agrees to pay the non-breaching party all reasonable attorneys' fees, expert witness fees, investigation costs, costs of tests and analysis, travel and accommodation expenses, deposition and trial transcript costs, court costs and other costs and expenses incurred by the non-breaching party in enforcing this Agreement or preparing for legal or other proceedings, at the trial and appellate level, whether or not such proceedings are instituted. If any legal or other proceedings are instituted, the party prevailing in any such proceeding shall be paid all of the aforementioned costs, expenses and fees by the other party, and if any judgment is secured by such prevailing party, all such costs, expenses, and fees shall be included in such judgment, attorneys' fees to be set by the court and not by the jury.

16.4 Waiver. Excuse or waiver of the performance by the other party of any obligation under this Agreement shall only be effective if evidenced by a written statement signed by the party so excusing. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by Seller or Buyer of the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

17. MISCELLANEOUS.

17.1 1031 Cooperation. Buyer and Seller may structure its purchase or sale, as applicable, as part of a like-kind exchange under Section 1031 of the Tax Code. Each party will if requested reasonably cooperate with the other (at no cost or liability to the cooperating party) in effectuating such a like-kind exchange, including signing such documents as may reasonably and customarily be required to accomplish such exchange; provided, however, that the Closing Date will not thereby be delayed and the cooperating party will not be required to incur any additional liability or undertake any additional obligations as a result of any such like-kind exchange. The party employing the like-kind exchange structure will pay all costs and expenses associated with effectuating such exchange.

17.2 Full Compensation. The parties acknowledge that this is not a sale in lieu of condemnation or eminent domain or similar transaction and that it is exempt from the requirements of Government Code section 7267 by virtue of subsection (d) of that section. The Purchase Price constitutes full compensation for the fair market value of the Property, and if this transaction closes, Seller acknowledges that it is not seeking or entitled to any separate claim against Buyer in connection with the Property that may arise in a condemnation, taking or eminent domain action, such as relocation benefits or good will loss (and related interest and costs).

17.3 Notices. No notice, consent, approval or other communication provided for herein or given in connection herewith shall be validly given, made, delivered or served unless it is in writing and delivered personally, sent by overnight courier, or sent by registered or certified United States mail, postage prepaid, with return receipt requested, to the addresses set forth below:

To Buyer: City of Gardena
 1700 West 162 Street,

Gardena, California 90247-3732
Attention: Clint Osorio, City Manager

To Seller: JPMorgan Chase & Co.
Global Real Estate – Transaction Lead
575 Maryville Centre Drive, Suite 600
Saint Louis, MO 63141-5813
Email: Joshua.hibbits@jpmorgan.com
Attention: Joshua Hibbits

With a copy to: JPMorgan Chase & Co.
Legal Department
24085 El Toro Road, 2nd Floor
Laguna Hills, California 92653
Attention: David M. Krikorian (CA2-5116)

With a copy to: Snell & Wilmer L.L.P.
600 Anton Blvd., Suite 1400
Costa Mesa, CA 92626
Attn: Jonathan E. Frank

Any party hereto may from time to time change its address by notice to the other parties given in the manner provided herein. Notices, consents, approvals, and communications given by mail shall be deemed delivered upon the earlier of forty-eight (48) hours after deposit in the United States mail in the manner provided above or upon delivery to the respective addresses set forth above if delivered personally or sent by overnight courier.

17.4 Interpretation. The captions of the Sections of this Agreement are for convenience only and shall not govern or influence the interpretation hereof. This Agreement is the result of negotiations between the parties and, accordingly, shall not be construed for or against either party regardless of which party drafted this Agreement or any portion thereof. Time is of the essence of this Agreement.

17.5 Successors and Assigns. Subject to this Section 16.3, all of the provisions hereof shall inure to the benefit of and be binding upon the personal representatives, heirs, successors and assigns of Seller and Buyer. Buyer shall have no right to assign its interest hereunder without the prior written consent of Seller, and any such assignment without Seller's consent shall be void at Seller's option, except that Buyer may elect to assign this Agreement to any corporation which is a subsidiary, parent or an affiliate of Buyer, so long as Buyer provides written notice of such assignment, along with an appropriate assignment and assumption of this Agreement, to Seller for Seller's review and reasonable approval on or before the expiration of the Feasibility Period.

17.6 No Partnership, Third Person. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other similar arrangement between Seller and Buyer. No term or provision of this Agreement is intended to, or

shall, be for the benefit of any person, firm, corporation or other entity not a party hereto (including, without limitation, any broker), and no such party shall have any right or cause of action hereunder.

17.7 Entire Agreement. This Agreement constitutes the entire agreement between and reflects the reasonable expectations of the parties pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are hereby superseded and merged herein. No change or addition is to be made to this Agreement except by a written agreement executed by all of the parties. Buyer shall not record this Agreement nor any memorandum thereof in the public records without the prior written approval of Seller, which approval may be withheld in Seller's sole and absolute discretion.

17.8 Further Documents. Buyer and Seller shall execute and deliver all such documents and perform all such acts as reasonably requested by the other party from time to time, prior to and following the Closing, to carry out the matters contemplated by this Agreement.

17.9 Utility Refunds. No agreements or contracts in existence at the Closing relating to utility refunds or deposit returns are included in the Purchase Price provided for in this Agreement, and Buyer shall have no right, title or interest therein or in any monies now or hereafter due Seller thereunder. All refunds, credits and discounts of any nature received by or accruing to the benefit of Buyer at any time after the Closing relative to the Property or any part thereof or to any utility for any part of the Property that were earned or agreed to prior to Closing shall be immediately remitted by Buyer to Seller in cash.

17.10 Incorporation of Exhibits. All exhibits attached to this Agreement are by this reference incorporated herein.

17.11 California Law. This Agreement shall be governed and interpreted by the laws of the State of California.

17.12 Date of Performance. If the date of performance of any obligation or the last day of any time period provided for herein should fall on a Saturday, Sunday or legal holiday, then said obligation shall be due and owing, and said time period shall expire, on the first day thereafter which is not a Saturday, Sunday or legal holiday. Except as may otherwise be set forth herein, any performance provided for herein shall be timely made if completed no later than 5:00 p.m., Pacific time, on the day of performance. The funds required from Buyer and all acts required of Buyer and Seller in order to close the Escrow pursuant hereto shall be deposited with Escrow Agent and be performed no later than 11:00 a.m., Gardena time, on the Closing Date and shall be available for immediate distribution to Seller at Closing.

17.13 Counterparts. This Agreement may be executed in any number of counterparts. Each such counterpart hereof shall be deemed an original, but all counterparts shall constitute but one agreement.

17.2 Severability. If any provision of this Agreement is declared void or unenforceable, such provision will be deemed severed from this Agreement, which shall otherwise

remain in full force and effect, provided that this Agreement must be construed to give effect to the parties intent.

17.15 Jury Trial Waiver. Seller and Buyer hereby waive trial by jury in any action, proceeding or counterclaim brought by one party against the other on any matter arising out of or in connection with this Agreement.

17.16 Office of Foreign Assets Control (OFAC) Certification and Indemnification. Seller and Buyer each certifies to the other that (i) it is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by an Executive Order of the United States Treasury Department as a terrorist, "Specially Designated National or Blocked Person," or other banned or blocked person, entity, nation, or transaction pursuant to any law, order, rule, or regulation that is enforced or administered by the Office of Foreign Assets Control; and (ii) it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Seller and Buyer hereby agreed to defend, indemnify and hold harmless the other from and against any and all actions, proceedings, claims and losses of any kind arising from or related to a breach of the foregoing certification.

17.17 Anti-Corruption. Reference is made to the JPMorgan Chase & Co. Supplier Code of Conduct (the "Code"), a current copy of which is located at:

<http://www.jpmorganchase.com/corporate/About-JPMC/supplier-relations.htm>.

The Code states, among other things, that Seller and its affiliates do not tolerate bribery or corruption in any form. By executing and delivering a copy of this Agreement, Buyer hereby acknowledges and confirms that it has reviewed the Code, that it has anti-corruption policies and procedures in place, that it will take all measures to ensure compliance with such policies and procedures, and that the provisions relating to anti-corruption set out in the Code shall govern the relations between the parties to this Agreement.

17.18 Interpretation. The captions of the Sections of this Agreement are for convenience only and shall not govern or influence the interpretation hereof. This Agreement is the result of negotiations between the parties and, accordingly, shall not be construed for or against either party regardless of which party drafted this Agreement or any portion thereof. Time is of the essence of this Agreement.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date written above.

SELLER:

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, a national banking association

By: _____
Name: _____
Title: _____

BUYER:

CITY OF GARDENA,
a municipal corporation of the State of California

By: _____
Name: _____
Title: _____

APPROVAL BY ESCROW AGENT

Escrow Agent hereby (1) acknowledges receipt of a fully executed copy of the foregoing Sale and Purchase Agreement on this ____ day of September, 2021, which date is hereby designated as the "Opening of Escrow", (2) the Earnest Money, and (3) agrees to establish an escrow (Escrow No. _____) in accordance therewith and act in accordance with the provisions of the Sale and Purchase Agreement. Escrow Agent further agrees to deliver immediately to Buyer and Seller fully executed copies of the Sale and Purchase Agreement.

FIDELITY NATIONAL TITLE INSURANCE
COMPANY

By: _____
Name: _____
Title: _____

EXHIBIT "A"

That certain real property situated in the City of Gardena, County of Los Angeles, State of California, and described as follows:

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 65 OF TRACT NO. 23035, AS SHOWN ON MAP RECORDED IN BOOK 608, PAGES 60 THROUGH 64, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NO. 23035, NORTH 89° 58' 14" WEST 357.85 FEET TO THE BEGINNING OF A CURVE IN THE SOUTHWESTERLY LINE OF LOTS 126 AND 127 OF SAID TRACT, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE ALONG SAID CURVE NORTHWESTERLY 78.69 FEET TO THE EASTERLY LINE OF TRACT NO. 23780, AS SHOWN ON MAP RECORDED IN BOOK 621, PAGES 27 THROUGH 29, INCLUSIVE OF SAID MAPS; THENCE ALONG SAID EASTERLY LINE, SOUTH 0° 12' 12" WEST 195.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE 210.00 FEET TO THE NORTH LINE OF ROSECRANS AVENUE, AS DESCRIBED IN DEED TO THE CITY OF GARDENA, RECORDED JULY 5, 1957, AS INSTRUMENT NO. 3826, IN BOOK 54976, PAGE 266 OF OFFICIAL RECORDS, IN SAID COUNTY RECORDERS OFFICE; THENCE ALONG SAID ROSECRANS AVENUE, AND ALONG ROSECRANS AVENUE AS DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED AS INSTRUMENT NO. 3824, IN BOOK 54976, PAGE 200 OF OFFICIAL RECORDS, SOUTH 89° 58' 14" EAST 433.08 FEET TO THE MOST EASTERLY CORNER OF THAT PORTION OF PURCHE AVENUE, AS DESCRIBED IN DEED TO THE CITY OF GARDENA, RECORDED SEPTEMBER 25, 1958 AS INSTRUMENT NO. 2859, IN BOOK D-226, PAGE 476 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID PURCHE AVENUE NORTHWESTERLY 39.35 FEET ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND NORTH 0° 12' 12" EAST 184.92 FEET, MORE OR LESS, TO A LINE PARALLEL WITH THE NORTH LINE OF SAID ROSECRANS AVENUE, AND PASSING THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE NORTH 89° 58' 14" WEST 408.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM THE WESTERLY 107.00 FEET, MEASURED ALONG THE SOUTH LINE OF SAID LAND.

ALSO EXCEPT THEREFROM ALL OIL, GAS, PETROLEUM, ASPHALTUM, OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS, WITHIN OR UNDERLYING OR WHICH MAY BE PRODUCED FROM THE ABOVE DESCRIBED PROPERTY, TOGETHER WITH THE SOLE AND EXCLUSIVE RIGHT TO PROSPECT, EXPLORE,; MINE, DRILL, THROUGH OR INTO, AND CASING HOLES IN AND UNDER THE SAID PROPERTY, AND TO PRODUCE, TAKE AND REMOVE THEREFROM, SAID SUBSTANCES AND WATER, AS NEEDED FOR SUCH OPERATIONS; AND TOGETHER WITH SUCH SUBSURFACE RIGHTS OF WAY, EASEMENTS AND SERVITUDES, AS GRANTEE, ITS SUCCESSORS AND ASSIGNS, MAY FROM TIME TO TIME, DESIRE FOR DRILLING WELL HOLES IN, UNDER AND THROUGH THE SAID PROPERTY FROM SURFACE LOCATIONS SITUATED ON OTHER LANDS AND FOR CASING THE SAME AND OTHERWISE COMPLETING MAINTAINING AND PRODUCING SAID WELLS FOR THE EXTRACTION OF THE AFORESAID SUBSTANCES, FROM THE SAID PROPERTY AS WELL AS FROM THE PROPERTY, INCLUDING THE RIGHT FOR SUCH PURPOSES TO INJECT IN SAID PREMISES, GAS, WATER, OR OTHER FLUIDS OR SUBSTANCES, FOR THE PURPOSE OF SECONDARY RECOVERY OF OIL, GAS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES, AND OTHER MINERALS, FROM SAID PROPERTY, AS WELL AS FROM OTHER PROPERTY, BUT WITH NO RIGHT TO DRILL OR OTHERWISE ENTER UPON THAT PORTION OF SAID PROPERTY, ABOVE A DEPTH OF 500 FEET BELOW THE PRESENT SURFACE THEREOF, AS GRANTED TO BEVERLY REALTY CO., A CORPORATION, BY DEED RECORDED NOVEMBER 4, 1957 AS INSTRUMENT NO. 2760, IN BOOK 56005, PAGE 156 OF OFFICIAL RECORDS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS DRIVEWAYS, INGRESS AND EGRESS, WALKWAYS AND PARKING PURPOSES OVER PARCELS A AND C AS SET FORTH IN THAT CERTAIN NEW DECLARATION OF CREATION OF MUTUAL EASEMENTS, RECORDED MAY 23, 1968 AS DOCUMENT NO. 1851 IN BOOK M2871, PAGE 794 OF OFFICIAL RECORDS, AS MODIFIED BY AN INSTRUMENT RECORDED JUNE 21, 1968 AS DOCUMENT NO. 3290 IN BOOK D4042, PAGE 75, OF OFFICIAL RECORDS.

APN(s): 4059-018-013

EXHIBIT "B"

When recorded, return to:

APN: 4059-018-013

GRANT DEED

The undersigned Grantor hereby declares:

DOCUMENTARY TRANSFER TAX: \$ _____

Computed on the consideration or full value of the property conveyed.

The property conveyed is located in the City of Gardena, California.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a national banking association ("Grantor"), agrees to sell, to the CITY OF GARDENA, a municipal corporation, ("Grantee"), the following described real property ("Property") in the City of Gardena , County of Los Angeles, State of California:

See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO:

1. General and special real property taxes and assessments and supplemental assessments, if any, for the current fiscal year.

2. All other covenants, conditions, restrictions, reservations, rights, rights-of-way, dedications, offers of dedication and easements of record or apparent; all matters which would be revealed or disclosed in an accurate survey of the Property; all matters which would be revealed or disclosed by a physical inspection of the Property; and zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property.

Grantee hereby covenants and agrees that the Property may not be used for ten (10) years after the date this Deed was recorded, in whole, or in part, for or as a bank, financial institution, financial services, credit union, thrift, savings and loan, federal savings and loan, offering the use of an automatic teller machine or similar equipment, or other similar business or operation. Furthermore, Grantee hereby covenants and agrees that Grantee shall not place any sign on the Property or allow the placing of any sign on the Property advertising the use or operation of any portion of the Property as a bank, financial institution, financial services, credit union, thrift, savings and loan, federal savings and loan, or other similar business or operation. These restrictions shall be binding upon and enforceable against Grantee and Grantee's successors and assigns, including any future buyer, owner, grantee, mortgagee or lessee of the Property or any part thereof for a period of ten (10) years after the date this Deed was recorded.

DATED as of this ____ day of _____, 2021

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, a national banking association

By: _____
Name: _____
Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF _____)
) ss:
COUNTY OF _____)
)

On _____ before me, _____ (here insert name of the officer), Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

[Seal]

CITY OF GARDENA,
a municipal corporation of the State of California

By: _____
Name: _____
Title: _____

STATE OF CALIFORNIA)
)
) ss:
COUNTY OF LOS ANGELES)
)

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

[Seal]

Exhibit “A” to EXHIBIT “B”

EXHIBIT "C"

NON-FOREIGN AFFIDAVIT

Section 1445 of the Internal Revenue Service Code of 1986 provides that a transferee of a United States real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding tax is not required upon disposition of a U.S. real property interest by JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a national banking association ("Transferor"), to CITY OF GARDENA, a municipal corporation of the State of California ("Transferee"), the undersigned hereby certifies the following on behalf of the Transferor:

1. Transferor is not a foreign corporation, partnership, trust, estate, or individual as those terms are defined in the Internal Revenue Code and Income Tax Regulations;
2. Transferor's U.S. Employer Identification Number is _____;
and
3. Transferor's principal office is _____.

Transferor understands that this certification may be disclosed to the Internal Revenue Service by the Transferee and that any false statement made herein could be punished by fine, imprisonment, or both.

Under the penalties of perjury, I, the undersigned, declare that I have examined this certification and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have all authority to sign on behalf of Transferor.

DATED as of this ____ day of _____, 2021.

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, a national banking association

By: _____
Name: _____
Title: _____

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 E. Imperial Hwy, Room 121

Norwalk CA 90650

From: (Public Agency): City of Gardena

1700 W. 162nd Street

Gardena, CA 90247

(Address)

Project Title: Acquisition of Property

Project Applicant: City of Gardena

Project Location - Specific:

2501 W. Rosecrans Avenue, Gardena (APN 4059018013)

Project Location - City: Gardena

Project Location -

Los Angeles

County: Description of Nature, Purpose and Beneficiaries of Project:

Acquisition of property by City for public use, but no specific project at this time.

Name of Public Agency Approving Project: City of Gardena

Name of Person or Agency Carrying Out Project: City of Gardena

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: 15061(b)(3)

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

At this time the only action involved is acquisition and the change of ownership does not create any physical impacts. The City has no plans at this time as to how the property will be developed.

Lead Agency

Contact Person: Greg Tsujiuchi

Area Code/Telephone/Extension: 310/217-9526

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: Comm. Dev. Director

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 17.A
Section: DEPARTMENTAL
ITEMS - TRANSPORTATION
Meeting Date: September 14,
2021

TO: THE HONORABLE MAYOR AND MEMBERS OF THE GARDENA CITY COUNCIL

AGENDA TITLE: APPROVE THE PURCHASE OF TWO (2) 2016 TROLLEY BUSES FROM SAWYER INC. FOR A TOTAL OF \$174,184.

COUNCIL ACTION REQUIRED:

Staff Recommendation: Approve Purchase

RECOMMENDATION AND STAFF SUMMARY:

Over the past several months, GTrans staff has assessed the potential operation of a trolley bus service within the City. Trolley buses could be used in the operation of a community bus route designed to serve local entertainment centers, restaurants, and shopping areas. Trolley buses could also be used in the operation of seasonal service during holiday periods, and for community events.

Because of their nostalgic design, trolley buses have the potential to attract riders and increase transit ridership. Similar vehicles are currently in operation in several cities including Miami Beach, FL; Savannah, GA; and nearby communities such as Laguna Beach, CA. These vintage vehicles also offer opportunities for enhanced marketing programs and partnerships with businesses and organizations. The attraction of new riders on a trolley bus service could also increase patronage of local businesses, increasing economic activity in the City.

As part of this assessment, GTrans staff began a nationwide search for available, pre-owned trolley buses. Staff identified two, newer trolleys at Sawyer Inc. in Christiansburg, Virginia and sent a team of GTrans staff there to conduct an inspection of the trolleys. Both trolley buses were built in 2016 and include features such as vintage wooden seats, ADA accessibility, heating and air conditioning, and a rear porch area. Each trolley bus is gasoline-powered and seats 29 passengers.

Inspection of the trolley buses found each vehicle to be in very good condition. Because there was interest in these trolleys from several different buyers, GTrans placed a non-refundable deposit of \$10,000 (\$5,000 per vehicle towards the cost of each vehicle) with Sawyer to hold the vehicles for purchase by GTrans pending Council approval. The purchase price of each trolley bus is \$78,995, for a total of \$174,184 which includes sales tax of \$16,194.

If approved by Council, upon payment the trolley buses will be transported by truck from

Virginia to the GTrans facility with arrival estimated for late September 2021. Staff respectfully recommends that Council approve the purchase of two (2) 2016 Trolley Buses in the amount of \$174,184 which includes sales tax.

FINANCIAL IMPACT/COST:

GTrans has existing local capital funds available for vehicle purchases. There is no impact to the General Fund.

ATTACHMENTS:

[Trolley Purchase Information.pdf](#)

[Trolley Photographs.pdf](#)

APPROVED:

A handwritten signature in blue ink, appearing to read "Clint Osorio", is positioned above a horizontal line.

Clint Osorio, City Manager

SAWYERS, INC.

Bus Sales & Conversions

2500 Brammer LN. Christiansburg, VA 24073 Ph. 540-394-8000 / Fax 540-394-5020

(website) www.SawyersBusSales.com / (email) sales@SawyersBusSales.com

OFFICE HOURS: M-F 9:00 AM to 5:00 PM. Saturday by appointment.

PURCHASE INVOICE / DEPOSIT AGREEMENT

DATE: 7/29/21

CITY OF GARDENA

Attn: Dana Pynn, Administrative Officer

dpynn@gardenabus.com

YEAR:	2016
MAKE:	HOMETOWN TROLLEY
MODEL:	VILLAGER 208
VIN:	1F66F5DY1G0A00012
ENGINE:	6.8L V10 GAS
TRANS:	AUTOMATIC
BUS #:	624
MILEAGE:	80,089
GVWR:	24,000 lbs.
BUS PRICE:	\$ 78,845.00
+ Processing Fee	+ 150.00
- <u>Deposit to be paid 7/30/21</u>	- <u>5,000.00</u>
= Total due after deposit paid	\$ 73,995.00

YEAR:	2016
MAKE:	HOMETOWN TROLLEY
MODEL:	VILLAGER 208
VIN:	1F66F5DY0G0A06271
ENGINE:	6.8L V10 GAS
TRANS:	AUTOMATIC
BUS #:	626
MILEAGE:	90,188
GVWR:	24,000 lbs.
BUS PRICE:	\$ 78,845.00
+ Processing Fee	+ 150.00
- <u>Deposit to be paid 7/30/21</u>	- <u>5,000.00</u>
= Total due after deposit paid	\$ 73,995.00

Acceptable forms of payment are Official or Cashier's check (made to Sawyers Bus Sales), wire or cash.

I UNDERSTAND THAT PLACING A DEPOSIT TO HOLD THIS VEHICLE MEANS MY DEPOSIT IS NON-REFUNDABLE BECAUSE SAWYERS, INC. WILL LOSE OTHER POTENTIAL SALES ON THIS VEHICLE BECAUSE OF THE HOLD I HAVE PLACED IF I DECIDE NOT TO PURCHASE. THAT MEANS IF I DECIDE NOT TO PURCHASE A BUS FROM SAWYERS, INC., I FORFEIT (LOSE) MY DEPOSIT(S) PLACED ON THE ABOVE LISTED BUS. ALSO, IF ANY LABOR/SERVICES HAVE BEEN DONE TO THIS BUS DUE TO MY REQUESTS, I UNDERSTAND THAT THE FUNDS USED TO PAY FOR THESE UPDATES ARE NON-REFUNDABLE AND NON-TRANSFERABLE. IF I HAVE NOT REQUESTED LABOR/SERVICES BE COMPLETED TO THE ABOVE LISTED BUS THEN THIS DEPOSIT IS TRANSFERABLE TO ANOTHER AVAILABLE BUS ON OUR LOT. PAYMENT-IN-FULL IS REQUIRED TWO WEEKS AFTER DEPOSIT DATE.

Purchaser – Ernie Crespo for City of Gardena

DATE

PLEASE CONTACT SAWYERS BUS SALES WITH ANY QUESTIONS YOU MAY HAVE. THANK YOU FOR ALLOWING US TO SERVE YOU.

SAWYERS, INC.**2500 BRAMMER LN.
CHRISTIANSBURG, VA 24073****BUYER'S ORDER INVOICE / BILL-OF-SALE****ORIGINAL**VEHICLE ID # 1F66F5DY1G0A00012
YEAR- 2016
MAKE- HOMETOWN TROLLEY
MODEL- VILLAGER 208DATE OF PURCHASE - 7/30/21
VEHICLE BODY - BUS / TROLLEY
CONDITION - GOOD / USED
UNIT - SI-1483 BUS # 624Sold To: **CITY OF GARDENA
1700 WEST 162 ST.
GARDENA, CA 90247**

Trade-In - NONE

Purchaser is responsible

For Paying any and all taxes	PURCHASE PRICE	\$	78,845.00
That May Be Due on the	DELIVERY FEES	\$	-0-
Purchase of This Vehicle/Item.	SALES TAX	\$	-0-
<i>[Signature]</i>	PROCESSING FEE	\$	150.00
Purchaser(s) / Owner(s)	PURCHASE PRICE	\$	78,995.00

BALANCE BEFORE TRADE IN CREDIT \$ N/A

TRADE IN CREDIT - \$ N/A

BALANCE AFTER TRADE IN CREDIT = \$ N/A

Total paid: \$ 5,000.00 PAID 7/30/21 WITH WIRE.**Total due: \$ 73,995.00****FUNDS DUE TO BE PAID IN CERTIFIED FUNDS, CASHIERS CHECK, CASH OR WIRE ONLY.
NO PERSONAL OR BUSINESS CHECKS WILL BE ACCEPTED.****ONLY DEPOSITED MONIES WILL HOLD THIS BUS/VEHICLE/ITEM UNTIL 9/17/21, OTHERWISE IT IS STILL FOR SALE TO ANOTHER CUSTOMER. AFTER DEPOSIT HAS BEEN MADE, IF PAYMENT-IN-FULL HAS NOT BEEN MADE BY 9/17/21, ALL DEPOSITED MONIES WILL BE FORFEITED AND THIS BUS/VEHICLE/ITEM WILL BE SOLD AT ANY TIME TO ANOTHER CUSTOMER. ALL DEPOSITS ARE NON-REFUNDABLE.**

I HEREBY ACKNOWLEDGE THE RECEIPT OF A COPY OF THIS BILL-OF-SALE. I HAVE READ THIS BILL OF SALE, INCLUDING THE TERMS BELOW AND I UNDERSTAND THAT THIS BILL-OF-SALE GOVERNS MY RIGHTS AND DUTIES AS PURCHASER OF THE BUS/VEHICLE/ITEM. ALL IDENTIFYING NUMBERS ON SAID BUS/VEHICLE/ITEM SOLD AGREE WITH THOSE ON THE CERTIFICATE OF TITLE. I understand that this bus/vehicle/item is being sold "AS IS" with all faults and is not covered by any dealer warranty; I understand that the dealer is not required to make any repairs after I buy this bus/vehicle/item. I will have to pay for all, if any, repairs I, the customer, may request.

Purchaser (s)

*[Signature]**7-30-21*

Signature of purchaser/owners - ROD GOLDMAN for CITY OF GARDENA

Date

**SELLER GIVES NO WARRANTIES, EXPRESSED OR IMPLIED, ON ABOVE LISTED
VEHICLE/ITEM. AS WELL, NO LIABILITY INSURANCE IS INCLUDED.**

Purchaser (s)

Accepted: **X***[Signature]**7-30-21*

Signature of purchaser/owners - ROD GOLDMAN for CITY OF GARDENA

Date

ACCEPTED -

[Signature]
Agent for Sawyers, Inc.*7-30-21*

Date

LIENHOLDER: NONEInitials - **X** *RTG*

SAWYERS, INC.**2500 BRAMMER LN.
CHRISTIANSBURG, VA 24073****BUYER'S ORDER INVOICE / BILL-OF-SALE****ORIGINAL**VEHICLE ID # 1F66F5DY0G0A06271
YEAR- 2016
MAKE- HOMETOWN TROLLEY
MODEL- VILLAGER 208DATE OF PURCHASE - 7/30/21
VEHICLE BODY - BUS / TROLLEY
CONDITION - GOOD / USED
UNIT - SI-1488 BUS # 626Sold To: **CITY OF GARDENA
1700 WEST 162 ST.
GARDENA, CA 90247**

Trade-In - NONE

Purchaser is responsible

For Paying any and all taxes	PURCHASE PRICE	\$	78,845.00
That May Be Due on the	DELIVERY FEES	\$	-0-
Purchase of This Vehicle/Item.	SALES TAX	\$	-0-
X <i>Rod Goldman</i>	PROCESSING FEE	\$	150.00
Purchaser(s) / Owner(s)	PURCHASE PRICE	\$	78,995.00

BALANCE BEFORE TRADE IN CREDIT \$ N/A

TRADE IN CREDIT - \$ N/A

BALANCE AFTER TRADE IN CREDIT = \$ N/A

Total paid: \$ 5,000.00 PAID 7/30/21 WITH WIRE.**Total due: \$ 73,995.00****FUNDS DUE TO BE PAID IN CERTIFIED FUNDS, CASHIERS CHECK, CASH OR WIRE ONLY.
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Purchaser (s)

X *Rod Goldman**7-30-21*

Signature of purchaser/owners - ROD GOLDMAN for CITY OF GARDENA

Date

**SELLER GIVES NO WARRANTIES, EXPRESSED OR IMPLIED, ON ABOVE LISTED
VEHICLE/ITEM. AS WELL, NO LIABILITY INSURANCE IS INCLUDED.**

Purchaser (s)

Accepted: X *Rod Goldman**7-30-21*

Signature of purchaser/owners - ROD GOLDMAN for CITY OF GARDENA

Date

ACCEPTED -

Angel Nunez
Agent for Sawyers, Inc.*7-30-21*

Date

LIENHOLDER: NONEInitials - **X** *RTG*

**GTrans Trolley Purchase
2016 Hometown Trolley Villager 208**



**GTrans Trolley Purchase
2016 Hometown Trolley Villager 208**



**GTrans Trolley Purchase
2016 Hometown Trolley Villager 208**

