

AGENDA CITY OF GARDENA Regular CITY COUNCIL MEETING

Council Chamber at City Hall, 1700 W. 162nd Street, Gardena, California

Website: www.ci.gardena.ca.us

MARK E. HENDERSON, *Mayor Pro Tem*
TASHA CERDA, *Council Member*
DAN MEDINA, *Council Member*
TERRENCE TERAUCHI, *Council Member*



MINA SEMENZA, *City Clerk*
J. INGRID TSUKIYAMA, *City Treasurer*
MITCHELL G. LANSDELL, *City Manager*
PETER L. WALLIN, *City Attorney*

January 10, 2017

Open Session 7:30 p.m.

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

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

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

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

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

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

Thank you for your attendance and cooperation.

1. ROLL CALL

2. CLOSED SESSION – No Items

3. PLEDGE OF ALLEGIANCE & INVOCATION

A. PLEDGE OF ALLEGIANCE

Jezabelle Cisneros and Brenda Amofa
St. Anthony of Padua School

B. INVOCATION

The Reverend Sam Evans, Pastor
Gateway Fellowship

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS

A. PRESENTATIONS – No Items

B. PROCLAMATIONS

- (1) “Dr. Martin Luther King, Jr. Birthday Week,” January 9-16, 2017
(to be accepted by Chair Paulette Francis and members of the Dr. Martin Luther King, Jr. Cultural Committee of Gardena)

C. APPOINTMENTS

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

5. CONSENT CALENDAR

NOTICE TO THE PUBLIC

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

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

B. CITY CLERK

- (1) Affidavit of Posting Agenda on January 6, 2017

5. CONSENT CALENDAR (Continued)

C. CITY TREASURER

(1) Approval of Warrants / Payroll Register

(a) December 27, 2016

(b) January 10, 2017

D. CITY MANAGER

(1) Personnel Report No. P-2017-01

(2) Issue Report Required by Government Code Section 65858 on Urgency Ordinance No. 1771 Regarding Adult Use of Marijuana

6. EXCLUDED CONSENT CALENDAR

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEETS

A. DECEMBER 20, 2016, MEETING – *Meeting Cancelled*

B. JANUARY 3, 2016, MEETING – *Meeting Cancelled*

ORAL COMMUNICATIONS

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

8. DEPARTMENTAL ITEMS

A. ELECTED & ADMINISTRATIVE OFFICES

(1) ORDINANCE NO. 1769, Updating the Sewer Rates and Amending Chapter 13.26 of the Gardena Municipal Code Relating to the Sewer Use Fee

(Introduced by Council Member Terauchi, December 13, 2016)

Staff Recommendation: Adopt Ordinance No. 1769

(2) Approval of the Three Year Microsoft Software Assurance and Licensing Agreement

Staff Recommendation: Approve Three Year Agreement

(3) ORDINANCE NO. 1772, Amending Chapter 9.64 of Gardena Municipal Code Relating to Sex Offender Residency Restrictions

(Introduced by Council Member Medina, December 13, 2016)

Staff Recommendation: Adopt Ordinance No. 1772

8. DEPARTMENTAL ITEMS (Continued)

B. POLICE, STREETS & DEVELOPMENT SERVICES

- (1) Approve Amendments to Parking Districts and Establish Restricted Parking in Certain Defined Areas in the City
 - (a) Authorize the Amendment of Parking District 3, to include: Atkinson Avenue from 156th Street to 154th Street, 155th Street from Atkinson Avenue to Marigold Avenue, and Marigold Avenue (West curb Line) from 154th Street to 156th Street
 - (b) Authorize the Amendment of Parking District 4, to include: 130th Street from Vermont Avenue to Berendo Avenue, 131st Street from Vermont Avenue to Budlong Avenue, 129th Street from Berendo Avenue to Budlong Avenue, Berendo Avenue from 129th Street to 132nd Street, and Catalina Avenue from 129th Street to 132nd Street
 - (c) PUBLIC ORDINANCE NO. 1774, Amending Section 10.28.385 and 10.28.386 of the Gardena Municipal Code to Establish Restricted Parking Zones on Certain Streets in the City

Staff Recommendation: Approve Amendments of Parking Districts 3 and 4; Conduct a Public Hearing (Note: Each speaker's comments to be limited to three (3) minutes); and Introduce Ordinance No. 1774

- (2) PUBLIC HEARING: Call for Review by Council Member Terauchi of Commission Action on the Approval of Conditional Use Permit #04-14, Site Plan Review #06-14 to Allow the Construction and Operation of a Members-Only Gas Station with Eight Pumps (16 Fueling Positions) and Attendant Kiosk at an Existing Sam's Club Retail Store; and the Adoption of Mitigated Negative Declaration and Mitigation Monitoring Program (Environmental Assessment #9-14)
 - (a) RESOLUTION NO. 6250, Acting on the Call for Review by Adopting a Revised Mitigated Negative Declaration and Mitigation Monitoring Program for – and Approving – the Site Plan Review and Conditional Use Permit for Construction and Operation of a Members-Only Gas Station with Eight Pumps (16 Fueling Positions) and Attendant Kiosk at an Existing Sam's Club Retail Store in the General Commercial (C-3) Zone (APN: 6111-036-057) (EA #09-14, SPR #06-14, CUP #04-14)

Staff Recommendation: Conduct a Public Hearing (Note: Each speaker's comments to be limited to three (3) minutes); Adopt Resolution No. 6250

C. RECREATION, HUMAN SERVICES, PARKS & FACILITIES – No Items

D. TRANSPORTATION – No Items

9. COUNCIL ITEMS, DIRECTIVES, & REMARKS

A. COUNCIL ITEMS

- (1) Consideration of West Basin Municipal Water District Proposed "Ocean Water Desalination Project;" West Basin Desalination Program's Request for City of Gardena Support

B. COUNCIL DIRECTIVES

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

C. **COUNCIL REMARKS**

- (1) COUNCIL MEMBER CERDA
- (2) COUNCIL MEMBER TERAUCHI
- (3) COUNCIL MEMBER MEDINA
- (4) MAYOR PRO TEM HENDERSON

10. **ANNOUNCEMENTS**

11. **REMEMBRANCES**

Mr. Ryo Komae, 98 years of age, a World War II Veteran who owned and operated the Gardena Pharmacy for many years, was a long-time member of the Kiwanis Club of Gardena Valley, and was involved in numerous other community activities throughout his life. Mr. Komae is a 1998 City of Gardena Wall of Fame Honoree. He is survived by his wife of 70 years, Jean, and leaves two sons, nine grandchildren, nine great-grandchildren, one sister, and many nieces, nephews, and other relatives and friends; Mr. Dwight Herbert, 68 years old, beloved son of Intermediate Clerk Typist Thelma Herbert with the Human Services Division of the Recreation, Human Services, Parks, and Facilities Department; and Mrs. Masako Tanimoto, age 98, familiar volunteer and friend to the Japanese Community throughout her 70 years of residency in Gardena.

12. **ADJOURNMENT**

The Gardena City Council will adjourn to a Regular City Council Meeting at 7:00 p.m. on Tuesday, January 24, 2017.

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

Dated this 6th day of January, 2017

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk



PROCLAMATION

Whereas, in November 1972, the City Council of the City of Gardena granted a request to two well-known Gardena citizens to establish a Dr. Martin Luther King Jr. Commemorative Committee; and

Whereas, with the enthusiastic support and commitment of its numerous members, that Committee (now known as the Dr. Martin Luther King Jr. Cultural Committee of Gardena) has, for the past 43 years, presented annual commemorative activities dedicated to the memory of Dr. King, a leader in the causes of social justice and civil rights for all who struggled for a better relationship between peoples, and for a better understanding of all cultures; and the Committee will present their 44th Annual Commemoration events in 2017 through an Evening Youth Program at Nakaoka Community Center on Friday, January 13, 2017, and the 33rd Annual Commemoration Parade on Saturday, January 14, 2017; and

Whereas, the community of Gardena, California, is known for its multi-ethnic, multi-religion population, representing a great cultural diversity; and

Whereas, this multi-ethnicity and community service awareness of Gardena's citizens encourages involvement in the promotion of programs and activities to observe Dr. King's birthday, thus pioneering such programs many years prior to Dr. King's birthday, January 15, being recognized and celebrated as a federal holiday; and

Whereas, local community individuals, schools, and businesses are now even more involved and their contributions help to provide for these commemorative activities which allow Gardena's citizens an opportunity to rededicate themselves to the principles that Dr. King inspired in our society in his lifetime - "Peace Among Humanity;"

Now, Therefore, WE, the MEMBERS OF THE CITY COUNCIL of the CITY OF GARDENA, CALIFORNIA, are pleased to proclaim **JANUARY 9 through 16, 2017**, to be

DR. MARTIN LUTHER KING JR. BIRTHDAY WEEK

in the City of Gardena, and urge all citizens to be aware of these annual activities and to reflect upon the over 44 years of hard work and unselfish dedication of the members of the Committee; and further, to join in and support all of the planned commemorative activities.

Lodna Cerda
Councilmember

A. Medina
Councilmember

Yvonne Truogoli
Councilmember

Mark E. Henderson
Councilmember

Dated: 10th day of January, 2017

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Treasurer's Department
DATE: January 10, 2017
SUBJECT: WARRANT REGISTER
PAYROLL REGISTER

(a) December 27, 2016 TOTAL WARRANTS ISSUED: \$2,035,396.22

Wire Transfer: 11547-11549
Prepay: 141659-141670
Check Numbers: 141671-141885
Checks Voided:
Total Pages of Register: 22

(b) January 10, 2017 TOTAL WARRANTS ISSUED: \$985,227.19

Wire Transfer: 11550-11552
Prepay: 141886-141893
Check Numbers: 141894-142027
Checks Voided:
Total Pages of Register: 16

December 09, 2016 TOTAL PAYROLL ISSUED: \$1,589,307.92
December 16, 2016 TOTAL SPECIAL PAYROLL ISSUED: \$ 219,737.64
December 23, 2016 TOTAL PAYROLL ISSUED: \$2,134,234.27
January 6, 2017 TOTAL PAYROLL ISSUED: \$1,677,978.03



J. Ingrid Tsukiyama, City Treasurer

Cc: City Clerk

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
11547	12/13/2016	104058 ADMINISURE, INC.	121316		WORKERS' COMP CLAIMS ADMINISTR	18,862.14
					Total :	18,862.14
11548	12/15/2016	402609 BANK OF NEW YORK, THE	121516		SBRPCA REVENUE BONDS 2007 SERIE	138,662.50
					Total :	138,662.50
11549	12/15/2016	419630 U.S. BANK	121516		2006 COPS REFINANCING PROJECT SI	336,357.38
					Total :	336,357.38
141659	12/13/2016	106957 MEDINA, DAN	121216		REIMBURSEMENT - GARDENA BEAUTII	680.31
					Total :	680.31
141660	12/13/2016	109248 ENCANTADA APARTMENTS	121316		SPECIAL OPERATIONS FUNDING	719.00
					Total :	719.00
141661	12/13/2016	109104 BROWN, KENTEZ	121316		SPECIAL OPERATIONS FUNDING	500.00
					Total :	500.00
141662	12/14/2016	109272 PREMIER PRINTING AND MAILING	121416		2017 BUSINESS LICENSE RENEWAL - F	3,926.00
					Total :	3,926.00
141663	12/20/2016	619005 GAS COMPANY, THE	112916		GAS	1,079.22
					Total :	1,079.22
141664	12/20/2016	108091 GETOFF, PETER	09/27-11/30/16	035-00696	WEEKLY SUPERVISION - SOCIAL WORI	3,000.00
					Total :	3,000.00
141665	12/20/2016	107751 A-A BACKFLOW TESTING &, MAINTENANCE	20561		BLDG MAINT SERVICE	625.00
					Total :	625.00
141666	12/20/2016	619004 GOLDEN STATE WATER CO.	120616		WATER	7,342.55
					Total :	7,342.55
141667	12/20/2016	619003 SOUTHERN CALIFORNIA EDISON	120816		LIGHT & POWER	61,418.79
					Total :	61,418.79
141668	12/20/2016	113299 MERRIMAC ENERGY GROUP	2163416/19	037-09552	87 OCTANE REGULAR UNLEADED FUE	32,852.00

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Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141668	12/20/2016	113299 113299 MERRIMAC ENERGY GROUP	(Continued)			Total : 32,852.00
141669	12/20/2016	106110 ADVANCED BENEFIT SOLUTIONS, LLC	DECEMBER 2016		HEALTH, DENTAL & LIFE INSURANCE	123,925.80
						Total : 123,925.80
141670	12/21/2016	107001 LAW, MARKUS	8167690		CHRISTMAS CELEBRATION PUPPET SI	250.00
						Total : 250.00
141671	12/27/2016	109401 ABSOLUTE ZERO, INC.	50016-0817		REFUND - CONST&DEMO DEPOSIT - 16	5,000.00
						Total : 5,000.00
141672	12/27/2016	105149 ADAMSON POLICE PRODUCTS	INV228284 INV228719 INV230442	035-00697	PD TACTICAL EQUIPMENT & SUPPLIES PD EQUIPMENT & SUPPLIES PD SWAT EQUIPMENT & SUPPLIES	542.82 1,199.00 2,125.50
						Total : 3,867.32
141673	12/27/2016	104058 ADMINISURE, INC.	9801	023-01081	WORKERS' COMP CLAIMS ADMINISTR	8,560.00
						Total : 8,560.00
141674	12/27/2016	109397 ADVANCE BUILDER & CONSTRUCTOR, INC.	2019		STATE HOME OOR LOAN PROG - 1339	35,162.10
						Total : 35,162.10
141675	12/27/2016	101031 AFFORDABLE HOUSING, PROFESSIONALS, IN HOME-LII-6			STATE HOME PROG - 13408 S NEW HA	2,250.00
						Total : 2,250.00
141676	12/27/2016	101031 AFFORDABLE HOUSING, PROFESSIONALS, IN Cruz-7 PI-HOME-Hy-7			STATE HOME PROG - 1339 MARINE AVI STATE HOME PROG - 15067 SUTRO AV	1,905.00 416.73
						Total : 2,321.73
141677	12/27/2016	101031 AFFORDABLE HOUSING, PROFESSIONALS, IN HOME-P&B-5			STATE HOME PROG - 1120 W 149TH ST	975.00
						Total : 975.00
141678	12/27/2016	101748 AFTERMARKET PARTS COMPANY LLC, THE	81075492		GTRANS AUTO PARTS	114.58
						Total : 114.58
141679	12/27/2016	101338 ALCO TARGET COMPANY	61410		POLICE TRAINING TARGETS	251.72
						Total : 251.72

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141680	12/27/2016	109262 ALDAIMALANI, SARAH	DECEMBER 2016		POLICE DEPT INTERN SERVICES	500.00
					Total :	500.00
141681	12/27/2016	101882 AMERICAN PUBLIC TRANSPORTATION, ASSO	089414		CLASSIFIED AD - PASSENGER TRANSF	818.05
					Total :	818.05
141682	12/27/2016	109390 ANTIQUE STOVE	121516		BLDG MAINT SERVICE	563.00
					Total :	563.00
141683	12/27/2016	101410 ANY LAMINATING SERVICE, INC.	47913		LAMINATE - COMPREHENSIVE ANNUAI	79.82
					Total :	79.82
141684	12/27/2016	109218 ARMIJO ENTERPRISES, INC	2208 2209		DESIGN - GARDENA PROMO BROCHUR PRINTING - (500) GARDENA PROMO BF	1,150.31 757.55
					Total :	1,907.86
141685	12/27/2016	104687 AT&T	8911998		TELEPHONE	389.15
					Total :	389.15
141686	12/27/2016	616090 AT&T	3232408 12/1/16		TELEPHONE	1,169.41
					Total :	1,169.41
141687	12/27/2016	100474 AT&T LONG DISTANCE	111216		TELEPHONE	16.84
					Total :	16.84
141688	12/27/2016	100964 AT&T MOBILITY	828667974X11162016 834935325X12162016CD 834935325X12162016PW		IT CELL PHONE ACCT #828667974~ CDD CELL PHONE ACCT #834935325~ PW IPAD ACCT #834935325~	223.08 157.15 27.91
					Total :	408.14
141689	12/27/2016	102400 BAYSIDE MEDICAL CENTER	00046827 9394 BUS 9394 HR 9491 9649		FIRST AID TREATMENT - S. SHEFFIELD DOT/DMV PE-NEW, BAT & D/S - J. SANC CLASS E - N. HOLMES DOT/DMV PE-NEW - S. SHEFFIELD, D. BLOOD DRAW - J. WALLACE	316.05 105.00 100.00 190.00 63.60
					Total :	774.65
141690	12/27/2016	107690 BELL, DONNETTA	NOVEMBER 2016		CHILD CARE PROVIDER	3,019.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141690	12/27/2016	107690	107690 BELL, DONNETTA		(Continued)	Total : 3,019.00
141691	12/27/2016	107747	BENGAR PRODUCTIONS	5720	PRINTING - FLAG FOOTBALL JERSEYS	273.00
					Total :	273.00
141692	12/27/2016	104373	BIOSYSTEMS, INC.	11650	GRAFFITI ABATEMENT SUPPLIES	400.15
					Total :	400.15
141693	12/27/2016	102805	BLANCO, VERONICA	JUL-NOV 2016	MILEAGE REIMBURSEMENT & GFCC P	121.60
					Total :	121.60
141694	12/27/2016	108715	BOBBS, CINDY	NOVEMBER 2016	CHILD CARE PROVIDER	1,447.00
					Total :	1,447.00
141695	12/27/2016	103923	CALIFORNIA TRANSIT ASSOCIATION	00004976	037-09549 ANNUAL MEMBERSHIP DUES	8,976.00
					Total :	8,976.00
141696	12/27/2016	103383	CALPORTLAND	93073984	STREET MAINT SUPPLIES	1,125.97
					Total :	1,125.97
141697	12/27/2016	823003	CARL WARREN & COMPANY	NOVEMBER 2016	CLAIMS MANAGEMENT	2,107.50
					Total :	2,107.50
141698	12/27/2016	803420	CARPENTER, ROTHANS & DUMONT, LAW OFF	28241	PROFESSIONAL SERVICES - D. MILLAN	323.21
				28242	PROFESSIONAL SERVICES - N. MONTA	22,596.91
				28346	PROFESSIONAL SERVICES - M. ARREC	1,046.44
				28347	PROFESSIONAL SERVICES - H. THURN	742.59
				28348	PROFESSIONAL SERVICES - M. OBI V.	912.84
					Total :	25,621.99
141699	12/27/2016	109392	CASTAN, MELINDA	183/53587	REFUND - YOUTH FLAG FOOTBALL FE	40.00
					Total :	40.00
141700	12/27/2016	103489	CF UNITED LLC	904	CAR WASH - NOVEMBER 2016	75.00
					Total :	75.00
141701	12/27/2016	103127	CHILD 2 CHILD CONNECTION, FAMILY DAY C/	NOVEMBER 2016	CHILD CARE PROVIDER	1,989.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141701	12/27/2016	103127	103127 CHILD 2 CHILD CONNECTION, FAMILY D/ (Continued)			Total : 1,989.00
141702	12/27/2016	107766	CHOI, YOUNG	01/23-01/27	BASIC CRIMINAL INVESTIGATION - PEF	175.00
						Total : 175.00
141703	12/27/2016	109389	CHUNG, KASEY	NOVEMBER 2016	GYMNASTICS INSTRUCTOR	627.00
						Total : 627.00
141704	12/27/2016	103465	COMMUNITY VETERINARY HOSPITAL	306100	VETERINARY SERVICES - RENO~	373.00
						Total : 373.00
141705	12/27/2016	109386	COMPLIANCE NEWS PUBLISHING, COMPANY 58729		GASOLINE/HYBRID TRANSIT BUS	150.00
						Total : 150.00
141706	12/27/2016	109387	CONSTRUCTION ASSOCIATES, INC.	CUP #6-16	PERMIT CANCELLATION REFUND	4,220.00
						Total : 4,220.00
141707	12/27/2016	108709	CONVERGINT TECHNOLOGIES LLC	601SNF404-1	035-00698 WIRELESS UPGRADE FOR VIDEO POL	4,249.50
						Total : 4,249.50
141708	12/27/2016	102388	COPYLAND, INC.	54004	BUS STOP SIGNS	1,721.23
						Total : 1,721.23
141709	12/27/2016	101507	COX, CASTLE & NICHOLSON LLP	442084	PROFESSIONAL SERVICES - GARDEN/	688.66
						Total : 688.66
141710	12/27/2016	102791	CPAC, INC.	SI-1281085	023-01082 ADOBE CREATE CLOUD ANNUAL RENE	7,850.00
						Total : 7,850.00
141711	12/27/2016	102392	CPOA	2017	MEMBERSHIP DUES	1,125.00
						Total : 1,125.00
141712	12/27/2016	103461	CPS	SOP43064	TESTING MATERIALS - HUMAN RESOU	760.10
						Total : 760.10
141713	12/27/2016	103512	CRENSHAW LUMBER CO.	22219	STREET MAINT SUPPLIES	84.17
						Total : 84.17
141714	12/27/2016	100294	DAD MILLER GOLF COURSE	080517 DEP	DEPOSIT - GRAGA TOURNAMENT 8/5/1	100.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141714	12/27/2016	100294	100294 DAD MILLER GOLF COURSE		(Continued)	Total : 100.00
141715	12/27/2016	109261	DALE, MONAE		DECEMBER 2016	POLICE DEPT INTERN SERVICES 500.00 Total : 500.00
141716	12/27/2016	109395	DAVIO, MARIETTA B		B/L #2784	BUSINESS LICENSE FEE OVERPAYMEI 24.00 Total : 24.00
141717	12/27/2016	204776	DE ALWIS, MALLIKA		NOVEMBER 2016	CHILD CARE PROVIDER 2,213.00 Total : 2,213.00
141718	12/27/2016	312558	DEPARTMENT OF ANIMAL CARE, & CONTROL		NOVEMBER 2016	MONTHLY HOUSING SERVICES 13,503.35 Total : 13,503.35
141719	12/27/2016	303459	DEPARTMENT OF JUSTICE		190197 201814	FINGERPRINT APPS - SEPTEMBER 201 3,360.00 FINGERPRINT APPS - NOVEMBER 201€ 2,801.00 Total : 6,161.00
141720	12/27/2016	108941	DFS FLOORING LP		306376-1	037-09538 CARPET AND SOFA CLEANING 1,085.00 Total : 1,085.00
141721	12/27/2016	105182	DIRECTV		29763691967	DIRECTV SERVICE - RSN FEE 12.99 Total : 12.99
141722	12/27/2016	104295	DOLLAR RENT A CAR		CIT #122127847	CITATION DISMISSED 442.00 Total : 442.00
141723	12/27/2016	104799	DONNOE & ASSOCIATES, INC.		6398	TESTING MATERIALS - ADMIN ANALYS' 550.00 Total : 550.00
141724	12/27/2016	104500	DOOLEY ENTERPRISES, INC		53396 53425	035-00699 035-00699 PD AMMUNITION SUPPLIES 8,074.08 PD AMMUNITION SUPPLIES 2,540.16 Total : 10,614.24
141725	12/27/2016	109383	DRAKE TRAFFIC CONTROL SERVICES		PERMIT #14983 PERMIT #14985 PERMIT #14986	PERMIT FEE REFUND 492.00 PERMIT FEE REFUND 246.00 PERMIT FEE REFUND 246.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141725	12/27/2016	109383	109383 DRAKE TRAFFIC CONTROL SERVICES (Continued)			Total : 984.00
141726	12/27/2016	104276 DREHS, LARRY W.	DECEMBER 2016		MARTIAL ARTS INSTRUCTOR	378.00
						Total : 378.00
141727	12/27/2016	105778 ENNIS PAINT, INC.	318966	024-00393	PAINT FOR STREET PAINTING	6,328.01
						Total : 6,328.01
141728	12/27/2016	105392 ENTENMANN-ROVIN COMPANY	0122902		PD UNIFORM SUPPLIES	114.55
						Total : 114.55
141729	12/27/2016	106459 ENTERPRISE FM TRUST	PPD-10-2016-08-2017	035-00681	LEASED VEHICLES FOR PD	29,031.74
						Total : 29,031.74
141730	12/27/2016	103795 ESCALANTE FAMILY CHILD CARE	NOVEMBER 2016		CHILD CARE PROVIDER	3,549.00
						Total : 3,549.00
141731	12/27/2016	107510 ESCALANTE, WENDY E.	NOVEMBER 2016		CHILD CARE PROVIDER	2,142.00
						Total : 2,142.00
141732	12/27/2016	105650 EWING IRRIGATION PRODUCTS	018348		PARK MAINT SUPPLIES	4.31
						Total : 4.31
141733	12/27/2016	105693 EXPRESS OIL COMPANY	174340		WASTE OIL - TRUCKING, PUMPING &	265.00
						Total : 265.00
141734	12/27/2016	105539 FACTORY MOTOR PARTS CO.	12-2311138 25-932264		PW AUTO PARTS PW AUTO PARTS	346.55 -86.66
						Total : 259.89
141735	12/27/2016	100055 FAIR HOUSING FOUNDATION	NOVEMBER 2016		CDBG CONSULTANT	1,532.41
						Total : 1,532.41
141736	12/27/2016	106129 FEDEX	5-636-59128 5-636-94479 5-638-03289		SHIPPING SERVICES SHIPPING SERVICES SHIPPING SERVICES	52.62 22.84 15.28
						Total : 90.74

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
141737	12/27/2016	109286 FERNANDO FAMILY CHILD CARE	NOVEMBER 2016		CHILD CARE PROVIDER	330.00	
						Total :	330.00
141738	12/27/2016	109327 FINCH, ISAAC	12/01-12/15/16		SPORTS OFFICIAL	120.00	
						Total :	120.00
141739	12/27/2016	106334 FLORENCE FILTER CORPORATION	0101885	037-09356	FILTER, HVAC	2,635.62	
						Total :	2,635.62
141740	12/27/2016	109380 FOREVER GREEN LANDSCAPING	12-11-2016	035-00700	TREE REMOVAL AT PD	2,500.00	
						Total :	2,500.00
141741	12/27/2016	106465 FOX FIRST AID & SAFETY	53484 53485		STREET MAINT SUPPLIES STREET MAINT SUPPLIES	368.42 49.05	
						Total :	417.47
141742	12/27/2016	303351 FRANCHISE TAX BOARD	NOVEMBER 2016		NAOMI C MARTINEZ - FTB WITHHOLDII	661.00	
						Total :	661.00
141743	12/27/2016	102394 FRANK SCOTTO TOWING	3100		TOWING SERVICES FOR BUS #713	175.00	
						Total :	175.00
141744	12/27/2016	106615 FULLER ENGINEERING, INC.	130485		PARK MAINT SUPPLIES	741.20	
						Total :	741.20
141745	12/27/2016	109394 G N CONSTRUCTION COMPANY	112816		MFRCC PROG - 1242 W 144TH ST	6,000.00	
						Total :	6,000.00
141746	12/27/2016	112566 GALLS, LLC	006408449 BC0345095 BC0345096 BC0345110 BC0346892 BC0348285 BC0348287		PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES	-32.69 380.61 410.04 383.98 283.35 619.44 619.44	
						Total :	2,664.17
141747	12/27/2016	107724 GARCIA, CLAUDIA CRISTINA	NOVEMBER 2016		CHILD CARE PROVIDER	6,743.00	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141747	12/27/2016	107724	107724 GARCIA, CLAUDIA CRISTINA		(Continued)	Total : 6,743.00
141748	12/27/2016	207133	GARCIA, NANCY C.		NOVEMBER 2016	CHILD CARE PROVIDER Total : 4,304.00
141749	12/27/2016	108183	GARDENA ACE HARDWARE		034254 034255 034653 034654	BLDG MAINT SUPPLIES 7.20 BLDG MAINT SUPPLIES -7.22 STREET MAINT SUPPLIES 5.16 BLDG MAINT SUPPLIES 6.20 Total : 11.34
141750	12/27/2016	107030	GARDENA AUTO PARTS		036859 037216 042966 043031 043271 043552	PD AUTO PARTS 24.47 PD AUTO PARTS 65.66 BUS AUTO PARTS 304.18 BUS AUTO PARTS 5.93 PWAUTO PARTS 120.14 PWAUTO PARTS 40.22 Total : 560.60
141751	12/27/2016	107495	GARDENA CAR WASH		NOV 2016 PD	CAR WASH - PD 700.58 Total : 700.58
141752	12/27/2016	107005	GARDENA GLASS, INC.		60506	BUS PROGRAM SUPPLIES 660.71 Total : 660.71
141753	12/27/2016	106763	GENERAL INDUSTRIAL TOOL &, SUPPLY		1139394	STREET MAINT SUPPLIES 251.05 Total : 251.05
141754	12/27/2016	107775	GLOVER, CHANEL DENISE		NOVEMBER 2016	CHILD CARE PROVIDER 2,527.00 Total : 2,527.00
141755	12/27/2016	102457	GOODLOW, SEBASTIAN		GEPCO 2016	GEPCO LOAN 2,000.00 Total : 2,000.00
141756	12/27/2016	105224	HEAVENLY MOMENTS		112216	REC PROGRAM SUPPLIES 109.00 Total : 109.00
141757	12/27/2016	108607	HENDERSON-BATISTE, TANEKA		NOVEMBER 2016	CHILD CARE PROVIDER 1,036.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141757	12/27/2016	108607	108607 HENDERSON-BATISTE, TANEKA		(Continued)	Total : 1,036.00
141758	12/27/2016	108434	HOME DEPOT CREDIT SERVICES		STREET MAINT SUPPLIES	33.50
			1561066		PD PROGRAM SUPPLIES	72.90
			3025445		BLDG MAINT SUPPLIES	127.24
			3320232		PARK MAINT SUPPLIES	615.23
			4044118		BLDG MAINT SUPPLIES	259.92
			5045115		SIGNS/SIGNALS SUPPLIES	82.57
			6053578		BLDG MAINT SUPPLIES	476.13
			6300206		PARK MAINT SUPPLIES	44.43
			7044797		BLDG MAINT SUPPLIES	332.55
			7232121		BLDG MAINT SUPPLIES	-51.67
			8044662		STREET MAINT SUPPLIES	104.60
			8054923		SIGNS/SIGNALS SUPPLIES	281.72
			8341310		STREET MAINT SUPPLIES	17.93
					Total :	2,397.05
141759	12/27/2016	100275	HONEYWELL		MECHANICAL MAINTENANCE & OPER/	20,835.00
			5237458973	034-00247	MECHANICAL MAINTENANCE & OPER/	20,835.00
			5238382324	034-00247		
					Total :	41,670.00
141760	12/27/2016	208613	HUGHES FAMILY DAY CARE		NOVEMBER 2016	CHILD CARE PROVIDER
						2,465.00
					Total :	2,465.00
141761	12/27/2016	208475	HUMPHREY, KITU		GEPCO 2016	GEPCO LOAN
						2,000.00
					Total :	2,000.00
141762	12/27/2016	108555	JALISCO TIRE & AUTO REPAIR		120616	FLAT REPAIR
					120716	(2) BALANCE & MOUNT TIRES
					120716 P17	FLAT REPAIR
					121416	FLAT REPAIR
						8.00
						25.00
						10.00
						10.00
					Total :	53.00
141763	12/27/2016	210001	JAMISON, JACQUELYN		NOVEMBER 2016	CHILD CARE PROVIDER
						3,189.00
					Total :	3,189.00
141764	12/27/2016	105226	JEKAL FAMILY CHILD CARE		NOVEMBER 2016	CHILD CARE PROVIDER
						4,693.00

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141764	12/27/2016	105226	105226 JEKAL FAMILY CHILD CARE		(Continued)	Total : 4,693.00
141765	12/27/2016	111045 KJ SERVICES	8740 8757 8758 8759		CALRECYCLE OIL PAYMENT PROGRAM BOTTLE & CAN RECYCLING PROGRAM NPDES PROGRAM (STORM DRAIN SCF CALRECYCLE OIL PAYMENT PROGRAM	560.00 643.78 160.00 200.00 Total : 1,563.78
141766	12/27/2016	108168 KLIQUE TECHNOLOGIES LLC	3660	035-00693	KODAK I4250 DOCUMENT SCANNER FI	9,970.10 Total : 9,970.10
141767	12/27/2016	312247 L.A. COUNTY POLICE CHIEFS, ASSOCIATION	120216		ANNUAL DUES - E. MEDRANO	500.00 Total : 500.00
141768	12/27/2016	312247 L.A. COUNTY POLICE CHIEFS, ASSOCIATION	03/21-03/23		REGISTRATION - E. MEDRANO - LACPC	300.00 Total : 300.00
141769	12/27/2016	312113 L.A. COUNTY SHERIFF'S DEPT	171862SS		INMATE MEAL DELIVERY PROGRAM - M	1,178.35 Total : 1,178.35
141770	12/27/2016	112436 L.A. TIMES	10020731057 10/28/16		SUBSCRIPTION RENEWAL - ACCT	252.20 Total : 252.20
141771	12/27/2016	112015 LACERDA, DALVANICE	NOVEMBER 2016		CHILD CARE PROVIDER	6,324.00 Total : 6,324.00
141772	12/27/2016	112129 LEE BROTHERS TRUCK BODY, INC.	I16-480		TR61 #1315567 REBUILD BODY MOUNT	1,280.80 Total : 1,280.80
141773	12/27/2016	108237 LEO WEB PROTECT	1453	035-00695	POLICE PRIVACY SERVICE SUBSCRIP*	4,949.34 Total : 4,949.34
141774	12/27/2016	102233 LITTLE PEOPLE DAY CARE	NOVEMBER 2016		CHILD CARE PROVIDER	4,440.00 Total : 4,440.00
141775	12/27/2016	212497 LOH, JOSEPH	121316		MEDICAL REIMBURSEMENT	969.93 Total : 969.93

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141776	12/27/2016	109404 LOPEZ CONSTRUCTION	PERMIT #14965		PERMIT DEPOSIT REFUND - 1325 W 13	3,000.00
					Total :	3,000.00
141777	12/27/2016	112522 LOS SERRANOS GOLF & COUNTRY, CLUB	101417		GRAGA TOURNAMENT DEPOSIT 10/14/	160.00
					Total :	160.00
141778	12/27/2016	112522 LOS SERRANOS GOLF & COUNTRY, CLUB	040817		GRAGA TOURNAMENT DEPOSIT 04/08/	144.00
					Total :	144.00
141779	12/27/2016	112615 LU'S LIGHTHOUSE, INC.	635846		CAP CONNECTORS	3.87
					Total :	3.87
141780	12/27/2016	113301 M & K METAL CO.	054900		STREET MAINT SUPPLIES	17.02
					Total :	17.02
141781	12/27/2016	105082 MAJESTIC LIGHTING, INC.	ML61985		BLDG MAINT SUPPLIES	179.85
					Total :	179.85
141782	12/27/2016	113036 MANERI SIGN CO., INC.	40000957		SIGN - 24"X24" "NO DUMPING ALLOWE	1,249.15
					Total :	1,249.15
141783	12/27/2016	813030 MANNING & KASS	481678 481679 481680 481681 481682		LEGAL SERVICES - R. DIAZ (MENDEZ, I LEGAL SERVICES - J. SUFLE V. GARDE LEGAL SERVICES - M. MORALES V. GA LEGAL SERVICES - I. RAMIREZ (M. GAM LEGAL SERVICES - E. REID V. GARDEN	158.40 3,407.06 2,904.30 2,883.73 2,120.00
					Total :	11,473.49
141784	12/27/2016	107951 MARK HANDLER & ASSOCIATES	NOVEMBER 2016		BUILDING INSPECTION SERVICES	9,668.75
					Total :	9,668.75
141785	12/27/2016	107644 MARTINEZ, CHERYL NAOMI	NOVEMBER 2016		CHILD CARE PROVIDER	1,983.00
					Total :	1,983.00
141786	12/27/2016	109063 MARTINEZ, JOEL	121416		REIMBURSEMENT - PD TRAINING SUPI	459.95
					Total :	459.95
141787	12/27/2016	104773 MARTINEZ, KAMBY	NOVEMBER 2016		CHILD CARE PROVIDER	4,762.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount	
141787	12/27/2016	104773	104773 MARTINEZ, KAMBY		(Continued)	Total : 4,762.00	
141788	12/27/2016	113046	MARX BROS. FIRE EXTINGUISHER, CO., INC.	300607	FIRE EXTINGUISHER SERVICE - PUBLI	1,126.31	
					Total :	1,126.31	
141789	12/27/2016	113064	MCMASTER-CARR SUPPLY COMPANY	93286354	SEWER PROGRAM SUPPLIES	125.84	
					Total :	125.84	
141790	12/27/2016	113125	MEMORIAL HOSPITAL OF GARDENA	1000197134	ER SERVICES - R. JOHN	253.05	
				1000199192	ER SERVICES - C. ANTOINE	253.05	
				10002106939	ER SERVICES - B. NEAL	254.68	
					Total :	760.78	
141791	12/27/2016	109263	MILLER, SARA	DECEMBER 2016	POLICE DEPT INTERN SERVICES	500.00	
					Total :	500.00	
141792	12/27/2016	104487	MITCHELL, ALISON	SEP-NOV 2016	MILEAGE REIMBURSEMENT	76.16	
					Total :	76.16	
141793	12/27/2016	103093	MOBILE RELAY ASSOCIATES, INC.	80005587	037-09524	GTRANS BUS RADIO LEASE - DECEMB	9,056.97
				80005588	037-09524	GTRANS BUS RADIO LEASE - DECEMB	95.55
				80005589	037-09524	GTRANS BUS RADIO LEASE - DECEMB	477.75
					Total :	9,630.27	
141794	12/27/2016	108604	MOORE, VELTA	NOVEMBER 2016	CHILD CARE PROVIDER	3,214.00	
					Total :	3,214.00	
141795	12/27/2016	113295	MUNISERVICES, LLC	0000044098	UUT CELLULAR COMPLIANCE SERVICI	17.16	
				0000044099	UUT WIRED COMPLIANCE SERVICES~	1,766.30	
					Total :	1,783.46	
141796	12/27/2016	113605	MUTUAL LIQUID GAS & EQUIPMENT, CO., INC	273704	PROPANE GAS	234.79	
				274549	PROPANE GAS	292.16	
					Total :	526.95	
141797	12/27/2016	105622	N/S CORPORATION	0079493	037-09384	MONTHLY BUS WASH EQUIP MAINTEN	385.00
					Total :	385.00	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141798	12/27/2016	109115 NAGAO, WAYNE	012617		CANDLELIGHT DINNER ENTERTAINME	200.00
Total :						200.00
141799	12/27/2016	217425 NGUYEN, MICHAEL	01/23-01/27		BASIC CRIMINAL INVESTIGATION - PEF	175.00
Total :						175.00
141800	12/27/2016	101585 NORMAN SCHALL & ASSOCIATES	187074		DEPOSITION - BANKHEAD IV, R. EARL '	312.00
Total :						312.00
141801	12/27/2016	107792 NUNEZ-STANCZAK, DENISE	010317		SPECIAL LUNCH ENTERTAINMENT 1/3/	150.00
Total :						150.00
141802	12/27/2016	115168 OFFICE DEPOT	879557362		FINANCE OFFICE SUPPLIES	28.97
			879722047		PD OFFICE SUPPLIES	10.13
			881785175		FINANCE OFFICE SUPPLIES	42.97
			884129392		CM OFFICE SUPPLIES	173.56
			885649234		ECON DEV OFFICE SUPPLIES	20.26
			885649842		ECON DEV OFFICE SUPPLIES	50.61
			886190057		PD OFFICE SUPPLIES	314.87
			886190171		PD OFFICE SUPPLIES	36.21
			886190171-002		PD OFFICE SUPPLIES	41.18
			887437477		FINANCE OFFICE SUPPLIES	33.99
			887437500		FINANCE OFFICE SUPPLIES	39.93
			887608608		PD OFFICE SUPPLIES	60.13
Total :						852.81
141803	12/27/2016	108354 ONLINE RADIOLOGY MEDICAL GROUP	301768 A87		MEDICAL SERVICES - D. WEARY	130.00
Total :						130.00
141804	12/27/2016	111358 O'REILLY AUTO PARTS	432980		SEWER PROGRAM SUPPLIES	247.33
			435055		PW AUTO PARTS	10.34
			435735		PW AUTO PARTS	8.91
Total :						266.58
141805	12/27/2016	109328 PATIN, JULIOUS	12/01-12/15/16		SPORTS OFFICIAL	200.00
Total :						200.00
141806	12/27/2016	100495 PATIN, KEOWN	12/01-12/15/16		SPORTS OFFICIAL	240.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141806	12/27/2016	100495	100495 PATIN, KEOWN		(Continued)	Total : 240.00
141807	12/27/2016	307101	PETTY CASH FUND	11/22-12/15/16	REPLENISH PETTY CASH	660.88 Total : 660.88
141808	12/27/2016	101996	PHILLIPS 66 CO/GECRB	120816	FUEL PURCHASES	317.73 Total : 317.73
141809	12/27/2016	108600	PHOENIX GROUP INFORMATION, SYSTEMS	1120161211 112016211	PARKING TICKET CONTRACT SERVICE PARKING TICKET CONTRACT SERVICE	146.55 3,011.40 Total : 3,157.95
141810	12/27/2016	109385	POTTER CONSULTING, INC.	1012	PROFESSIONAL SERVICES - PD PERS	2,054.55 Total : 2,054.55
141811	12/27/2016	109337	PREWITT, TERRELL	12/01-12/15/16	SPORTS OFFICIAL	100.00 Total : 100.00
141812	12/27/2016	108045	PROSOURCE FACILITY SUPPLY	20152 20154	BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES	326.95 1,589.33 Total : 1,916.28
141813	12/27/2016	102677	PROVIDENCE HEALTH & SERVICES	600000283 12/5/16	PRE-EMPLOY PHYS, DRUG SCREEN, F	120.00 Total : 120.00
141814	12/27/2016	104868	PYRO-COMM SYSTEMS, INC.	90276 90277	SEMI-ANNUAL FIRE ALARM TESTING - FIRE ALARM MONITORING - BLDG A~	965.00 895.00 Total : 1,860.00
141815	12/27/2016	109310	QUAID & KHAN FAMILY CHILD CARE	NOVEMBER 2016	CHILD CARE PROVIDER	363.00 Total : 363.00
141816	12/27/2016	101372	QUANTUM CONSULTING, INC.	GA2016.010 GA2016.011 GA2016.012	CITY ENGINEERING SERVICES - SEPTI CITY ENGINEERING SERVICES - OCTO CITY ENGINEERING SERVICES - NOVE	95.00 1,825.00 1,035.00 Total : 2,955.00
141817	12/27/2016	102283	QUICK COLOR PRINTING	14515	034-00248 FOOD, WINE & CIGAR FESTIVAL SUPPI	4,910.45

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141817	12/27/2016	102283	102283 QUICK COLOR PRINTING		(Continued)	Total : 4,910.45
141818	12/27/2016	100147	RCI IMAGE SYSTEMS	75157	035-00701 PREP & SCANNING - BUILDING PLANS	2,720.40
						Total : 2,720.40
141819	12/27/2016	103072	REACH	1216412	EAP SERVICES/REACHLINE NEWSLET	902.00
						Total : 902.00
141820	12/27/2016	101511	READYFRESH	16L0010113405	DRINKING WATER SERVICE	137.31
				16L0019345271	DRINKING WATER SERVICE	41.54
						Total : 178.85
141821	12/27/2016	100836	RESOURCE BUILDING MATERIALS	2053616	STREET MAINT SUPPLIES	108.93
						Total : 108.93
141822	12/27/2016	118476	RICOH USA, INC.	22166751	RICOH MPC5501 COPIER LEASE - PD	543.47
				5045841382	BILLABLE OVERAGE - RICOH 1107EX -	1,420.76
				5045964320	BILLABLE OVERAGE - MPC5501 COPIE	515.47
				9019060450	RICOH MPC3503 COPIER LEASE - FCC	245.21
				9019060451	RICOH MPC3503 COPIER LEASE - BUS	180.54
						Total : 2,905.45
141823	12/27/2016	104016	RICON CORPORATION	292325	OIL	53.43
						Total : 53.43
141824	12/27/2016	118536	RIO HONDO COLLEGE	F16-117-ZGDA	TUITION - PAC 43032 - PHYSICAL FITNE	92.00
						Total : 92.00
141825	12/27/2016	109382	RODRIGUEZ, JENNIFER	31291	REFUND - POLICE REPORT FEE	23.00
						Total : 23.00
141826	12/27/2016	118423	ROTEX	S125363	SEWER PROGRAM SUPPLIES	125.00
						Total : 125.00
141827	12/27/2016	109366	ROTH SHEPPARD ARCHITECTS, LLP	2016.202	CONSULTING SERVICES - RFQ & RFP F	1,973.67
						Total : 1,973.67
141828	12/27/2016	119126	S.B.R.P.C.A.	03088	023-01064 FY 16-17 3RD QUARTERLY ASSESSMEI	597,825.25

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141828	12/27/2016	119126 119126 S.B.R.P.C.A.	(Continued)			Total : 597,825.25
141829	12/27/2016	119022 SAFEMART OF SOUTHERN, CALIFORNIA	89313 89329 89330		PD PROGRAM SUPPLIES PD PROGRAM SUPPLIES PW MAINT SUPPLIES	81.75 9.81 10.90 Total : 102.46
141830	12/27/2016	119015 SAFETY-KLEEN CORPORATION	71573633		SERVICE (2) AQUEOUS PARTS WASHE	691.51 Total : 691.51
141831	12/27/2016	102833 SAMAME, LILIANA	NOVEMBER 2016		CHILD CARE PROVIDER	2,416.00 Total : 2,416.00
141832	12/27/2016	119016 SAM'S CLUB	1357 1358 2341 2385 12/8/16 3282 3322 3920 4268 10/24/16 5511 12/9/16 5657 12/8/16 5903 6627 12/12/16 7459 11/7/16 9176 12/16/16 9248 11/29/16		REC PROGRAM SUPPLIES REC PROGRAM SUPPLIES REC PROGRAM SUPPLIES PD PROGRAM SUPPLIES PW PROGRAM SUPPLIES STREET MAINT SUPPLIES FCC PROGRAM SUPPLIES REC PROGRAM SUPPLIES REC PROGRAM SUPPLIES FCC PROGRAM SUPPLIES PD PROGRAM SUPPLIES REC PROGRAM SUPPLIES PD PROGRAM SUPPLIES REC PROGRAM SUPPLIES REC PROGRAM SUPPLIES	69.62 217.85 92.81 231.64 76.15 248.62 17.23 331.24 59.82 16.33 19.96 362.42 11.26 25.44 423.20 Total : 2,203.59
141833	12/27/2016	109011 SANCARRANCO, SANDRA	11/27-12/03/16 12/11-12/17/16		ENGINEERING INTERN ENGINEERING INTERN	240.00 255.00 Total : 495.00
141834	12/27/2016	119914 SANTAANA COLLEGE	34404 & 34391	035-00702	REGISTRATION- CLASS 225 - GROUP	3,864.00 Total : 3,864.00
141835	12/27/2016	119915 SANTAANITA GOLF COURSE	050617		GRAGA TOURNAMENT DEPOSIT 05/06/	100.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141835	12/27/2016	119915 119915 SANTA ANITA GOLF COURSE	(Continued)			Total : 100.00
141836	12/27/2016	108654 SECTRAN SECURITY INC.	16101627		CURRENCY VERIFICATION - OCTOBER	1,330.64
						Total : 1,330.64
141837	12/27/2016	419620 SELF-INSURANCE PLANS	OSIP 62936		16/17 ASSESSMENT FEES - WCARF, UE	48,237.02
						Total : 48,237.02
141838	12/27/2016	107006 SHAMROCK COMPANIES	2067427 2068137		STREET MAINT SUPPLIES STREET MAINT SUPPLIES	47.28 23.99
						Total : 71.27
141839	12/27/2016	106050 SHEHATA, AMY	NOVEMBER 2016		CHILD CARE PROVIDER	2,679.00
						Total : 2,679.00
141840	12/27/2016	119233 SHERWIN-WILLIAMS CO.	1601-3		STREET MAINT SUPPLIES	15.69
						Total : 15.69
141841	12/27/2016	109316 SHODA FAMILY CHILD CARE	NOVEMBER 2016		CHILD CARE PROVIDER	544.00
						Total : 544.00
141842	12/27/2016	105229 SIAPIN HORTICULTURE, INC.	46662		MONTHLY MAINTENANCE - NOVEMBER	650.00
						Total : 650.00
141843	12/27/2016	119248 SIDEBOTHAM, RICHARD	08743		MONTHLY SERVICE - COUNTING MACHINE	385.00
						Total : 385.00
141844	12/27/2016	101649 SILVIA ESPINOZA FAMILY CHILD, CARE	NOVEMBER 2016		CHILD CARE PROVIDER	4,249.00
						Total : 4,249.00
141845	12/27/2016	119213 SMITHSON ELECTRIC INC	58644	034-00244	INSTALLATION OF GATE LOOP DETECTOR	3,000.00
						Total : 3,000.00
141846	12/27/2016	107667 SOUTH BAY EXPLORER ADVISOR, ASSOCIATION 163			2016 YEARLY DUES	500.00
						Total : 500.00
141847	12/27/2016	119447 SOUTH BAY FORD	513869 FXCS903842		GTRANS AUTO PARTS 2015 FORD EXPL #1462841 SEAT BELT	207.74 45.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141847	12/27/2016	119447	119447 SOUTH BAY FORD		(Continued)	Total : 252.74
141848	12/27/2016	104453	SPICERS PAPER, INC.	1516705	PRINT SHOP PAPER	1,182.38 Total : 1,182.38
141849	12/27/2016	119594	STANLEY PEST CONTROL	COG 1116	PEST CONTROL SERVICE - 1670 W 162	666.00 Total : 666.00
141850	12/27/2016	119010	STAPLES ADVANTAGE	3321783849 3323088590	ENGINEERING OFFICE SUPPLIES REC OFFICE SUPPLIES	112.90 57.54 Total : 170.44
141851	12/27/2016	109393	SUDA, TAKUYA	15/54256	REFUND - WINTER DAY CAMP FEE	105.00 Total : 105.00
141852	12/27/2016	119550	SWRCB	WD-0119543	ANNUAL FEE FOR WASTE DISCHARGE	22,447.00 Total : 22,447.00
141853	12/27/2016	119550	SWRCB	WD-0119307	ANNUAL FEE FOR WASTE DISCHARGE	2,088.00 Total : 2,088.00
141854	12/27/2016	220418	TALISON, LUCILLE	NOVEMBER 2016	CHILD CARE PROVIDER	3,094.00 Total : 3,094.00
141855	12/27/2016	108891	TEMPLE DISPLAY, LTD.	15931	HOLIDAY STREET DECORATIONS	1,441.62 Total : 1,441.62
141856	12/27/2016	106870	TENDER LOVING CARE CATERING, INC.	12/01-12/15/16	SENIOR FEEDING PROGRAM	10,800.20 Total : 10,800.20
141857	12/27/2016	108908	THOMAS L. HEDGE, M.D.	120116	PROFESSIONAL SERVICES - N. MONTA	1,560.00 Total : 1,560.00
141858	12/27/2016	123122	THOMSON REUTERS - WEST	835266314	CAANNOTATED CODES SUBSCRIPTIO	752.95 Total : 752.95
141859	12/27/2016	120722	THYSSENKRUPP ELEVATOR, CORPORATION	3002889498	ELEVATOR MAINTENANCE BILLING - 1	853.74 Total : 853.74

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141860	12/27/2016	104126 TIME WARNER CABLE	120416 0519 121016 121316 3467 121416		DED INTERNET ACCESS 200M - 1700 V BUSINESS CLASS CABLE PACKAGE - F BUSINESS CLASS CABLE PACKAGE - F BASIC CABLE TELEVISION PACKAGE -	1,827.65 236.06 113.81 105.19 Total : 2,282.71
141861	12/27/2016	120438 TOMARK SPORTS	98541997		PARK MAINT SUPPLIES	477.54 Total : 477.54
141862	12/27/2016	106853 TORREGANO, WARKITHA	121216		MEDICAL REIMBURSEMENT	68.70 Total : 68.70
141863	12/27/2016	108863 TRACKIT LLC	2106ma	037-08908	TRACKIT MANAGER SOFTWARE SYSTI	14,500.00 Total : 14,500.00
141864	12/27/2016	120854 TURF STAR INC.	6959575		PW MAINT SUPPLIES	1,181.96 Total : 1,181.96
141865	12/27/2016	220725 TURNER, THERON	12/01-12/15/16		SPORTS OFFICIAL	60.00 Total : 60.00
141866	12/27/2016	105190 TYLER TECHNOLOGIES, INC.	045-175062	023-01077	EDEN SOFTWARE, ANNUAL MAINTENA	50,925.41 Total : 50,925.41
141867	12/27/2016	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	FUJIO 10/24/16 FUJIO 11/22/16 MEDRANO 11/22/16 NIKO 11/22/16 NOLAN 10/24/16 NOLAN 11/22/16 PRENDERGAST 11/22/16 REYES 11/22/16 ROMERO 9/22/16 SAFFELL 11/22/16 SANCHEZ 10/24/16 SANCHEZ 11/22/16	S SS	CAL CARD STATEMENT 9/23-10/24/16 CAL CARD STATEMENT 10/25-11/22/16 CAL CARD STATEMENT 10/25-11/22/16 CAL CARD STATEMENT 10/25-11/22/16 CAL CARD STATEMENT 9/23-10/24/16 CAL CARD STATEMENT 10/25-11/22/16 CAL CARD STATEMENT 10/25-11/22/16 CAL CARD STATEMENT 10/25-11/22/16 CAL CARD STATEMENT 8/23-9/22/16 CAL CARD STATEMENT 10/25-11/22/16 CAL CARD STATEMENT 9/23-10/24/16 CAL CARD STATEMENT 10/25-11/22/16	4,721.67 714.84 -71.10 447.50 1,483.94 1,497.76 96.39 58.85 139.23 222.03 2,204.78 1,002.24

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141867	12/27/2016	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	(Continued) V OSORIO 11/22/16 WARD 11/22/16		CAL CARD STATEMENT 10/25-11/22/16 CAL CARD STATEMENT 10/25-11/22/16	833.40 318.05 Total : 13,669.58
141868	12/27/2016	109220 U.S. BANK EQUIPMENT FINANCE	319286795		RICOH MPC4503 COPIER LEASE - CDD	150.22 Total : 150.22
141869	12/27/2016	121850 U.S. POSTAL SERVICE	121616	034-00246	POSTAGE FEES - RECREATION GUIDE	6,181.34 Total : 6,181.34
141870	12/27/2016	104692 ULINE	81921451		BUS SHOP SUPPLIES	1,379.53 Total : 1,379.53
141871	12/27/2016	121275 UNDERGROUND SERVICE ALERT, OF SC	1120160276		NEW TICKETS	171.00 Total : 171.00
141872	12/27/2016	119825 UNITED ROTARY BRUSH CORP.	293403		PW SWEEPER SUPPLIES	2,171.28 Total : 2,171.28
141873	12/27/2016	121407 UPS	649922506 914073466		SHIPPING SERVICE CHARGES SHIPPING SERVICE CHARGES	100.00 17.80 Total : 117.80
141874	12/27/2016	105549 VALDEZ, MATILDE	NOVEMBER 2016		CHILD CARE PROVIDER	5,372.00 Total : 5,372.00
141875	12/27/2016	109391 VASQUEZ, SANTIAGO	GEPCO 2016		GEPCO LOAN	2,000.00 Total : 2,000.00
141876	12/27/2016	122050 VERIZON WIRELESS	9767351192CM 9775639439 9776803700		REC CELL PHONE SERVICE REC CELL PHONE SERVICE PW CELL PHONE SERVICE~	-456.63 418.50 342.09 Total : 303.96
141877	12/27/2016	103841 VILLAGE AUTO SPA	11/02-12/02/16		CAR WASH	376.00 Total : 376.00

Voucher List
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Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141878	12/27/2016	101903 WATER TECHNIQUES	71472		DRINKING WATER SYSTEM RENTAL	45.00
						Total : 45.00
141879	12/27/2016	103744 WESTWAY UNIFORMS	5504		PD UNIFORM SUPPLIES	223.24
						Total : 223.24
141880	12/27/2016	109342 WHITMAN ELECTRIC	121316		TRAFFIC SIGNAL UPGRADE VARIOUS	41,947.06
						Total : 41,947.06
141881	12/27/2016	223252 WINSTON, LINDA	NOVEMBER 2016		CHILD CARE PROVIDER	3,678.00
						Total : 3,678.00
141882	12/27/2016	109396 WOODARD, RODERICK	DR #11-2727		RETURN MONEY BOOKED AS EVIDENC	56.00
						Total : 56.00
141883	12/27/2016	125001 YAMADA COMPANY, INC.	73179 73193		TREE PROGRAM SUPPLIES SIGNS/SIGNALS SUPPLIES	583.52 87.15
						Total : 670.67
141884	12/27/2016	103601 YINCOM	5496 5516 5517 5518 5519 5520	032-00022 013-00024 020-00011 023-01085 035-00694	800GB SSD FOR HP SERVER CISCO IP PHONES - CDD CISCO IP PHONES - CLERKS CISCO IP PHONES - CM CISCO IP PHONES - FINANCE CISCO IP PHONES - PD	1,406.10 1,680.78 1,680.78 6,723.12 7,283.38 2,801.30
						Total : 21,575.46
141885	12/27/2016	109384 ZHU, JING	CUP #9-16		PERMIT CANCELLATION REFUND	4,005.00
						Total : 4,005.00
230 Vouchers for bank code : usb					Bank total :	2,035,396.22
230 Vouchers in this report					Total vouchers :	2,035,396.22

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

By: 
Accounting/Finance Manager

This is to certify that the claims or demands covered by checks listed on pages 1 to 22 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	<u>12/27/16</u> Date
_____ Councilmember	_____ Date
Acknowledged:	
_____ Councilmember	_____ Date
_____ Councilmember	_____ Date

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
11550	12/22/2016	106110 ADVANCED BENEFIT SOLUTIONS, LLC	122216		HEALTH INSURANCE CLAIMS	98,533.48
					Total :	98,533.48
11551	12/27/2016	104058 ADMINISURE, INC.	122716		WORKERS' COMP CLAIMS ADMINISTR	29,268.64
					Total :	29,268.64
11552	1/4/2017	104058 ADMINISURE, INC.	010417		WORKERS' COMP CLAIMS ADMINISTR	28,551.53
					Total :	28,551.53
141886	12/29/2016	101195 WASTE RESOURCES GARDENA	122816		WASTE COLLECTION	205,148.46
					Total :	205,148.46
141887	12/29/2016	712500 KAISER PERMANENTE	0019421195		HEALTH INSURANCE - OUT OF STATE~	272.00
					Total :	272.00
141888	12/29/2016	106110 ADVANCED BENEFIT SOLUTIONS, LLC	JANUARY 2017		HEALTH, DENTAL & LIFE INSURANCE	122,259.21
					Total :	122,259.21
141889	12/29/2016	111016 KAISER FOUNDATION HEALTH PLAN	JANUARY 2017		HEALTH INSURANCE	180,487.16
					Total :	180,487.16
141890	1/5/2017	113299 MERRIMAC ENERGY GROUP	2163542	037-09553	87 OCTANE REGULAR UNLEADED FUE	17,427.43
					Total :	17,427.43
141891	1/5/2017	113299 MERRIMAC ENERGY GROUP	2163543	037-09553	87 OCTANE REGULAR UNLEADED FUE	17,413.50
					Total :	17,413.50
141892	1/5/2017	619004 GOLDEN STATE WATER CO.	122216		WATER	11,448.33
					Total :	11,448.33
141893	1/5/2017	619003 SOUTHERN CALIFORNIA EDISON	122816		LIGHT & POWER	10,099.76
					Total :	10,099.76
141894	1/10/2017	107751 A-A BACKFLOW TESTING &, MAINTENANCE	61336		CERTIFIED TESTING OF (4) BACKFLOV	220.00
					Total :	220.00
141895	1/10/2017	105149 ADAMSON POLICE PRODUCTS	INV231482		PD EQUIPMENT & SUPPLIES	1,273.01

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141895	1/10/2017	105149	105149 ADAMSON POLICE PRODUCTS		(Continued)	Total : 1,273.01
141896	1/10/2017	101031	AFFORDABLE HOUSING, PROFESSIONALS, LP		LS-Gordin	LOAN SERVICING - STATE HOME Total : 275.00
141897	1/10/2017	101748	AFTERMARKET PARTS COMPANY LLC, THE			GTRANS AUTO PARTS -440.25
			31001644			GTRANS AUTO PARTS 1,865.39
			81089470	037-09542		GTRANS AUTO PARTS 563.59
			81090338	037-09542		GTRANS AUTO PARTS 128.25
			81092600			GTRANS AUTO PARTS 4.59
			81094315	037-09537		GTRANS AUTO PARTS Total : 2,121.57
141898	1/10/2017	100925	AMERICAN MOVING PARTS		01A60864	GTRANS AUTO PARTS 1,723.64 Total : 1,723.64
141899	1/10/2017	106390	ANGUIANO, YESENIA		183/53854	REFUND - YOUTH FLAG FOOTBALL 40.00 Total : 40.00
141900	1/10/2017	103273	ANIMAL EMERGENCY MEDICAL, CENTER		84996	VETERINARY SERVICES - RENO 256.87 Total : 256.87
141901	1/10/2017	104687	AT&T			TELEPHONE 231.37
			9009043			TELEPHONE 286.77
			9009044			TELEPHONE 9,844.48
			9009354			TELEPHONE 33.36
			9037960			TELEPHONE 85.35
			9037961			TELEPHONE 33.36
			9037977			TELEPHONE 33.36
			9037985			TELEPHONE 85.94
			9037986			TELEPHONE Total : 10,633.99
141902	1/10/2017	104687	AT&T		232300	LOCATION DAILY FEE, LOCATION ACTI 175.00 Total : 175.00
141903	1/10/2017	100474	AT&T LONG DISTANCE		121216	TELEPHONE 18.54 Total : 18.54
141904	1/10/2017	100964	AT&T MOBILITY		835577878X01012017	PD CELL PHONE ACCT #835577878~ 884.14

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141904	1/10/2017	100964 100964 AT&T MOBILITY			(Continued)	Total : 884.14
141905	1/10/2017	107592 AVALON ROOFING INC.	B/L #16996		BUSINESS LICENSE FEE OVERPAYMEI	75.00 Total : 75.00
141906	1/10/2017	102400 BAYSIDE MEDICAL CENTER	9739		BLOOD DRAW - J. ROSALES, P. AHN	127.20 Total : 127.20
141907	1/10/2017	102115 BGH INTERPRETING SERVICES	36283		INTERPRETING SERVICES - ARREOLA	135.00 Total : 135.00
141908	1/10/2017	102331 BLUE DIAMOND MATERIALS	853738		STREET MAINT SUPPLIES	119.64 Total : 119.64
141909	1/10/2017	103383 CALPORTLAND	93095536		STREET MAINT SUPPLIES	954.50 Total : 954.50
141910	1/10/2017	803420 CARPENTER, ROTHANS & DUMONT, LAW OFI	28350 28351 28352 28353 28354 28355 28356 28372		PROFESSIONAL SERVICES - S. CASTR PROFESSIONAL SERVICES - J. JOHNSI PROFESSIONAL SERVICES - G. DIXON PROFESSIONAL SERVICES - K. LEE V. PROFESSIONAL SERVICES - D. MILLAN PROFESSIONAL SERVICES - D. LEMMC PROFESSIONAL SERVICES - L. GARCIA PROFESSIONAL SERVICES - CORTEZ,	686.04 3,204.55 218.21 276.50 1,929.05 1,948.37 378.00 180.00 Total : 8,820.72
141911	1/10/2017	109414 CCUG	2017		MEMBERSHIP DUES - E. GARNER	75.00 Total : 75.00
141912	1/10/2017	108378 CHARLES E. THOMAS COMPANY INC.	2411		INSPECTION AND TROUBLESHOOTING	44.50 Total : 44.50
141913	1/10/2017	109412 CLEARS, INC.	2017		MEMBERSHIP RENEWAL - E. GARNER	50.00 Total : 50.00
141914	1/10/2017	106712 CODE 5 GROUP, LLC	1978		PD PROGRAM SUPPLIES	150.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141914	1/10/2017	106712 106712 CODE 5 GROUP, LLC			(Continued)	Total : 150.00
141915	1/10/2017	103465 COMMUNITY VETERINARY HOSPITAL	286846 308143		VETERINARY SERVICES - RENO ~ VETERINARY SERVICES - RENO~	300.00 38.00 Total : 338.00
141916	1/10/2017	103470 CONNEY SAFETY PRODUCTS	05234772		BUS SHOP SUPPLIES	282.96 Total : 282.96
141917	1/10/2017	101507 COX, CASTLE & NICHOLSON LLP	443459		PROFESSIONAL SERVICES - GARDEN/	26,067.28 Total : 26,067.28
141918	1/10/2017	103512 CRENSHAW LUMBER CO.	24675 24676 25135 25420 25730 25733 PERMIT #14941		STREET MAINT SUPPLIES STREET MAINT SUPPLIES STREET MAINT SUPPLIES STREET MAINT SUPPLIES STREET MAINT SUPPLIES STREET MAINT SUPPLIES PERMIT DEPOSIT REFUND - 1860 W 16	22.18 33.26 38.11 18.82 20.99 5.62 4,000.00 Total : 4,138.98
141919	1/10/2017	103353 CRM COMPANY, LLC.	GA1113 GA1114 GA1115		SCRAP TIRE DISPOSAL FEE~ SCRAP TIRE DISPOSAL FEE~ SCRAP TIRE DISPOSAL FEE~	39.50 29.50 29.50 Total : 98.50
141920	1/10/2017	106193 CUMMINS CAL PACIFIC, LLC	007-72810		SEWER PROG AUTO PARTS	612.00 Total : 612.00
141921	1/10/2017	312117 DEPARTMENT OF WATER & POWER	122216		LIGHT & POWER	66.22 Total : 66.22
141922	1/10/2017	105182 DIRECTV	30004651777		DIRECTV SERVICE - RSN FEE	12.99 Total : 12.99
141923	1/10/2017	104150 DTK CONSTRUCTION, INC.	PERMIT #15017		PERMIT DEPOSIT REFUND - 15408 RU	1,000.00 Total : 1,000.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141924	1/10/2017	109416 E S SPORTS	10331		PD AUTO PARTS	350.87
Total :						350.87
141925	1/10/2017	105053 E.J. WARD	0058811	037-09498	UPGRADE FUELING SYSTEM SOFTWA	15,500.00
Total :						15,500.00
141926	1/10/2017	105418 EMPIRE CLEANING SUPPLY	927371 927373		CUSTODIAL SUPPLIES CUSTODIAL SUPPLIES	50.83 252.27
Total :						303.10
141927	1/10/2017	109415 ENVIROTEK	C-2431		GRAFFITI ABATEMENT SUPPLIES	690.68
Total :						690.68
141928	1/10/2017	105693 EXPRESS OIL COMPANY	174381		USED OIL FILTER DRUMS - TRUCKING	140.00
Total :						140.00
141929	1/10/2017	106129 FEDEX	5-653-17026		SHIPPING SERVICES	52.06
Total :						52.06
141930	1/10/2017	106129 FEDEX	6-678-56102		SHIPPING SERVICES	37.63
Total :						37.63
141931	1/10/2017	109333 GAMBOA, JORGE L.	12312016		PROFESSIONAL SERVICES - DECEMBE	1,734.00
Total :						1,734.00
141932	1/10/2017	107030 GARDENA AUTO PARTS	043021 043135 043183 043346 043450 043648 043672 043688 043758 043768		BUS AUTO PARTS BUS AUTO PARTS	-16.35 31.80 204.96 39.28 119.44 8.85 35.10 304.18 59.54 37.72
Total :						824.52
141933	1/10/2017	107229 GARDENA POLICE DEPARTMENT	16-42PD		CLAIM FOR DAMAGES SETTLEMENT	2,000.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141933	1/10/2017	107229 107229 GARDENA POLICE DEPARTMENT	(Continued)		Total :	2,000.00
141934	1/10/2017	107011 GARDENA VALLEY NEWS, INC.	00047286 00047635 00047704		NOTICE OF PUBLIC HEARING - SPR #9 NOTICE OF INVITING BID - TRANSIT BL NOTICE OF INTENT - MND #10-16, ZC	342.08 142.50 281.67 Total : 766.25
141935	1/10/2017	105366 GLAAC-EXPLORING	0120019-12		INSURANCE RENEWAL - GARDENA PO	1,096.00 Total : 1,096.00
141936	1/10/2017	104015 GOODYEAR TIRE & RUBBER CO.	43947487 43947490 44010592 44020787	035-00704	TIRES - P255/70R16 WRL TIRES - P205/70R15 ASSURANCE FUEL TIRES - P245/55R18 103V EAGLE TIRES - P235/60R17 ASSURANCE ALL-S	490.04 302.52 2,211.31 193.53 Total : 3,197.40
141937	1/10/2017	107498 GOODYEAR TIRE & RUBBER COMPANY, THE	0080130572 0080130573 0080454348 0080454349	037-06329 037-06329 037-06329 037-06329	FIVE-YEAR BUS TIRE LEASE WITH GO FIVE-YEAR BUS TIRE LEASE WITH GO FIVE-YEAR BUS TIRE LEASE WITH GO FIVE-YEAR BUS TIRE LEASE WITH GO	555.84 70.00 9,408.78 604.00 Total : 10,638.62
141938	1/10/2017	107513 GRAINGER	9288230346 9291043538 9292142412		BUS SHOP SUPPLIES SHOP FACILITY SUPPLIES SHOP FACILITY SUPPLIES	88.48 26.20 18.21 Total : 132.89
141939	1/10/2017	109285 GS BROTHERS	8854 8855	037-09526 037-09526	GTRANS LANDSCAPING MAINT - DECE GTRANS LANDSCAPING MAINT - NOVE	1,660.00 166.00 Total : 1,826.00
141940	1/10/2017	104017 HALO BRANDED SOLUTIONS INC.	2912286		GTRANS PEN & CLIPS	1,620.78 Total : 1,620.78
141941	1/10/2017	108044 HARD COPY	W7390.24-A		MEDICAL RECORDS - N. MONTALVO~	87.04 Total : 87.04
141942	1/10/2017	108434 HOME DEPOT CREDIT SERVICES	4040666		BLDG MAINT SUPPLIES	69.75

Voucher List
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Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141942	1/10/2017	108434 HOME DEPOT CREDIT SERVICES	(Continued)			
			4052878		PD PROGRAM SUPPLIES	13.49
			4280133		BLDG MAINT SUPPLIES	1,516.07
			8642776		BUS PROGRAM SUPPLIES	656.04
			9021145		BLDG MAINT SUPPLIES	167.43
					Total :	2,422.78
141943	1/10/2017	108430 HOME PIPE & SUPPLY	E84814		BLDG MAINT SUPPLIES	155.15
			E85267		BLDG MAINT SUPPLIES	35.87
			E85604		BLDG MAINT SUPPLIES	40.65
			E858818		BLDG MAINT SUPPLIES	52.11
			E86006		BLDG MAINT SUPPLIES	234.02
					Total :	517.80
141944	1/10/2017	102313 HUDSON COLLISION INC.	3317		2012 NISS ALT #1408739 BRAKE SERVI	860.91
			3486		2011 FORD INT VIN#176142 BRAKE SEF	1,611.60
			3492		2014 FORD EXPL #1421253 BRAKE SEF	664.61
					Total :	3,137.12
141945	1/10/2017	105513 INDUSTRIAL CLEANING SYSTEMS, INC.	36271		PW MAINT SUPPLIES	298.72
					Total :	298.72
141946	1/10/2017	100981 INTERNATIONAL CODE COUNCIL	3115038		GOVERNMENTAL MEMBER DUES	240.00
					Total :	240.00
141947	1/10/2017	105140 IPTELSUPPORT	2016-12		TELEPHONE SUPPORT - DECEMBER 2	400.00
					Total :	400.00
141948	1/10/2017	108555 JALISCO TIRE & AUTO REPAIR	121516		FLAT REPAIR	10.00
			122716		(2) BALANCE & MOUNT TIRES	25.00
					Total :	35.00
141949	1/10/2017	110014 JENKINS, JOAN STEIN	12/01-12/28/16		MONTHLY CITY PROSECUTOR CHARG	4,000.00
					Total :	4,000.00
141950	1/10/2017	108352 KAVADAS, WILLIAM	281635-16102		REIMBURSEMENT - APA 2017 MEMBER	122.00
					Total :	122.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141951	1/10/2017	109278 KEETON KREITZER CONSULTING	KKC-0191-3		WESTEN AVE SPECIFIC PLAN/TTM 743	11,494.25
					Total :	11,494.25
141952	1/10/2017	111260 KJOS, BARBARA JEAN	DECEMBER 2016		GARDENA FAMILY CHILD CARE PROGF	2,028.00
					Total :	2,028.00
141953	1/10/2017	108349 KOSMONT COMPANIES	0020	035-00682	CONSULTING SERVICES - PUBLIC SAF	2,645.00
					Total :	2,645.00
141954	1/10/2017	112030 L.A. HARLEY-DAVIDSON	281943 281945 281948		2006 HARLEY #3006018 40K SERVICE 2006 HARLEY #3006018 ROCKER BOX 2007 HARLEY #3006019 40K SERVICE &	487.97 473.88 798.70
					Total :	1,760.55
141955	1/10/2017	212011 LANSDELL, MITCHELL G.	11/14-12/13/16		REIMBURSEMENT FOR CITY RELATED	89.75
					Total :	89.75
141956	1/10/2017	102376 LEXISNEXIS RISK SOLUTIONS	1592371-20161231		MONTHLY SUBSCRIPTION FEE	700.00
					Total :	700.00
141957	1/10/2017	112260 LIEBERT CASSIDY WHITMORE	1431722 1431723		PROFESSIONAL SERVICES - PERSONN PROFESSIONAL SERVICES - LITIGATIC	70.00 2,185.20
					Total :	2,255.20
141958	1/10/2017	112260 LIEBERT CASSIDY WHITMORE	706		REGISTRATION - 2017 LCW ANNUAL	525.00
					Total :	525.00
141959	1/10/2017	108807 LOCKE LORD LLP	1289129		PROFESSIONAL SERVICES - NOVEMBI	3,153.12
					Total :	3,153.12
141960	1/10/2017	112615 LU'S LIGHTHOUSE, INC.	636293		GTRANS AUTO SUPPLIES	653.95
					Total :	653.95
141961	1/10/2017	108190 MADRID, CARLOS	12/01-12/22/16	035-00705	POLICE DEPT INTERN SERVICES	2,887.50
					Total :	2,887.50
141962	1/10/2017	105082 MAJESTIC LIGHTING, INC.	ML61478		SIGNS/SIGNALS SUPPLIES	6.27

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141962	1/10/2017	105082 105082 MAJESTIC LIGHTING, INC.	(Continued)			Total : 6.27
141963	1/10/2017	113036 MANERI SIGN CO., INC.	40001131		SIGN - 24"X30" "GARDENA.ALL STREET	1,062.76
						Total : 1,062.76
141964	1/10/2017	101029 MATTHEW BENDER & CO., INC.	89645820		CA CODES 4-IN-1 JULY 2017 SB.	143.26
						Total : 143.26
141965	1/10/2017	113064 MCMASTER-CARR SUPPLY COMPANY	90661658 92264452 92797885 93446703		BUS SHOP TOOLS & SUPPLIES BUS SHOP SUPPLIES BUS SHOP SUPPLIES BUS SHOP TOOLS & SUPPLIES	102.11 78.24 40.16 568.88
						Total : 789.39
141966	1/10/2017	108699 MEZIERE ENTERPRISES INC.	29424 29716		REBUILD WATER PUMP REBUILD WATER PUMP	300.00 316.00
						Total : 616.00
141967	1/10/2017	103093 MOBILE RELAY ASSOCIATES, INC.	80005767 80005768 80005769	037-09524 037-09524 037-09524	GTRANS BUS RADIO LEASE - JANUAR' GTRANS BUS RADIO LEASE - JANUAR' GTRANS BUS RADIO LEASE - JANUAR'	95.55 477.75 9,056.97
						Total : 9,630.27
141968	1/10/2017	113605 MUTUAL LIQUID GAS & EQUIPMENT, CO., INC	275226		PROPANE GAS	327.80
						Total : 327.80
141969	1/10/2017	101421 NATIONAL CONSTRUCTION RENTALS, INC.	4545342 4568776 4592595 4614857		RENTAL - 6FT TEMPORARY FENCE, 6F RENTAL - 6FT TEMPORARY FENCE, 6F RENTAL - 6FT TEMPORARY FENCE, 6F RENTAL - DAMAGED/MISSING FENCE -	135.20 135.20 135.20 2,054.65
						Total : 2,460.25
141970	1/10/2017	104665 NORTHWEST WOOLEN MILLS	NWINV30168		PD JAIL SUPPLIES	586.61
						Total : 586.61
141971	1/10/2017	109417 O YOUNG'S ROCK	50016-0534		REFUND - CONST&DEMO DEPOSIT - 10	5,000.00
						Total : 5,000.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141972	1/10/2017	115168 OFFICE DEPOT	877353977		BUS OFFICE SUPPLIES	39.84
			880167677		BUS OFFICE SUPPLIES	166.85
			880167882		BUS OFFICE SUPPLIES	5.44
			881344784		PD OFFICE SUPPLIES	19.14
			883870944		PD OFFICE SUPPLIES	131.21
			885158943		PD OFFICE SUPPLIES	13.93
			887762774		PD OFFICE SUPPLIES	278.93
					Total :	655.34
141973	1/10/2017	115810 ORKIN PEST CONTROL	DECEMBER 2016		PEST CONTROL - ACCT #27336703	900.92
					Total :	900.92
141974	1/10/2017	109136 PACIFIC HOMEWORKS, INC.	50016-1107		PERMIT CANCELLATION REFUND	234.25
					Total :	234.25
141975	1/10/2017	106753 PRIORITY MAILING SYSTEMS LLC	SWINV462221		HIGH CAPACITY INK FOR IM/IS 400 SEF	271.65
					Total :	271.65
141976	1/10/2017	103637 PROGISTICS DISTRIBUTION, INC.	1983897		FREIGHT - FOR MCMASTER INV#86716	22.07
					Total :	22.07
141977	1/10/2017	108623 PUN GROUP LLP, THE	1600402	023-01039	AUDIT SERVICES FY 2015-2016	3,100.00
					Total :	3,100.00
141978	1/10/2017	104868 PYRO-COMM SYSTEMS, INC.	90278		SEMI-ANNUAL SECURITY MAINTENANCE	850.00
					Total :	850.00
141979	1/10/2017	105519 QRS LIGHTING SERVICES	9490		REPAIRED (18) BALLFIELD LIGHTS &	2,025.96
					Total :	2,025.96
141980	1/10/2017	117603 QUALITY MEDICAL SERVICE	20390		BUS FIRST AID SUPPLIES	209.29
			20391		BUS FIRST AID SUPPLIES	192.91
					Total :	402.20
141981	1/10/2017	118476 RICOH USA, INC.	22245141	023-00840	LEASE, RICOH DD6650P DUPLICATOR	549.94
			22245181		RICOH MPC5502 COPIER LEASE - S/N	263.24
			22245182		RICOH PRO 1107EX COPIER LEASE - S	853.72
			22300995		RICOH MPC5501 COPIER LEASE - PD	543.47

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141981	1/10/2017	118476 RICOH USA, INC.	(Continued)			
			9019266455	023-00936	RICOH PRO8100S & MPC6502 LEASE -	1,109.94
			9019267456	023-00936	RICOH MPC3503 COPIER LEASE - CM	234.26
			9019275457	023-00936	RICOH MPC3503 COPIER LEASE - CDD	244.12
			9019275458	023-00936	RICOH PRO8100S COPIER LEASE - PD	455.48
			9019296458	023-00936	RICOH MPC6003 COPIER LEASE - PD	206.84
			9019323454	023-00936	RICOH MPC3503 COPIER LEASE - PD	138.90
			9019323455	023-00936	RICOH MPC3503 COPIER LEASE - PW	163.36
					Total :	4,763.27
141982	1/10/2017	109406 ROGER, JEFFERSON	50016-0610		PERMIT CANCELLATION REFUND	37.75
					Total :	37.75
141983	1/10/2017	119126 S.B.R.P.C.A.	03094		OUTSIDE REPAIRS FOR TP9100	250.00
			03104		OUTSIDE REPAIRS FOR TP9100	250.00
					Total :	500.00
141984	1/10/2017	119022 SAFEMART OF SOUTHERN, CALIFORNIA	89341		PD PROGRAM SUPPLIES	38.15
			89344		PD PROGRAM SUPPLIES	19.62
			89351		PD PROGRAM SUPPLIES	4.91
					Total :	62.68
141985	1/10/2017	119016 SAM'S CLUB	1481 12/5/16		BUS PROGRAM SUPPLIES	6.74
			2394 12/22/16		REC PROGRAM SUPPLIES	386.13
			7582		BUS PROGRAM SUPPLIES	175.87
			8485		REC PROGRAM SUPPLIES	18.63
			9115		REC PROGRAM SUPPLIES	319.73
					Total :	907.10
141986	1/10/2017	109011 SANCARRANCO LA TORRE, SANDRA	12/18-12/24/16		ENGINEERING INTERN	292.50
			12/25-12/31/16		ENGINEERING INTERN	360.00
					Total :	652.50
141987	1/10/2017	119442 SC FUELS	0740484		COOLANT, ZEREX	1,928.95
					Total :	1,928.95
141988	1/10/2017	119975 SCPLRC	021617		REGISTRATION - K TORREGANO & A T	250.00

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141988	1/10/2017	119975 119975 SCPLRC			(Continued)	Total : 250.00
141989	1/10/2017	109317 SCS ENGINEERS	0292011	035-00706	PROFESSIONAL SERVICES - SITE ASSI	3,700.00
						Total : 3,700.00
141990	1/10/2017	109408 SDC ENGINEERING INC.	PERMIT #15001		PERMIT DEPOSIT REFUND - 15808 DAL	2,000.00
						Total : 2,000.00
141991	1/10/2017	108654 SECTRAN SECURITY INC.	16111647		CURRENCY VERIFICATION - NOVEMBE	1,105.98
			16120503		CURRENCY VERIFICATION - DECEMBE	369.25
						Total : 1,475.23
141992	1/10/2017	106622 SESAC	4387586		MUNICIPALITY PERFORMANCE LICENS	1,292.00
						Total : 1,292.00
141993	1/10/2017	119387 SHELL	65266983612		FUEL PURCHASES	450.17
						Total : 450.17
141994	1/10/2017	119361 SMART & FINAL IRIS CO.	165305		REC PROGRAM SUPPLIES	81.71
			165307		REC PROGRAM SUPPLIES	131.72
						Total : 213.43
141995	1/10/2017	119129 SNAP-ON INDUSTRIAL	ARV/30761527		BUS SHOP SUPPLIES	29.36
						Total : 29.36
141996	1/10/2017	119447 SOUTH BAY FORD	514288		GTRANS AUTO PARTS	80.77
			514877		GTRANS AUTO PARTS	412.34
			514879		GTRANS AUTO PARTS	109.56
			515461		GTRANS AUTO PARTS	1,222.87
			515589		GTRANS AUTO PARTS	7.33
						Total : 1,832.87
141997	1/10/2017	119447 SOUTH BAY FORD	FXCS902455		2015 FORD UTIL #1462842 SEATBELT C	85.00
			FXCS905221		2016 FORD UTIL #1488054 OIL CHANGE	73.51
						Total : 158.51
141998	1/10/2017	106191 SOUTH BAY SECURITY GATES, INC.	58351		REPLACE SLIDE GATE MOTOR	722.02

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
141998	1/10/2017	106191 106191 SOUTH BAY SECURITY GATES, INC.	(Continued)			Total : 722.02
141999	1/10/2017	108238 SPARKLETTS	14211220 010417		DRINKING WATER FILTRATION SYSTEM	44.99
			14211220 101216		DRINKING WATER FILTRATION SYSTEM	34.99
			14211220 110916		DRINKING WATER FILTRATION SYSTEM	34.99
			14211220 120716		DRINKING WATER FILTRATION SYSTEM	44.99
			15638236 120916		DRINKING WATER FILTRATION SYSTEM	37.00
					Total :	196.96
142000	1/10/2017	109067 SPEAKWRITE	8e38736f		TRANSCRIPTION SERVICES - DECEMB	288.55
					Total :	288.55
142001	1/10/2017	119548 ST. JOHN LUTHERAN CHURCH	JANUARY 2017		SENIOR CITIZENS DAY CARE	900.00
					Total :	900.00
142002	1/10/2017	109410 STANDIFORD HELM, II, M.D. INC.	062316		PROFESSIONAL SERVICES - MONTALV	10,950.00
					Total :	10,950.00
142003	1/10/2017	119010 STAPLES ADVANTAGE	3323088588		REC OFFICE SUPPLIES	156.45
			3323324294		ENGINEERING OFFICE SUPPLIES	99.16
					Total :	255.61
142004	1/10/2017	109275 TALLEY	10264529		FREIGHT - BASE STATION ANTENNA	215.07
					Total :	215.07
142005	1/10/2017	106870 TENDER LOVING CARE CATERING, INC.	12/16-12/31/16		SENIOR FEEDING PROGRAM	8,720.54
					Total :	8,720.54
142006	1/10/2017	108908 THOMAS L. HEDGE, M.D., A MEDICAL CORPO	120616		PROFESSIONAL SERVICES - N. MONTA	60.00
					Total :	60.00
142007	1/10/2017	120722 THYSSENKRUPP ELEVATOR, CORPORATION	3002975212		ELEVATOR MAINTENANCE BILLING - 1	1,062.42
			3002975252		ELEVATOR MAINTENANCE BILLING - 1	1,214.21
					Total :	2,276.63
142008	1/10/2017	104126 TIME WARNER CABLE	120416		BCF FIBER I-NET - 13999 S WESTERN /	800.00
			122816		BASIC CABLE TELEVISION SERVICE -	241.62

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
142008	1/10/2017	104126	104126 TIME WARNER CABLE		(Continued)	Total : 1,041.62
142009	1/10/2017	109411	TITAN LEGAL SERVICES, INC.		SU278708-01-01 SU278708-02-01 SU278708-03-01	PROFESSIONAL SERVICES - M. OBI V. 133.70 PROFESSIONAL SERVICES - M. OBI V. 128.90 PROFESSIONAL SERVICES - M. OBI V. 101.92 Total : 364.52
142010	1/10/2017	105959	TRANSITALENT.COM, LLC		1231612	RECRUITMENT AD - TRANSIT OPERATI 225.00 Total : 225.00
142011	1/10/2017	100896	U.S. BANK		4503219	ADMIN FEES & INCIDENTAL EXPENSES 2,420.00 Total : 2,420.00
142012	1/10/2017	109900	U.S. BANK CORPORATE PAYMENT, SYSTEMS		CRESPO 10/24/16 CRESPO 11/22/16 FCC 12/22/16 ROMERO 11/22/16	CAL CARD STATEMENT 9/23-10/24/16 5.00 CAL CARD STATEMENT 10/25-11/22/16 1,080.80 CAL CARD STATEMENT 11/23-12/22/16 232.57 CAL CARD STATEMENT 10/25-11/22/16 709.04 Total : 2,027.41
142013	1/10/2017	121407	UPS		914073486 914073516	SHIPPING SERVICE CHARGES 10.23 SHIPPING SERVICE CHARGES 10.44 Total : 20.67
142014	1/10/2017	222154	VARQUEZ, EARL		OCT-NOV 2016	BADMINTON/SR. EXERCISE INSTRUCT 1,950.00 Total : 1,950.00
142015	1/10/2017	122050	VERIZON WIRELESS		9775518212 9777313463	BUS CELL PHONE SERVICE~ 1,552.06 REC CELL PHONE SERVICE 335.53 Total : 1,887.59
142016	1/10/2017	105259	VINI'S PARTY RENTALS		23055	RENTAL - 6" BANQUET TABLE 185.00 Total : 185.00
142017	1/10/2017	123178	WALLIN, KRESS, REISMAN &, KRANITZ, LLP		DECEMBER 2016	023-01071 CITY ATTORNEY SERVICES 12,713.50 Total : 12,713.50
142018	1/10/2017	100107	WAYNE ELECTRIC CO.		176408	ELECTRONIC REGULATOR 703.06

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
142018	1/10/2017	100107 100107 WAYNE ELECTRIC CO.			(Continued)	Total : 703.06
142019	1/10/2017	123154 WEST COAST ARBORISTS, INC.	121617	034-00234	TREE TRIMMING SERVICES FY 16-17	3,410.00 Total : 3,410.00
142020	1/10/2017	123034 WESTRIDGE GOLF CLUB	011417		GRAGA TOURNAMENT 1/14/17	1,000.00 Total : 1,000.00
142021	1/10/2017	103744 WESTWAY UNIFORMS	5476 5477 5515 5516 5517 5518 5519 5520 5521 5522 5523 5524 5525 5526 5527 5528 5529 5530		PD UNIFORM SUPPLIES PD UNIFORM SUPPLIES	371.55 368.15 111.07 159.03 159.03 159.03 159.03 159.03 159.03 159.03 159.03 159.03 159.03 159.03 159.03 159.03 159.03 159.03 Total : 3,236.22
142022	1/10/2017	123050 WILLIAMS SCOTSMAN, INC.	99325273	035-00686	MODULAR BUILDING RENTAL CPX-804	2,187.78 Total : 2,187.78
142023	1/10/2017	106732 WILLIAMS, ANDRE	CIT #122128860		CITATION DISMISSED	47.00 Total : 47.00
142024	1/10/2017	125001 YAMADA COMPANY, INC.	73265 73273		PARK MAINT SUPPLIES PARK MAINT SUPPLIES	120.99 157.68 Total : 278.67

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
142025	1/10/2017	103601 YINCOM	5521	011-00015	CISCO IP PHONES - CLERKS	4,303.16
			5522	032-00021	CISCO IP PHONES - CDD	8,578.19
			5527	032-00021	LG BLUE-RAY COMBO	64.26
			5528		ASUS 24" LED MONITOR	280.81
Total :						13,226.42
142026	1/10/2017	107173 ZAMUDIO, JOSE	FALL 2016		EDUCATIONAL REIMBURSEMENT	2,100.00
Total :						2,100.00
142027	1/10/2017	104934 ZUMAR INDUSTRIES, INC.	0167708		SHOP FACILITY SUPPLIES	215.20
Total :						215.20
145 Vouchers for bank code : usb					Bank total :	985,227.19
145 Vouchers in this report					Total vouchers :	985,227.19

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

By: 
Accounting/Finance Manager

This is to certify that the claims or demands covered by checks listed on pages 1 to 16 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	<u>1/10/17</u> Date
_____ Councilmember	_____ Date

Acknowledged:

_____ Councilmember	_____ Date
_____ Councilmember	_____ Date



CITY of GARDENA

5. D. (1)
CITY MANAGER
Report No. P-2017-1
Date: January 10, 2017

TO: THE HONORABLE MEMBERS OF CITY COUNCIL
SUBJECT: PERSONNEL REPORT

1. Report the *Probationary* appointments of the following individuals:
 - a. **ELENA-MICHELLE GARNER** to the position of Administrative Support Services Supervisor, Schedule 52 (\$5,123 - \$6,538/month) within the Police Department effective December 19, 2016.
 - b. **MONICA VAN LUVEN** to the position of Administrative Aide, Schedule 43 (\$4,102 - \$5,234/month) within the Transportation Department, effective January 3, 2017.
2. Report the *Promotions* of the following individuals:
 - a. **ADRIANNA RENTERIA**, Transitional Administrative Aide to Probationary Administrative Aide, Schedule 43 (\$4,102 - \$5,234/month) within the Transportation Department, effective December 19, 2016.
 - b. **ERIN CASTRO**, Part-Time Police Assistant, Schedule 21 (\$13.7481 - \$17.5442/hour) within the Police Department to Customer Service Clerk I, Schedule 29 (\$2,904 - \$3,705/hour) within the City Clerk's Office effective January 17, 2017.
3. Report the *Resignation* of Police Officer, **MICHAEL BALZANO**, Schedule 201 (\$5,624 - \$7,177/month) effective December 17, 2016 within the Police Department. Mr. Balzano had been with the City for four years and eight months.
4. Report the following individuals are off of work on Family Medical Leave (FMLA)/California Family Rights Leave (CFRA):
 - a. Police Officer **EDGARDO VARGAS** effective December 14, 2016. Officer Vargas is expected to return to work on March 8, 2017.
 - b. Police Officer **YOUNG CHOI** effective December 20, 2016 through January 19, 2017.
 - c. Police Officer **EVAN JACKSON** effective December 25, 2016 through January 2, 2017.

5. D. (1)
CITY MANAGER
Report No. P-2017-1
Date: January 10, 2017

- d. Police Officer **BRIAN PARK** effective December 25, 2016 through January 8, 2017.
- e. Police Service Technician **CLAUDIA GOMEZ** effective December 27, 2016.

Respectfully submitted,



MITCHELL G. LANSDELL
City Manager/Human Resources Officer

cc: City Attorney
City Clerk
Human Resources
Payroll



City of Gardena City Council Meeting

Agenda Item No. 5. D. (2)

CONSENT CALENDAR

Meeting Date: 01/10/2017

AGENDA REPORT SUMMARY

TO: THE HONORABLE MEMBERS OF CITY COUNCIL

AGENDA TITLE: **ISSUE REPORT REQUIRED BY GOVERNMENT CODE SECTION 65858 ON URGENCY ORDINANCE NO. 1771 REGARDING ADULT USE OF MARIJUANA**

<u>COUNCIL ACTION REQUIRED:</u>	<u>Action Taken</u>
Issue Report on Urgency Ordinance No. 1771	
<p><u>RECOMMENDATION AND STAFF SUMMARY:</u></p> <p>Government Code Section 65858 provides that at least ten days prior to the expiration of an interim ordinance the Legislative Body shall issue a written report describing the measures taken to alleviate the condition which lead to the adoption of the Ordinance. Staff recommends that the City Council issue the following summary as its report on measures taken following adoption of Urgency Ordinance No. 1771, relating to cannabis activities:</p> <p>On December 13, 2016, the City Council adopted Urgency Ordinance No. 1771, pursuant to the authority granted under Government Code sections 36937 and 65858. This Ordinance, which expires on January 27, 2016, adopted urgency provisions which prohibited all types of commercial cannabis activities within the City, prohibited outdoor cultivation, and imposed regulations and a permit requirement for indoor cultivation of up to six (6) plants, as allowed by the Adult Use Marijuana Act which was approved by Proposition 64.</p> <p>In order to address this matter, the Planning and Environmental Quality Commission (PEQC) will conduct a noticed public hearing during February 2017 to take public input on regulation of or a ban on commercial cannabis activities within the City, the prohibition of outdoor cultivation, and the permit and regulations for indoor cultivation.</p> <p>Prior to bringing this matter to the PEQC, Community Development Staff will confer with the Gardena Police Department and Code Enforcement to gain their insights into this matter in order to prepare thorough staff reports for the PEQC's consideration. Following the public hearing the PEQC will make a recommendation to the City Council regarding adoption of a permanent ordinance on this topic.</p> <p>The fact that commercial cannabis activities and personal cultivation are now allowed under state law provides an urgent need to extend the current moratorium and regulations imposed by Ordinance No. 1771. Such action is necessary in order to protect health and public safety until such time as permanent provisions can be enacted.</p>	
<p><u>FINANCIAL IMPACT/COST:</u></p> <p>N/A</p>	
<p><u>ATTACHMENTS:</u></p> <p>N/A</p>	
<p>Submitted by: <u>Edward Medrano</u>, Edward Medrano, Director Police, Streets & Development Services Date: <u>01/04/17</u></p> <p>Concurred by: <u>Mitchell G. Lansdell</u>, Mitchell G. Lansdell, City Manager Date: <u>01/04/17</u></p>	



City of Gardena City Council Meeting

Agenda Item No.: 8. A. (1)
Department: Elected & Administrative Offices
Meeting Date: January 10, 2017
Ordinance: No. 1769

AGENDA REPORT SUMMARY

TO: THE HONORABLE MEMBERS OF THE CITY COUNCIL

AGENDA TITLE: **ORDINANCE NO. 1769: UPDATING THE SEWER RATES AND AMENDING CHAPTER 13.26 OF THE GARDENA MUNICIPAL CODE RELATING TO THE SEWER USE FEE**
(Introduced by Councilmember Terauchi, December 13, 2016)

<u>COUNCIL ACTION REQUIRED:</u>	<u>Action Taken</u>
Adopt Ordinance No. 1769	
<u>STAFF SUMMARY AND RECOMMENDATION:</u>	
<p>Staff recommends that the City Council adopt Ordinance No. 1769, which updates the sewer rates and amends Chapter 13.26 of the Gardena Municipal Code relating to the sewer use fee. On December 13, 2016, City Council conducted a public hearing on the sewer rate increase and introduced Ordinance No. 1769.</p>	
<p>The City's current sewer rate of \$0.25 per centum cubit feet was established more than 20 years ago. While most jurisdictions in California have increased their sewer fees in recent years in an effort to fix their aging sewer systems, Gardena is being left behind.</p>	
<p>Recognizing the need for infrastructure investment to provide a safe and reliable sewage system to the public, City Council approved a five-year sewer rate adjustment and authorized the initiation of the Proposition 218 process on September 27, 2016.</p>	
<p>The rate adjustment is spread over a five-year period, starting from February 10, 2017 to June 30, 2021. The new rate structure is designed to provide balance between residential and businesses rates. The fixed sewer charge is based on the water meter size and variable rates are based on two classes, Residential and Non-Residential. The Residential rate is for single family homes, single unit apartments and single residential trailer homes. The Non-Residential rate is for multi-family residential, commercial and other. The Non-Residential rate is higher due to the high usage volume and the strength of effluent generated.</p>	
<p>Following the directions from the City Council and procedures required by Proposition 218, on October 4, 2016, the City mailed out 14,051 public notices and protest ballots to each owner of record. As presented on the September and December staff reports, unless the City received a majority protest the City could proceed to increase the sewer rates. On December 13, 2016, City Council held a duly noticed public hearing and determined that the City received 960 protest ballots, which represented a 6.83% protest, well below the 7,026 votes required for a majority protest to stop the rate increase. Thus, the City Council moved to introduce Ordinance No. 1769, updating the sewer rates and establish the Sewer Lifeline Rebate Program to alleviate the impact of the proposed rate increases on seniors, veterans and low and fixed income residents.</p>	
<p>Ordinance No. 1769 will update the sewer rates to make the sewer fee more in line with the current cost to provide the service. Revenue derived from this fee shall be used exclusively for the City's sewer system. The additional revenue will allow the City to address deferred essential maintenance and upgrades as well as pay for ongoing sewer operations without subsidy from the General Fund.</p>	
<u>FINANCIAL IMPACT/COST:</u>	
Approximately \$6.7 Million in additional Sewer Fund revenue over a five-year period.	
<u>ATTACHMENTS:</u>	
Ordinance No. 1769	
Submitted by <u>Clint Osorio</u> , Clint Osorio, Chief Fiscal Officer	Date 01/10/17
Concurred by <u>Mitchell G. Lansdell</u> , Mitchell G. Lansdell, City Manager	Date 01/10/17

ORDINANCE NO. 1769

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, UPDATING THE SEWER RATES AND AMENDING CHAPTER 13.26 OF THE GARDENA MUNICIPAL CODE RELATING TO THE SEWER USE FEE

WHEREAS, the City of Gardena is empowered by California Health and Safety Code Section 5471 and California Government Code Section 54344 to prescribe and collect fees and charges for providing services to users of the City owned, operated, and maintained sewer system; and

WHEREAS, the City of Gardena City Council has previously established sewer rates, but has not adjusted sewer rates since 1996; and

WHEREAS, on June 8, 2016, the City determined to undertake a sewer rate study to analyze the revenue requirements and to identify equitable sewer rates in support of sustainable utility services that address essential sewer upgrade needs and directed staff to conduct a Sewer Rate Study, which was completed in July 2016; and

WHEREAS, the Sewer Rate Study concluded that the existing sewer rates do not adequately recover the City's costs of providing sewer services to customers; and

WHEREAS, the California Supreme Court determined in *Bighorn-Desert View Water Agency v. Verjil* (2016) 39 Cal. 4th 205, that fees for "sewer, water, and refuse collection services" are "property-related fees" subject to certain rate increase procedures set forth in Proposition 218 (Article XIID of the California Constitution); and

WHEREAS, on September 27, 2016, staff presented the proposed sewer rates, along with the Rate Study and the notice of public hearing to the City Council and made them available to the public on the City's website and in the City Clerk's Office; and

WHEREAS, also on September 27, 2016, the City Council accepted, subject to Proposition 218 majority protest procedures, the proposed five-year schedule of rate increases as recommended in the Rate Study to sustain the City's existing sewer infrastructure system and accomplish necessary capital infrastructure improvements; and

WHEREAS, the City Council hereby finds and determines the following with regard to the proposed rate increases to the sewer service charge:

1. Revenues derived from the fee shall not exceed the funds required to provide the sewer services and shall be used exclusively for the City's sewer system;
2. The amount of the proposed sewer rates will not exceed the proportional cost of the service attributable to each parcel;
3. The proposed sewer service charges will not be imposed on a parcel unless the sewer services are actually used by, or immediately available to, the owner of the parcel;
4. The proposed sewer service charges are not levied for general governmental services; and

WHEREAS, in accordance with California Constitution Article XIID, §6(c) and Government Code §54354.5 and following directions from the City Council, the below actions have been implemented:

Ordinance No. 1769

1. Mailed the Official Ballot, Notices of the fee proposal, and public hearing date to each property owner served by the City's sewer system on October 4, 2016, which detailed the amount of the proposed rates, the basis of which they were calculated, the reason for the increases, and the date, time, and location of the public hearing;
2. Placed bound copies of the Sewer Rate Study, the Proposed Rate Schedule, and the Notice of Public Hearing at the public counters of the City Clerk's Office;
3. Posted an electronic version of the Sewer Rate Study and associated staff reports on the City's website;
4. Advertised the fee proposal and public hearing date in the *Gardena Valley News* on November 10, 2016, and November 17, 2016;
5. Provided an email address and telephone number to answer any related questions;
6. Responded to each phone call, email, and letter that had questions in this regard; and

WHEREAS, on December 13, 2016 (more than 45 days after the mailing of the notice), the City Council held a duly noticed public hearing and considered all written protests against the proposed sewer rate increases; and

WHEREAS, at the conclusion of the public hearing, the City Clerk attested that written protests against the proposed sewer rates had not been filed by a majority of the property owners of the affected parcels.

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

SECTION 1. **Subsection A. of Section 13.26.030 (Amount of fee – Penalties.)** is amended to read, as follows:

A. The Sewer Use Fee shall be as follows:

Residential includes single family house, single unit apartment and condominium, and single unit mobile home.

Non-Residential includes any other unit and classification.

Fixed Sewer Charge per Water Meter Unit per Month		
Water Meter Size	Residential	Non-Residential
SLRP	50% Rebate	N/A
5/8"	\$2	\$2
3/4"	\$3	\$3
1"	\$4	\$4
1 1/2"	\$5	\$5
2"	\$6	\$6
3"	\$7	\$7
4" & above	\$8	\$8

Sewer Usage Rate per Sewer Unit (ccf*)					
Class	Feb. 10, 2017	July 1, 2017	July 1, 2018	July 1, 2019	July 1, 2020
Residential	\$0.3500	\$0.4358	\$0.5345	\$0.6481	\$0.7786
Non-Residential	\$0.5000	\$0.5965	\$0.7075	\$0.8350	\$0.9815

*ccf = centum cubic feet, or 748 gallons

SECTION 2. **Subsection B. of Section 13.26.070 (Senior citizen and other exemptions.)** is amended to read, as follows:

- B. Sewer Lifeline Rebate Program (SLRP) – Any single family residential unit where the individual who is the head of the household is either sixty years of age or older, or a veteran, or who qualifies under the California Alternative Rates for Energy (CARE) program guidelines based on the recent criteria published by the California Public Utilities Commission, shall receive a 50% rebate on the monthly fixed sewer charge. In order to qualify for this rebate, the individual shall file an application in a form, time, and manner prescribed by the Chief Fiscal Officer.

SECTION 3. This Ordinance was adopted to comply with the California Supreme Court decision in Bighorn-Desert View Water Agency v. Verjil (2006) 39 Cal. 4th 205. To the extent any provision of this Ordinance repeals or supersedes any previous approvals, such repeal or replacement will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions or application, and to this end, the provisions of this Ordinance are severable.

SECTION 4. 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 5. 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 _____, 2017.

Mark E. Henderson, Mayor Pro Tem

ATTEST:

Mina Semenza, City Clerk

APPROVED AS TO FORM:



Peter L. Wallin, City Attorney



City of Gardena City Council Meeting

Agenda Item No.: 8. A. (2)
Department: Elected & Administrative Offices
Meeting Date: January 10, 2017

AGENDA REPORT SUMMARY

TO: THE HONORABLE MEMBERS OF THE CITY COUNCIL

AGENDA TITLE: APPROVAL OF THE THREE YEAR MICROSOFT SOFTWARE ASSURANCE AND LICENSING AGREEMENT FOR ALL CITY DEPARTMENTS

<u>COUNCIL ACTION REQUIRED:</u>	<u>Action Taken</u>
Approve Agreement	

STAFF SUMMARY AND RECOMMENDATION:

Staff recommends that the City Council approve the attached Microsoft Software Assurance and Licensing Agreement. Software Assurance is a comprehensive Volume Licensing program that includes a unique set of technologies, services, and rights to assist the City in deployment, management, and use of the City's Microsoft products more efficiently. Using Software Assurance benefits adds assurance that the City take full advantage of its investments in technology.

Upon audit of the City's Microsoft products, it was noted that the City was not in compliance with the Microsoft software licensing agreement. Microsoft software that is not properly licensed and maintained under a software assurance agreement is subject to penalties that are two to three times the cost of the contract. In the City's case software that was not properly licensed could be subject to fines in the \$1-2 million range. Proper licensing assures that the City's software would be upgraded to the most current version with no additional cost and provides training directly from Microsoft as well as technical assistance. Unlicensed Microsoft products are subject to license revocations, which would result in server failure and total non-functionality of the City's computer system. Therefore, due to the exigent circumstance this purchase is being made following Gardena Municipal Code § 2.60.170 which specifies that in the event of an emergency, the provisions in this chapter may be dispensed with and purchases made by the most advantageous method available.

The billing and coverage period will be spread over the three-year contract period, beginning January 1, 2017 through December 31, 2019. Billing will be received at the beginning of each calendar year. Cost will be allocated to the departments by total number of users. The billing schedule per fiscal year shall be as follows:

Fiscal Year	Dates Covered	Amount
2016-2017	January 2017 - June 2017	\$ 111,625
2017-2018	July 2017 - June 2018	\$ 223,251
2018-2019	July 2018 - June 2019	\$ 223,251
2019-2020	July 2019 - December 2019	\$ 111,625
Total		\$ 669,752

FINANCIAL IMPACT/COST:

\$ 506,359 General Fund
\$ 138,747 Enterprise Funding
\$ 24,646 Grant Funding
Over the three-year contract period as specified above

ATTACHMENTS:

Exhibit A - Microsoft Software Assurance and Licensing Agreement

Submitted by Clint Osorio, Clint Osorio, Chief Fiscal Officer Date 01/10/17
 Concurred by Mitchell G. Lansdell, Mitchell G. Lansdell, City Manager Date 01/10/17



Enterprise Enrollment

State and Local

Enterprise Enrollment number
(Microsoft to complete)

49695865

Framework ID
(if applicable)Previous Enrollment number
(Reseller to complete)

This Enrollment must be attached to a signature form to be valid.

This Microsoft Enterprise Enrollment is entered into between the entities as identified in the signature form as of the effective date. Enrolled Affiliate represents and warrants it is the same Customer, or an Affiliate of the Customer, that entered into the Enterprise Agreement identified on the program signature form.

This Enrollment consists of: (1) these terms and conditions, (2) the terms of the Enterprise Agreement identified on the signature form, (3) the Product Selection Form, (4) the Product Terms, (5) the Online Services Terms, (6) any Supplemental Contact Information Form, Previous Agreement/Enrollment form, and other forms that may be required, and (7) any order submitted under this Enrollment. This Enrollment may only be entered into under a 2011 or later Enterprise Agreement. By entering into this Enrollment, Enrolled Affiliate agrees to be bound by the terms and conditions of the Enterprise Agreement.

All terms used but not defined are located at <http://www.microsoft.com/licensing/contracts>. In the event of any conflict the terms of this Agreement control.

Effective date. If Enrolled Affiliate is renewing Software Assurance or Subscription Licenses from one or more previous Enrollments or agreements, then the effective date will be the day after the first prior Enrollment or agreement expires or terminates. If this Enrollment is renewed, the effective date of the renewal term will be the day after the Expiration Date of the initial term. Otherwise, the effective date will be the date this Enrollment is accepted by Microsoft. Any reference to "anniversary date" refers to the anniversary of the effective date of the applicable initial or renewal term for each year this Enrollment is in effect.

Term. The initial term of this Enrollment will expire on the last day of the month, 36 full calendar months from the effective date of the initial term. The renewal term will expire 36 full calendar months after the effective date of the renewal term.

Terms and Conditions

1. Definitions.

Terms used but not defined in this Enrollment will have the definition in the Enterprise Agreement. The following definitions are used in this Enrollment:

"Additional Product" means any Product identified as such in the Product Terms and chosen by Enrolled Affiliate under this Enrollment.

"Community" means the community consisting of one or more of the following: (1) a Government, (2) an Enrolled Affiliate using eligible Government Community Cloud Services to provide solutions to a Government or a qualified member of the Community, or (3) a Customer with Customer Data that is subject to Government regulations for which Customer determines and Microsoft agrees that the use of Government Community Cloud Services is appropriate to meet Customer's regulatory requirements.

Membership in the Community is ultimately at Microsoft's discretion, which may vary by Government Community Cloud Service.

"Enterprise Online Service" means any Online Service designated as an Enterprise Online Service in the Product Terms and chosen by Enrolled Affiliate under this Enrollment. Enterprise Online Services are treated as Online Services, except as noted.

"Enterprise Product" means any Desktop Platform Product that Microsoft designates as an Enterprise Product in the Product Terms and chosen by Enrolled Affiliate under this Enrollment. Enterprise Products must be licensed for all Qualified Devices and Qualified Users on an Enterprise-wide basis under this program.

"Expiration Date" means the date upon which the Enrollment expires.

"Federal Agency" means a bureau, office, agency, department or other entity of the United States Government.

"Government" means a Federal Agency, State/Local Entity, or Tribal Entity acting in its governmental capacity.

"Government Community Cloud Services" means Microsoft Online Services that are provisioned in Microsoft's multi-tenant data centers for exclusive use by or for the Community and offered in accordance with the National Institute of Standards and Technology (NIST) Special Publication 800-145. Microsoft Online Services that are Government Community Cloud Services are designated as such in the Use Rights and Product Terms.

"Industry Device" (also known as line of business device) means any device that: (1) is not useable in its deployed configuration as a general purpose personal computing device (such as a personal computer), a multi-function server, or a commercially viable substitute for one of these systems; and (2) only employs an industry or task-specific software program (e.g. a computer-aided design program used by an architect or a point of sale program) ("Industry Program"). The device may include features and functions derived from Microsoft software or third-party software. If the device performs desktop functions (such as email, word processing, spreadsheets, database, network or Internet browsing, or scheduling, or personal finance), then the desktop functions: (1) may only be used for the purpose of supporting the Industry Program functionality; and (2) must be technically integrated with the Industry Program or employ technically enforced policies or architecture to operate only when used with the Industry Program functionality.

"Managed Device" means any device on which any Affiliate in the Enterprise directly or indirectly controls one or more operating system environments. Examples of Managed Devices can be found in the Product Terms.

"Qualified Device" means any device that is used by or for the benefit of Enrolled Affiliate's Enterprise and is: (1) a personal desktop computer, portable computer, workstation, or similar device capable of running Windows Pro locally (in a physical or virtual operating system environment), or (2) a device used to access a virtual desktop infrastructure ("VDI"). Qualified Devices do not include any device that is: (1) designated as a server and not used as a personal computer, (2) an Industry Device, or (3) not a Managed Device. At its option, the Enrolled Affiliate may designate any device excluded above (e.g., Industry Device) that is used by or for the benefit of the Enrolled Affiliate's Enterprise as a Qualified Device for all or a subset of Enterprise Products or Online Services the Enrolled Affiliate has selected.

"Qualified User" means a person (e.g., employee, consultant, contingent staff) who: (1) is a user of a Qualified Device, or (2) accesses any server software requiring an Enterprise Product Client Access License or any Enterprise Online Service. It does not include a person who accesses server software or an Online Service solely under a License identified in the Qualified User exemptions in the Product Terms.

"Reseller" means an entity authorized by Microsoft to resell Licenses under this program and engaged by an Enrolled Affiliate to provide pre- and post-transaction assistance related to this agreement;

"Reserved License" means for an Online Service identified as eligible for true-ups in the Product Terms, the License reserved by Enrolled Affiliate prior to use and for which Microsoft will make the Online Service available for activation.

"State/Local Entity" means (1) any agency of a state or local government in the United States, or (2) any United States county, borough, commonwealth, city, municipality, town, township, special purpose district, or other similar type of governmental instrumentality established by the laws of Customer's state and located within Customer's state's jurisdiction and geographic boundaries.

"Tribal Entity" means a federally-recognized tribal entity performing tribal governmental functions and eligible for funding and services from the U.S. Department of Interior by virtue of its status as an Indian tribe.

"Use Rights" means, with respect to any licensing program, the use rights or terms of service for each Product and version published for that licensing program at the Volume Licensing Site. The Use Rights supersede the terms of any end user license agreement (on-screen or otherwise) that accompanies a Product. The Use Rights for Software are published by Microsoft in the Product Terms. The Use Rights for Online Services are published in the Online Services Terms.

"Volume Licensing Site" means <http://www.microsoft.com/licensing/contracts> or a successor site.

2. **Order requirements.**

- a. **Minimum order requirements.** Enrolled Affiliate's Enterprise must have a minimum of 250 Qualified Users or Qualified Devices. The initial order must include at least 250 Licenses for Enterprise Products or Enterprise Online Services.
 - (i) **Enterprise commitment.** Enrolled Affiliate must order enough Licenses to cover all Qualified Users or Qualified Devices, depending on the License Type, with one or more Enterprise Products or a mix of Enterprise Products and the corresponding Enterprise Online Services (as long as all Qualified Devices not covered by a License are only used by users covered with a user License).
 - (ii) **Enterprise Online Services only.** If no Enterprise Product is ordered, then Enrolled Affiliate need only maintain at least 250 Subscription Licenses for Enterprise Online Services.
- b. **Additional Products.** Upon satisfying the minimum order requirements above, Enrolled Affiliate may order Additional Products.
- c. **Use Rights for Enterprise Products.** For Enterprise Products, if a new Product version has more restrictive use rights than the version that is current at the start of the applicable initial or renewal term of the Enrollment, those more restrictive use rights will not apply to Enrolled Affiliate's use of that Product during that term.
- d. **Country of usage.** Enrolled Affiliate must specify the countries where Licenses will be used on its initial order and on any additional orders.
- e. **Resellers.** Enrolled Affiliate must choose and maintain a Reseller authorized in the United States. Enrolled Affiliate will acquire its Licenses through its chosen Reseller. Orders must be submitted to the Reseller who will transmit the order to Microsoft. The Reseller and Enrolled Affiliate determine pricing and payment terms as between them, and Microsoft will invoice the Reseller based on those terms. Throughout this Agreement the term "price" refers to reference price. Resellers and other third parties do not have authority to bind or impose any obligation or liability on Microsoft.
- f. **Adding Products.**
 - (i) **Adding new Products not previously ordered.** New Enterprise Products or Enterprise Online Services may be added at any time by contacting a Microsoft Account Manager or Reseller. New Additional Products, other than Online Services, may be used if an order is placed in the month the Product is first used. For Additional Products that are Online Services, an initial order for the Online Service is required prior to use.

- (ii) **Adding Licenses for previously ordered Products.** Additional Licenses for previously ordered Products other than Online Services may be added at any time but must be included in the next true-up order. Additional Licenses for Online Services must be ordered prior to use, unless the Online Services are (1) identified as eligible for true-up in the Product Terms or (2) included as part of other Licenses.
- g. **True-up requirements.** Enrolled Affiliate must submit an annual true-up order that accounts for any changes since the initial order or last order. If there are no changes, then an update statement must be submitted instead of a true-up order.
- (i) **Enterprise Products.** For Enterprise Products, Enrolled Affiliate must determine the number of Qualified Devices and Qualified Users (if ordering user-based Licenses) at the time the true-up order is placed and must order additional Licenses for all Qualified Devices and Qualified Users that are not already covered by existing Licenses, including any Enterprise Online Services.
- (ii) **Additional Products.** For Additional Products that have been previously ordered under this Enrollment, Enrolled Affiliate must determine the maximum number of Additional Products used since the latter of the initial order, the last true-up order, or the prior anniversary date and submit a true-up order that accounts for any increase.
- (iii) **Online Services.** For Online Services identified as eligible for true-up in the Product Terms, Enrolled Affiliate may place a reservation order for the additional Licenses prior to use and payment may be deferred until the next true-up order. Microsoft will provide a report of Reserved Licenses ordered but not yet invoiced to Enrolled Affiliate and its Reseller. Reserved Licenses will be invoiced retroactively to the month in which they were ordered.
- (iv) **Subscription License reductions.** Enrolled Affiliate may reduce the quantity of Subscription Licenses at the Enrollment anniversary date on a prospective basis if permitted in the Product Terms, as follows:
- 1) For Subscription Licenses that are part of an Enterprise-wide purchase, Licenses may be reduced if the total quantity of Licenses and Software Assurance for an applicable group meets or exceeds the quantity of Qualified Devices and Qualified Users (if ordering user-based Licenses) identified on the Product Selection Form, and includes any additional Qualified Devices and Qualified Users added in any prior true-up orders. Step-up Licenses do not count towards this total count.
 - 2) For Enterprise Online Services that are not a part of an Enterprise-wide purchase, Licenses can be reduced as long as the initial order minimum requirements are maintained.
 - 3) For Additional Products available as Subscription Licenses, Enrolled Affiliate may reduce the Licenses. If the License count is reduced to zero, then Enrolled Affiliate's use of the applicable Subscription License will be cancelled.
- Invoices will be adjusted to reflect any reductions in Subscription Licenses at the true-up order Enrollment anniversary date and effective as of such date.
- (v) **Update statement.** An update statement must be submitted instead of a true-up order if, since the initial order or last true-up order, Enrolled Affiliate's Enterprise: (1) has not changed the number of Qualified Devices and Qualified Users licensed with Enterprise Products or Enterprise Online Services; and (2) has not increased its usage of Additional Products. This update statement must be signed by Enrolled Affiliate's authorized representative.
- (vi) **True-up order period.** The true-up order or update statement must be received by Microsoft between 60 and 30 days prior to each Enrollment anniversary date. The third-year true-up order or update statement is due within 30 days prior to the Expiration Date, and any license reservations within this 30 day period will not be accepted. Enrolled Affiliate

may submit true-up orders more often to account for increases in Product usage, but an annual true-up order or update statement must still be submitted during the annual order period.

(vii) **Late true-up order.** If the true-up order or update statement is not received when due, Microsoft will invoice Reseller for all Reserved Licenses not previously invoiced and Subscription License reductions cannot be reported until the following Enrollment anniversary date (or at Enrollment renewal, as applicable).

h. Step-up Licenses. For Licenses eligible for a step-up under this Enrollment, Enrolled Affiliate may step-up to a higher edition or suite as follows:

(i) For step-up Licenses included on an initial order, Enrolled Affiliate may order according to the true-up process.

(ii) If step-up Licenses are not included on an initial order, Enrolled Affiliate may step-up initially by following the process described in the Section titled "Adding new Products not previously ordered," then for additional step-up Licenses, by following the true-up order process.

i. Clerical errors. Microsoft may correct clerical errors in this Enrollment, and any documents submitted with or under this Enrollment, by providing notice by email and a reasonable opportunity for Enrolled Affiliate to object to the correction. Clerical errors include minor mistakes, unintentional additions and omissions. This provision does not apply to material terms, such as the identity, quantity or price of a Product ordered.

j. Verifying compliance. Microsoft may, in its discretion and at its expense, verify compliance with this Enrollment as set forth in the Enterprise Agreement.

3. Pricing.

a. Price Levels. For both the initial and any renewal term Enrolled Affiliate's Price Level for all Products ordered under this Enrollment will be Level "D" throughout the term of the Enrollment.

b. Setting Prices. Enrolled Affiliate's prices for each Product or Service will be established by its Reseller. Except for Online Services designated in the Product Terms as being exempt from fixed pricing, As long as Enrolled Affiliate continues to qualify for the same price level, Microsoft's prices for Resellers for each Product or Service ordered will be fixed throughout the applicable initial or renewal Enrollment term. Microsoft's prices to Resellers are reestablished at the beginning of the renewal term.

4. Payment terms.

For the initial or renewal order, Enrolled Affiliate may pay upfront or elect to spread its payments over the applicable Enrollment term. If an upfront payment is elected, Microsoft will invoice Enrolled Affiliate's Reseller in full upon acceptance of this Enrollment. If spread payments are elected, unless indicated otherwise, Microsoft will invoice Enrolled Affiliate's Reseller in three equal annual installments. The first installment will be invoiced upon Microsoft's acceptance of this Enrollment and remaining installments will be invoiced on each subsequent Enrollment anniversary date. Subsequent orders are invoiced upon acceptance of the order and Enrolled Affiliate may elect to pay annually or upfront for Online Services and upfront for all other Licenses.

5. End of Enrollment term and termination.

a. General. At the Expiration Date, Enrolled Affiliate must immediately order and pay for Licenses for Products it has used but has not previously submitted an order, except as otherwise provided in this Enrollment.

- b. **Renewal option.** At the Expiration Date of the initial term, Enrolled Affiliate can renew Products by renewing this Enrollment for one additional 36-month term or by signing a new Enrollment. Microsoft must receive a Renewal Form, Product Selection Form, and renewal order prior to or at the Expiration Date. Microsoft will not unreasonably reject any renewal. Microsoft may make changes to this program that will make it necessary for Customer and its Enrolled Affiliates to enter into new agreements and Enrollments at renewal.
- c. **If Enrolled Affiliate elects not to renew.**
- (i) **Software Assurance.** If Enrolled Affiliate elects not to renew Software Assurance for any Product under its Enrollment, then Enrolled Affiliate will not be permitted to order Software Assurance later without first acquiring a new License with Software Assurance.
 - (ii) **Online Services eligible for an Extended Term.** For Online Services identified as eligible for an Extended Term in the Product Terms, the following options are available at the end of the Enrollment initial or renewal term.
 - 1) **Extended Term.** Licenses for Online Services will automatically expire in accordance with the terms of the Enrollment. An extended term feature that allows Online Services to continue month-to-month ("Extended Term") for up to one year, unless designated in the Product Terms to continue until cancelled, is available. During the Extended Term, Online Services will be invoiced monthly at the then-current published price as of the Expiration Date plus a 3% administrative fee. If Enrolled Affiliate wants an Extended Term, Enrolled Affiliate must submit a request to Microsoft at least 30 days prior to the Expiration Date.
 - 2) **Cancellation during Extended Term.** At any time during the first year of the Extended Term, Enrolled Affiliate may terminate the Extended Term by submitting a notice of cancellation to Microsoft for each Online Service. Thereafter, either party may terminate the Extended Term by providing the other with a notice of cancellation for each Online Service. Cancellation will be effective at the end of the month following 30 days after Microsoft has received or issued the notice.
 - (iii) **Subscription Licenses and Online Services not eligible for an Extended Term.** If Enrolled Affiliate elects not to renew, the Licenses will be cancelled and will terminate as of the Expiration Date. Any associated media must be uninstalled and destroyed and Enrolled Affiliate's Enterprise must discontinue use. Microsoft may request written certification to verify compliance.
- d. **Termination for cause.** Any termination for cause of this Enrollment will be subject to the "Termination for cause" section of the Agreement. In addition, it shall be a breach of this Enrollment if Enrolled Affiliate or any Affiliate in the Enterprise that uses Government Community Cloud Services fails to meet and maintain the conditions of membership in the definition of Community.
- e. **Early termination.** Any early termination of this Enrollment will be subject to the "Early Termination" Section of the Enterprise Agreement.
- For Subscription Licenses, in the event of a breach by Microsoft, or if Microsoft terminates an Online Service for regulatory reasons, Microsoft will issue Reseller a credit for any amount paid in advance for the period after termination.

6. **Government Community Cloud.**

- a. **Community requirements.** If Enrolled Affiliate purchases Government Community Cloud Services, Enrolled Affiliate certifies that it is a member of the Community and agrees to use Government Community Cloud Services solely in its capacity as a member of the Community and, for eligible Government Community Cloud Services, for the benefit of end users that are members of the Community. Use of Government Community Cloud Services by an entity that is not a member of the Community or to provide services to non-Community members is strictly

prohibited and could result in termination of Enrolled Affiliate's license(s) for Government Community Cloud Services without notice. Enrolled Affiliate acknowledges that only Community members may use Government Community Cloud Services.

- b. All terms and conditions applicable to non-Government Community Cloud Services also apply to their corresponding Government Community Cloud Services, except as otherwise noted in the Use Rights, Product Terms, and this Enrollment.
- c. Enrolled Affiliate may not deploy or use Government Community Cloud Services and corresponding non-Government Community Cloud Services in the same domain.
- d. **Use Rights for Government Community Cloud Services.** For Government Community Cloud Services, notwithstanding anything to the contrary in the Use Rights:
 - (i) Government Community Cloud Services will be offered only within the United States.
 - (ii) Additional European Terms, as set forth in the Use Rights, will not apply.
 - (iii) References to geographic areas in the Use Rights with respect to the location of Customer Data at rest, as set forth in the Use Rights, refer only to the United States.

Physically Submitted

Enrollment Details

1. Enrolled Affiliate's Enterprise.

- a. Identify which Agency Affiliates are included in the Enterprise. (Required) Enrolled Affiliate's Enterprise must consist of entire offices, bureaus, agencies, departments or other entities of Enrolled Affiliate, not partial offices, bureaus, agencies, or departments, or other partial entities. Check only one box in this section. If no boxes are checked, Microsoft will deem the Enterprise to include the Enrolled Affiliate only. If more than one box is checked, Microsoft will deem the Enterprise to include the largest number of Affiliates:
- Enrolled Affiliate only
 - Enrolled Affiliate and all Affiliates
 - Enrolled Affiliate and the following Affiliate(s) (Only identify specific affiliates to be included if fewer than all Affiliates are to be included in the Enterprise):

 - Enrolled Affiliate and all Affiliates, with following Affiliate(s) excluded:
- b. Please indicate whether the Enrolled Affiliate's Enterprise will include all new Affiliates acquired after the start of this Enrollment: Exclude future Affiliates

2. Contact information.

Each party will notify the other in writing if any of the information in the following contact information page(s) changes. The asterisks (*) indicate required fields. By providing contact information, Enrolled Affiliate consents to its use for purposes of administering this Enrollment by Microsoft, its Affiliates, and other parties that help administer this Enrollment. The personal information provided in connection with this Enrollment will be used and protected in accordance with the privacy statement available at <https://www.microsoft.com/licensing/servicecenter>.

- a. **Primary contact.** This contact is the primary contact for the Enrollment from within Enrolled Affiliate's Enterprise. This contact is also an Online Administrator for the Volume Licensing Service Center and may grant online access to others. The primary contact will be the default contact for all purposes unless separate contacts are identified for specific purposes

Name of entity (must be legal entity name)* City of Gardena

Contact name* First Alex Last Pinto

Contact email address* apinto@ci.gardena.ca.us

Street address* 1700 W 162ND ST

City* Gardena

State/Province* CA

Postal code* 90247-3732-

(For U.S. addresses, please provide the zip + 4, e.g. xxxxx-xxxx)

Country* United States

Phone* 310-217-6167

Tax ID

* indicates required fields

- b. **Notices contact and Online Administrator.** This contact (1) receives the contractual notices, (2) is the Online Administrator for the Volume Licensing Service Center and may grant online access to others, and (3) is authorized to order Reserved Licenses for eligible Online Services, including adding or reassigning Licenses and stepping-up prior to a true-up order.

Same as primary contact (default if no information is provided below, even if the box is not checked).

Contact name* First Alex Last Pinto

Contact email address* apinto@ci.gardena.ca.us

Street address* 1700 W 162ND ST

City* Gardena

State/Province* CA

Postal code* 90247-3732-

(For U.S. addresses, please provide the zip + 4, e.g. xxxxx-xxxx)

Country* United States

Phone* 310-217-6167

Language preference. Choose the language for notices. English

This contact is a third party (not the Enrolled Affiliate). Warning: This contact receives personally identifiable information of the Customer and its Affiliates.

** indicates required fields*

- c. **Online Services Manager.** This contact is authorized to manage the Online Services ordered under the Enrollment and (for applicable Online Services) to add or reassign Licenses and step-up prior to a true-up order.

Same as notices contact and Online Administrator (default if no information is provided below, even if box is not checked)

Contact name*: First Alex Last Pinto

Contact email address* apinto@ci.gardena.ca.us

Phone* 310-217-6167

This contact is from a third party organization (not the entity). Warning: This contact receives personally identifiable information of the entity.

** indicates required fields*

- d. **Reseller information.** Reseller contact for this Enrollment is:

Reseller company name* SoftChoice Corporation

Street address (PO boxes will not be accepted)* 314 W Superior Suite 301

City* Chicago

State/Province* IL

Postal code* 60654

Country* United States

Contact name* Licensing Administrator

Phone* 416-588-9002 ext. 2307

Contact email address* msselquestconfirmation@softchoice.com

** indicates required fields*

By signing below, the Reseller identified above confirms that all information provided in this Enrollment is correct.

Signature* _____

Printed name* Clint Osorio

Printed title* Chief Fiscal Officer

Date* 12-20-2016

** indicates required fields*

Changing a Reseller. If Microsoft or the Reseller chooses to discontinue doing business with each other, Enrolled Affiliate must choose a replacement Reseller. If Enrolled Affiliate or the Reseller intends to terminate their relationship, the initiating party must notify Microsoft and the

other party using a form provided by Microsoft at least 90 days prior to the date on which the change is to take effect.

- e. If Enrolled Affiliate requires a separate contact for any of the following, attach the Supplemental Contact Information form. *Otherwise, the notices contact and Online Administrator remains the default.*
- (i) Additional notices contact
 - (ii) Software Assurance manager
 - (iii) Subscriptions manager
 - (iv) Customer Support Manager (CSM) contact

3. Financing elections.

Is a purchase under this Enrollment being financed through MS Financing? Yes, No.

If a purchase under this Enrollment is financed through MS Financing, and Enrolled Affiliate chooses not to finance any associated taxes, it must pay these taxes directly to Microsoft.

Physically Submitted

Program Signature Form

MBA/MBSA number		120516-jawood-4
Agreement number	01E73134	

Note: Enter the applicable active numbers associated with the documents below. Microsoft requires the associated active number be indicated here, or listed below as new.

For the purposes of this form, "Customer" can mean the signing entity, Enrolled Affiliate, Government Partner, Institution, or other party entering into a volume licensing program agreement.

This signature form and all contract documents identified in the table below are entered into between the Customer and the Microsoft Affiliate signing, as of the effective date identified below.

Contract Document	Number or Code
Enterprise Enrollment (Indirect)	X20-10634
Product Selection Form	0544813.005_PSF
Enterprise Amendment	CSD (NEW)

By signing below, Customer and the Microsoft Affiliate agree that both parties (1) have received, read and understand the above contract documents, including any websites or documents incorporated by reference and any amendments and (2) agree to be bound by the terms of all such documents.

Customer	
Name of Entity (must be legal entity name)*	City of Gardena
Signature*	
Printed First and Last Name*	Clint Osento
Printed Title	Chief Fiscal Officer
Signature Date*	12-20-2016
Tax ID	

* indicates required field

Microsoft Affiliate	
Microsoft Corporation	
Signature	_____
Printed First and Last Name	
Printed Title	
Signature Date <small>(date Microsoft Affiliate countersigns)</small>	
Agreement Effective Date <small>(may be different than Microsoft's signature date)</small>	



Amendment to Contract Documents

Enrollment Number
Microsoft to Complete

120516-jawood-4

This amendment ("Amendment") is entered into between the parties identified on the attached program signature form. It amends the Enrollment or Agreement identified above. All terms used but not defined in this Amendment will have the same meanings provided in that Enrollment or Agreement.

Enterprise Enrollment Unexpired SA Amendment ID M71

The parties agree that the Enrollment New is amended as follows:

Microsoft provides credit for unexpired Software Assurance that is being renewed into the Enrollment from 89F00D7F. To receive unexpired Software Assurance credit from multiple prior enrollments or agreements, each Previous Agreement/Enrollment form must be attached.

The inclusion of unexpired Software Assurance credits into the amended agreement referenced above does not waive the responsibility to pay any outstanding or future invoices associated with the expiring agreements or enrollments.

This Amendment shall automatically terminate upon any termination or expiration of the Enrollment. In addition, Microsoft shall have the right to immediately terminate this Enrollment in the event Customer breaches any obligation in this Amendment.

Except for changes made by this Amendment, the Enrollment or Agreement identified above remains unchanged and in full force and effect. If there is any conflict between any provision in this Amendment and any provision in the Enrollment or Agreement identified above, this Amendment shall control.

This Amendment must be attached to a signature form to be valid.

Microsoft Internal Use Only:

Enterprise Enrollment (Indirect) Invoice for Quoted Price Amendment ID M97

Notwithstanding anything to the contrary or in addition to any terms in the Enrollment, the Enrollment is hereby amended to add the following paragraph:

The price quoted to Enrolled Affiliate's Reseller is a fixed price based on an estimated order submission date. Microsoft will invoice Enrolled Affiliate's Reseller based on this fixed price quote. If this order is submitted later than the estimated order submission date, Enrolled Affiliate's Reseller will be charged for net new Monthly Subscriptions (including Online Services) for the period during which these services were not provided. Pricing to Enrolled Affiliate is agreed between Enrolled Affiliate and Enrolled Affiliate's Reseller.

Except for changes made by this Amendment, the Enrollment or Agreement identified above remains unchanged and in full force and effect. If there is any conflict between any provision in this Amendment and any provision in the Enrollment or Agreement identified above, this Amendment shall control.

Except for changes made by this Amendment, the Enrollment or Agreement identified above remains unchanged and in full force and effect. If there is any conflict between any provision in this Amendment and any provision in the Enrollment or Agreement identified above, this Amendment shall control.

This Amendment must be attached to a signature form to be valid.

Microsoft Internal Use Only:

EnrAmend(UnexpiredSA)(WW)(ENG)(Jan2016)		M71	PLSS
EnrAmend(Ind)(InvoiceforQuotedPrice)(WW)(ENG)(Apr2016)v2		M97	B

Proposal ID

0544813.005

Enrollment Number

Language: English (United States)

Enrolled Affiliate's Enterprise Products and Enterprise Online Services summary for the initial order:					
Profile	Qualified Devices	Qualified Users	Device / User Ratio	Enterprise Product Platform	CAL Licensing Model
Enterprise	350	550	0.6	Yes	User Licenses

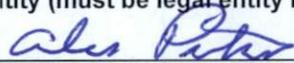
Products	Enterprise Quantity
Windows Desktop	
Windows Enterprise OS Upgrade	350
Enterprise Mobility and Security (EMS)	
Enterprise Mobility and Security USL	550
Office 365 GOV E3	
Office 365 GOV E3	550

Enrolled Affiliate's Product Quantities:				
Price Group	1	2	3	4
Enterprise Products	Office Professional Plus + Office 365 ProPlus + Office 365 (Plans E3, E4 and E5) + Secure Productive Enterprise	Client Access License + Office 365 (Plans E1, E3, E4 and E5) + Secure Productive Enterprise	Client Access License + Windows Intune + EMS USL + Secure Productive Enterprise	Win E3 + Win E5 + Win VDA + Secure Productive Enterprise
Quantity	550	550	550	350

Enrolled Affiliate's Price Level:	
Product Offering / Pool	Price Level
Enterprise Products and Enterprise Online Services USLs: Unless otherwise indicated in associated contract documents, Price level set using the highest quantity from Groups 1 through 4.	D
Additional Product Application Pool: Unless otherwise indicated in associated contract documents, Price level set using quantity from Group 1.	D
Additional Product Server Pool: Unless otherwise indicated in associated contract documents, Price level set using the highest quantity from Group 2 or 3.	D
Additional Product Systems Pool: Unless otherwise indicated in associated contract documents, Price level set using quantity from Group 4.	D

NOTES	
Unless otherwise indicated in the associated contract documents, the price level for each Product offering / pool is set as described above, based upon the quantity to price level mapping below:	
Quantity of Licenses and Software Assurance	Price Level
2,399 and below	A
2,400 to 5,999	B
6,000 to 14,999	C
15,000 and above	D
<p>Note 1: Enterprise Online Services may not be available in all locations. Please see the Product List for a list of locations where these may be purchased.</p>	
<p>Note 2: Enrolled Affiliate acknowledges that in order to use a third party to reimage the Windows Operating System Upgrade, Enrolled Affiliate must certify that it has acquired qualifying operating system licenses. The requirement applies to Windows Enterprise OS Upgrade. See the Product List for details.</p>	
<p>Note 3: Enrolled Affiliate acknowledges that in order to use a third party to reimage the Windows Operating System Upgrade, Enrolled Affiliate must certify that it has acquired qualifying operating system licenses. See the Product List for details.</p>	
<p>Note 4: If Enrolled Affiliate does not order an Enterprise Product or Enterprise Online Service associated with an applicable Product pool, the price level for Additional Products in the same pool will be price level "A" throughout the term of the Enrollment. Refer to the Qualifying Government Entity Addendum pricing provision for more details on price leveling.</p>	

Optional 2nd Customer signature or Outsourcer signature (if applicable)

Customer	
Name of Entity (must be legal entity name)*	City of Gardena
Signature*	
Printed First and Last Name*	Alex Pinto
Printed Title	Technology Coordinator
Signature Date*	12-20-2016

* indicates required field

Outsourcer	
Name of Entity (must be legal entity name)*	
Signature*	
Printed First and Last Name*	
Printed Title	
Signature Date*	

* indicates required field

If Customer requires physical media, additional contacts, or is reporting multiple previous Enrollments, include the appropriate form(s) with this signature form.

After this signature form is signed by the Customer, send it and the Contract Documents to Customer's channel partner or Microsoft account manager, who must submit them to the following address. When the signature form is fully executed by Microsoft, Customer will receive a confirmation copy.

Microsoft Corporation
Dept. 551, Volume Licensing
6100 Neil Road, Suite 210
Reno, Nevada 89511-1137
USA



City of Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8. A. (3)
Department: ELECTED and ADMINISTRATIVE OFFICES
Meeting Date: 01/10/2017
Ordinance: No. 1772

TO: THE HONORABLE MEMBERS OF THE CITY COUNCIL

AGENDA TITLE: **ORDINANCE NO. 1772, AMENDING CHAPTER 9.64 OF THE GARDENA MUNICIPAL CODE RELATING TO SEX OFFENDER RESIDENCY RESTRICTIONS** *(Introduced by Council Member Medina, December 13, 2016)*

COUNCIL ACTION REQUIRED:	Action Taken
Adopt Ordinance No. 1772	
RECOMMENDATION AND STAFF SUMMARY:	
Staff respectfully recommends that the City Council <u>adopt Ordinance No. 1772</u> , which was introduced by Council Member Medina at the City Council Meeting of December 13, 2016.	
<u>Background Information:</u>	
The City is a defendant in an action challenging certain sex offender residency restrictions contained in the Gardena Municipal Code. The matter was mediated and the mediator recommended a settlement, as follows:	
<ul style="list-style-type: none"> • The Municipal Code would be amended to allow up to one registrant to reside in any dwelling unit in a single family, duplex, multi-family or hotel/motel complex and would preserve the restriction on more than one registrant per unit unless the second person is legally-related by blood, marriage or adoption; • Plaintiffs' attorney be paid Six Thousand Two Hundred Fifty Dollars (\$6,250.00) in attorney's fees; and • Plaintiffs will dismiss the action with prejudice. 	
The City Council authorized the settlement at its October 25, 2016, Council Meeting. Ordinance No. 1772 makes the modifications called for in the settlement.	
The California Supreme Court's decision in <i>In Re Taylor, 60 Cal.4th 1019 (2015)</i> held that residency restrictions that severely limit housing opportunities are unconstitutional as applied. Thereafter this suit was filed challenging the City's residency restrictions. The City Council repealed the Code's residential exclusion zones and this case continued with its challenge to the City's concentration limitations. Plaintiffs claim those blanket restrictions violate the Supreme Court's holding and make too many units of affordable housing unavailable to registrants.	
This ordinance eliminates per building concentrations restrictions but preserves per unit restrictions. In the course of the litigation, the City retained Amy Phenix, Ph.D, as an expert witness. Her report found there to be a positive correlation between concentrations of registered sex offenders and recidivism. That study justifies continuing the City's per unit concentration restrictions.	
FINANCIAL IMPACT/COST: N/A	
ATTACHMENT:	
1) Ordinance No. 1772	
Submitted by  , Mitchell G. Lansdell, City Manager Dated: 01/05/2017	

ORDINANCE NO. 1772

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING CHAPTER 9.64 OF THE GARDENA MUNICIPAL CODE RELATING TO SEX OFFENDER RESIDENCY RESTRICTIONS

WHEREAS, the City Council wishes to resolve pending litigation challenging sex offender residency restrictions contained in the Gardena Municipal Code; and

WHEREAS, the California Supreme Court's decision in *In Re Taylor*, 60 Cal.4th 1019 (2015) held that residency restrictions that severely limit housing opportunities are unconstitutional as applied; and

WHEREAS, in enacting this ordinance the City Council is aware of studies showing a positive correlation between concentrations of registered sex offenders and recidivism and, accordingly, the City Council wishes to preserve certain concentration restrictions on occupancy in a manner that will not severely limit housing opportunities;

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

SECTION 1. Chapter 9.64 of the Gardena Municipal Code is amended to read as follows:

**Chapter 9.64
SEX OFFENDER RESIDENCY RESTRICTIONS**

9.64.010 Definitions.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

- A. "Hotel" or "motel" shall have those meanings as set forth in Chapter 18.04.
- B. "Inn" shall mean any boardinghouse, lodginghouse or roominghouse (as those terms are defined in Chapter 18.04).
- C. "Multiple dwelling" shall have that meaning as set forth in Chapter 18.04. This includes apartment houses and condominiums, but does not include hotels, motels, or inns.
- D. "One-family dwelling" shall have that meaning as set forth in Chapter 18.04.
- E. "Owner's authorized agent" shall mean any natural person, firm, association, joint venture, joint stock company, partnership, organization, club, company, corporation,

business trust or the manager, lessee, agent, servant, office or employee authorized to act for the owner of a property.

F. "Permanent resident" shall mean any person who, as of a given date, obtained the right to occupy a dwelling including but not limited to a one-family dwelling, multifamily dwelling, two-family dwelling, hotel, motel, or inn for more than thirty consecutive days.

G. "Property owner" as applied to buildings and land shall mean the owner of record of any parcel of real property as designated on the county assessor's tax roll, or a holder of a subsequently recorded deed to the property, and shall include any part owner, joint owner, tenant, tenant in common, or joint tenant, of the whole or part of such a building or land.

H. "Responsible party" shall mean the property owner and/or owner's authorized agent.

I. "Sex offender" means any person for whom registration is required pursuant to Section 290 of the California Penal Code, regardless of whether that person is on parole or probation.

J. "Temporary resident" means any person who, for a period of thirty days or less, obtained the right to occupy a dwelling including, but not limited to, a hotel, motel or inn.

K. "Two-family dwelling" shall have that meaning as set forth in Chapter 18.04.

9.64.020 [deleted]

9.64.030 Sex offender violation – One-family dwellings.

No sex offender shall be a permanent or temporary resident in a one-family dwelling already occupied by another sex offender, unless those persons are legally related by blood, marriage or adoption.

9.64.040 Sex offender violation – Two-family dwellings.

No sex offender shall be a permanent or temporary resident in a two-family dwelling already occupied by another sex offender, unless those persons are legally related by blood, marriage or adoption.

9.64.050 Sex offender violation – Multiple dwellings.

No sex offender shall be a permanent or temporary resident in the same dwelling unit of a multiple dwelling already occupied by another sex offender, unless those persons are legally related by blood, marriage or adoption.

9.64.060 [deleted]

9.64.070 Sex offender violation – Hotel/motel/inn rooms.

No sex offender shall be a permanent or temporary resident in the same guest room of a hotel, motel, or inn already occupied by another sex offender, unless those persons are legally related by blood, marriage or adoption.

9.64.080 [deleted]

9.64.090 Responsible party violation – One-family dwellings.

No responsible party shall knowingly rent a one-family dwelling to, or allow occupancy as a permanent or temporary resident by, more than one sex offender during any given period of tenancy, unless those persons are legally related by blood, marriage or adoption.

9.64.100 Responsible party violation – Two-family dwellings.

No responsible party shall knowingly rent a unit within a two-family dwelling to, or allow occupancy as a permanent or temporary resident by, more than one sex offender during any given period of tenancy, unless those persons are legally related by blood, marriage or adoption.

9.64.110 [deleted]

9.64.120 Responsible party violation – Multiple dwellings.

No responsible party shall knowingly rent a unit within a multiple dwelling to, or allow occupancy as a permanent or temporary resident by, more than one sex offender during any given period of tenancy, unless those persons are legally related by blood, marriage or adoption.

9.64.130 [deleted]**9.64.140 Responsible party violation – Hotel/motel/inn.**

No responsible party shall knowingly rent a guest room in a hotel, motel, or inn to, or allow occupancy as a permanent or temporary resident by, more than one sex offender, unless those persons are legally related by blood, marriage, or adoption.

9.64.150 [deleted]**9.64.160 Offenses constituting nuisances.**

Any two-family dwelling, hotel, motel, inn, multiple dwelling, or one-family dwelling operated or maintained in a manner inconsistent with the occupancy requirements of this chapter are declared to be unlawful and are defined as and declared to be public nuisances per se that are injurious to the public health, safety, and welfare.

9.64.170 Nuisances – Recovery of abatement expenses.

A. In any civil action or proceeding, administrative proceeding, or special proceeding, including, but not limited to, those brought to abate a public nuisance, the prevailing party will be entitled to recovery of all staff time costs, costs of abatement, attorney's fees and expenses; provided, that attorneys' fees will only be available in those actions or proceedings in which the city has provided notice at the commencement of such action or proceeding that it intends to seek and recover its own attorneys' fees. In no action or proceeding will an award of attorneys' fees exceed the amount of reasonable attorneys' fees incurred by the city in the action or proceeding.

B. Moneys due the city pursuant to this chapter may be recovered in an appropriate civil action. Alternatively, such liability may be enforced by special assessment proceedings against the parcel of land upon which the nuisance existed, which proceedings must be conducted in a manner substantively similar to proceedings prescribed in Chapter 8.64 of this code relating to assessment for abatement of property nuisances.

9.64.180 Penalties.

Every person who violates any provision of this chapter shall be guilty of a misdemeanor and shall be subject to the penalties as set forth in Chapter 1.16 of this code. Each day that such violation exists shall be deemed a new and separate offense.

9.64.190 Criminal penalties do not satisfy administrative or civil actions.

Neither the arrest, prosecution, conviction, imprisonment, or payment of any fine for the violation of this chapter shall satisfy or diminish the authority of the city to institute administrative or civil actions seeking enforcement of any or all of the provisions of this chapter.

9.64.200 Timing of application of this chapter.

Notwithstanding anything to the contrary contained herein, this chapter shall apply to all sex offenders who establish a new residence within the city of Gardena after the effective date of this chapter, and to all responsible parties who allow occupancy by a sex offender within the city of Gardena after the effective date of this chapter. Nothing in this chapter is intended to limit the obligations of a sex offender to comply with the requirements of state law, including, but not limited to, California Penal Code Section 3003.5.

SECTION 2. 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 3. 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 _____, 2017.

MARK HENDERSON, Mayor Pro Tem

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



PETER L. WALLIN, City Attorney



City of Gardena City Council Meeting

Agenda Item No. 8. B. (1)

Department: POLICE, STREETS & DEVELOPMENT SVCS.

Meeting Date: 01/10/2017

Ordinance No. 1774

AGENDA REPORT SUMMARY

TO: THE HONORABLE MEMBERS OF CITY COUNCIL

AGENDA TITLE: APPROVE AMENDMENTS TO PARKING DISTRICTS AND ESTABLISH RESTRICTED PARKING IN CERTAIN DEFINED AREAS IN THE CITY

- A) AUTHORIZE THE AMENDMENT OF PARKING DISTRICT 3 TO INCLUDE: ATKINSON AVENUE FROM 156TH STREET TO 154TH STREET, 155TH STREET FROM ATKINSON AVENUE TO MARIGOLD AVENUE, AND MARIGOLD AVENUE (WEST CURB LINE) FROM 154TH STREET TO 156TH STREET
- B) AUTHORIZE THE AMENDMENT OF PARKING DISTRICT 4 TO INCLUDE: 130TH STREET FROM VERMONT TO BERENDO, 131ST STREET FROM VERMONT TO BERENDO, 132ND STREET FROM VERMONT TO BUDLONG, 129TH STREET FROM BERENDO TO BUDLONG, BERENDO AVENUE FROM 129TH STREET TO 132ND STREET AND CATALINA AVENUE FROM 129TH STREET TO 132ND STREET
- C) PUBLIC HEARING: ORDINANCE NO. 1774, AMENDING SECTION 10.28.385 AND 10.28.386 OF THE GARDENA MUNICIPAL CODE TO ESTABLISH RESTRICTED PARKING ZONES ON CERTAIN STREETS IN THE CITY

<u>COUNCIL ACTION REQUIRED:</u>	<u>Action Taken</u>
<ul style="list-style-type: none"> • Authorize Amendment of Parking Districts 3 and 4 • Conduct a Public Hearing • Introduce Ordinance No. 1774 <p><u>RECOMMENDATION AND STAFF SUMMARY:</u></p> <p>Staff respectfully recommends that the City Council conduct a public hearing, authorize the amendment of Parking District 3, authorize the amendment of Parking District 4, and introduce Ordinance No. 1774, amending section 10.28.285 and 10.28.386 of the Gardena Municipal Code to establish restricted parking zones on certain streets in the City.</p> <p>Staff is requesting to amend Parking District 3, described under Gardena Municipal Code Section 10.28.385, adding the following streets:</p> <ol style="list-style-type: none"> 1) Atkinson Avenue from 156th street to 154th Street 2) 155th Street from Atkinson Avenue to Marigold Avenue 3) Marigold Avenue (west curb line) from 154th Street to 156th Street <p>In March and April of 2016, two separate requests were filed to amend Parking District 3. Staff conducted a survey of the affected residents, concluding that 73% of the 30 residences were in favor of amending the parking district. Based on enforcement efforts, personnel observations, and community input, residents would benefit from the amended parking district and alleviate negative parking impacts in the area.</p>	

RECOMMENDATION AND STAFF SUMMARY CONT.:

Additionally, staff is requesting to amend Parking District 4, described under Gardena Municipal Code Section 10.28.386, adding the following streets:

- 1) 129th Street from Berendo Avenue to Budlong Avenue
- 2) 130th Street from Vermont Avenue to Berendo Avenue
- 3) 131st Street from Vermont Avenue to Berendo Avenue
- 4) 132nd Street from Vermont Avenue to Berendo Avenue
- 5) Berendo Avenue from 129th Street to 132nd Street
- 6) Catalina Avenue from 129th Street to 132nd Street

Over the course of several months, the Gardena Police Department (GPD) has received numerous complaints regarding the limited parking in the Northeast area of Gardena (Parking District 4), bounded by Vermont to the east, Catalina to the west, 132nd Street to the south, and 129th Street to the north (Northeast Quadrant). On June 27, 2016, a resident submitted a letter with 37 signatures from nearby residents requesting a parking district. Since receiving this formal request, we have conducted three meetings:

- 1) August, 11, 2016, a meeting was held at GTRANS for residents in the affected area. About 25 residents attended the meeting along with the manager from the 12901 S Vermont apartment complex.
- 2) September 29, 2016, a second meeting was held at GTRANS for residents in the affected area, and about 25 residents attended the meeting.
- 3) October 26, 2016, a third meeting was held at GTRANS.

Between October 1st – October 23rd, 2016, a survey was conducted by GPD personnel in the affected area; of 176 homes, 165 were surveyed with 83 % in favor of the parking district. The results of the survey were announced and discussed with residents at the traffic meeting. The police department to date has not received any calls or emails from residents opposing the parking district.

As the Traffic Authority, the Chief of Police convened a formal Traffic Committee meeting including committee members: Chief Edward Medrano, Recreation and Human Services Director Kelly Fujio, Chief Fiscal Officer Clint Osorio, and Transportation Director Ernie Crespo. The Traffic Committee meeting was open to the public and held on November 30, 2016. During the meeting, testimony from community members was heard and committee members reviewed survey results. The Traffic Committee unanimously voted to move forward with the recommendation of this additional parking district area.

FINANCIAL IMPACT/COST:

Not to exceed \$5,000 which will be paid using General Funds

ATTACHMENT:

Staff Report
Traffic District Map; Exhibit A and Exhibit B
Ordinance No. 1774

Submitted by: Edward Medrano, Edward Medrano, Director
Police, Streets & Development Services Date: 01/04/17

Concurred by: Mitchell G. Lansdell, Mitchell G. Lansdell, City Manager Date: 1/4/17

CITY COUNCIL MEETING AGENDA STAFF REPORT

Agenda Item No.	8. B. (1)
Department:	POLICE, STREETS & DEVELOPMENT SVCS.
Meeting Date:	01/10/2017
Ordinance No.	1774

AGENDA TITLE:

APPROVE AMENDMENTS TO PARKING DISTRICTS AND ESTABLISH RESTRICTED PARKING IN CERTAIN DEFINED AREAS IN THE CITY

- A) AUTHORIZE THE AMENDMENT OF PARKING DISTRICT 3 TO INCLUDE: ATKINSON AVENUE FROM 156TH STREET TO 154TH STREET, 155TH STREET FROM ATKINSON AVENUE TO MARIGOLD AVENUE, AND MARIGOLD AVENUE (WEST CURB LINE) FROM 154TH STREET TO 156TH STREET**
- B) AUTHORIZE THE AMENDMENT OF PARKING DISTRICT 4 TO INCLUDE: 130TH STREET FROM VERMONT TO BERENDO, 131ST STREET FROM VERMONT TO BERENDO, 132ND STREET FROM VERMONT TO BUDLONG, 129TH STREET FROM BERENDO TO BUDLONG, BERENDO AVENUE FROM 129TH STREET TO 132ND STREET AND CATALINA AVENUE FROM 129TH STREET TO 132ND STREET**
- C) PUBLIC HEARING: ORDINANCE NO. 1774, AMENDING SECTION 10.28.385 AND 10.28.386 OF THE GARDENA MUNICIPAL CODE TO ESTABLISH RESTRICTED PARKING ZONES ON CERTAIN STREETS IN THE CITY**

RECOMMENDATION:

Staff respectfully recommends that the City Council conduct a public hearing, authorize the amendment of Parking District 3, authorize the amendment of Parking District 4, and introduce Ordinance No. 1774, amending section 10.28.385 and 10.28.386 of the Gardena Municipal Code to establish restricted parking zones on certain streets in the City.

BACKGROUND / ANALYSIS:

Staff is requesting to amend Parking District 3, described under Gardena Municipal Code Section 10.28.385, adding the following streets:

- 1) Atkinson Avenue from 156th street to 154th Street
- 2) 155th Street from Atkinson Avenue to Marigold Avenue
- 3) Marigold Avenue (west curb line) from 154th Street to 156th Street

In March and April of 2016, two separate requests were filed to amend Parking District 3. Staff conducted a survey of the affected residents, concluding that 73% of the 30 residences were

in favor of amending the parking district. Based on enforcement efforts, personnel observations, and community input, residents would benefit from the amended parking district and alleviate negative parking impacts in the area.

Additionally, staff is requesting to amend Parking District 4, described under Gardena Municipal Code Section 10.28.386, adding the following streets:

- 1) 129th Street from Berendo Avenue to Budlong Avenue
- 2) 130th Street from Vermont Avenue to Berendo Avenue
- 3) 131st Street from Vermont Avenue to Berendo Avenue
- 4) 132nd Street from Vermont Avenue to Berendo Avenue
- 5) Berendo Avenue from 129th Street to 132nd Street
- 6) Catalina Avenue from 129th Street to 132nd Street

Over the course of several months, the Gardena Police Department (GPD) has received numerous complaints regarding the limited parking in the Northeast area of Gardena (Parking District 4), bounded by Vermont to the east, Catalina to the west, 132nd Street to the south, and 129th Street to the north (Northeast Quadrant). On June 27, 2016, a resident submitted a letter with 37 signatures from nearby residents requesting a parking district. Since receiving this formal request, we have conducted three meetings:

- 1) August, 11, 2016, a meeting was held at GTRANS for residents in the affected area. About 25 residents attended the meeting along with the manager from the 12901 S. Vermont apartment complex.
- 2) September 29, 2016, a second meeting was held at GTRANS for residents in the affected area, and about 25 residents attended the meeting.
- 3) October 26, 2016, a third meeting was held at GTRANS.

Between October 1st – October 23rd, 2016, a survey was conducted by GPD personnel in the affected area; personnel went door to door. There are a total of 176 homes in the affected area and GPD personnel were able to survey 165 homes (93.75%). Of those surveyed:

- ❖ 93% (165 homes) of residents were contacted
- ❖ 83% (138 homes) of the residents contacted are in favor of the parking district
- ❖ 13% (22 homes) of residents contacted are opposed of the parking district
- ❖ 3% (5 homes) of residents had no opinion or other.

The results from the survey were announced and discussed with residents who attended the third meeting on October 26th. To date, GPD has not received any phone calls, emails, or letter from residents in the affected area who oppose the parking district.

If the City Council approves the establishment of the parking district and introduction of Ordinance No. 1774 to amend the Gardena Municipal Code, the following provisions would become effective:

- ❖ (1) One parking permit for each vehicle registered to a resident of an adjacent dwelling¹ unit.
- ❖ (1) One permit for a non-occupant owner of an adjacent dwelling unit.
- ❖ (4) Four guest permits to each resident per adjacent dwelling unit.
- ❖ Temporary parking permits on an as needed basis, applied for at least 14 days in advance of the need for guest permits.
- ❖ The permits will be valid 24 hours a day (7) seven days a week.

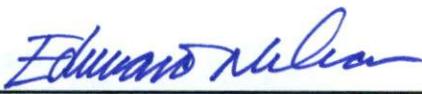
As the Traffic Authority, the Chief of Police convened a formal Traffic Committee meeting including committee members: Chief Edward Medrano, Recreation and Human Services Director Kelly Fujio, Chief Fiscal Officer Clint Osorio, and Transportation Director Ernie Crespo. The Traffic Committee meeting was open to the public and held on November 30, 2016. During the meeting, testimony from community members was heard and committee members reviewed survey results. The Traffic Committee unanimously voted to move forward with the recommendation of this additional parking district area.

FISCAL IMPACT:

The approximate cost for amending restricted parking would not exceed \$5,000.00. Costs associated with this project would include the signage materials, poles/bases (as needed), installation, and permit decals/passes per resident(s). Funds to cover this project would come from the General Fund.

CONCLUSION:

IN CONCLUSION, Staff respectfully requests that the City Council approve the amendment of the Parking Districts 3 and 4, and introduce Ordinance No. 1774, to amend the Gardena Municipal Code section 10.28.385 and 10.28.386.

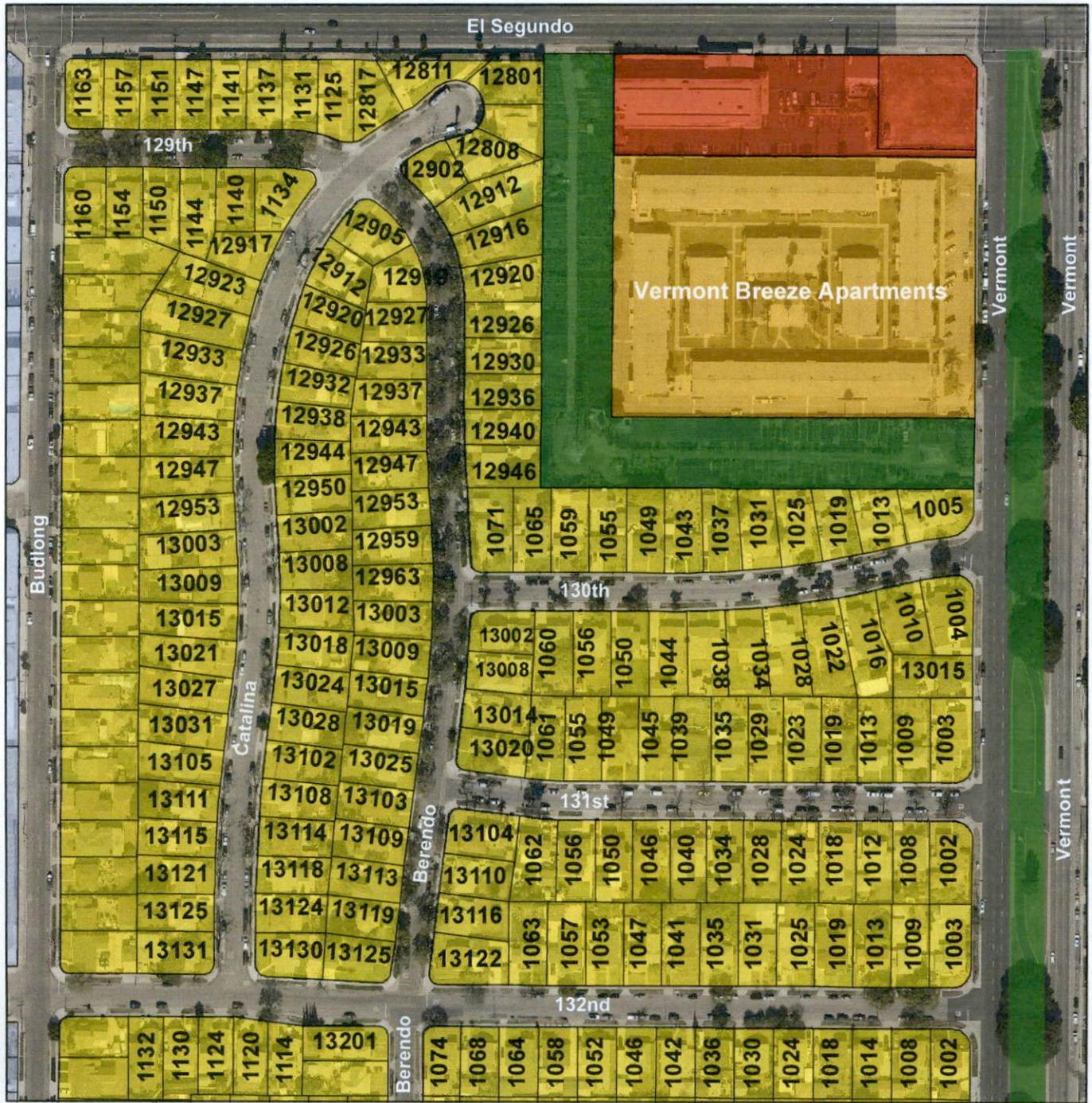
Submitted by:  Date: 01/04/17
Edward Medrano, Director
Police, Streets & Development Services

- Attachment:
- (1) Parking District Map; Exhibit A and Exhibit B
 - (2) Ordinance No.1774

¹ Adjacent dwelling: a residential dwelling unit fronting upon or having direct access to a street within a district established pursuant to this chapter by means of a front door, entryway, or driveway or any combination thereof.

Parking District 4 Amendment

Exhibit B



ORDINANCE NO. 1774

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING SECTION 10.28.385 AND 10.28.386 OF THE GARDENA MUNICIPAL CODE TO ESTABLISH RESTRICTED PARKING ZONES ON CERTAIN STREETS IN THE CITY

WHEREAS, residents in certain areas of the City have requested that parking, at all times, be limited in those areas to holders of parking permits issued in accordance with Chapter 10.28 of the Gardena Municipal Code; and

WHEREAS, the areas proposed for restricted parking, 24 hours a day, Monday through Sunday, are 129th Street from Berendo Avenue to Budlong Avenue; 130th Street from Vermont Avenue to Berendo Avenue; 131st Street from Vermont Avenue to Berendo Avenue; 132nd Street from Vermont Avenue to Berendo Avenue; Berendo Avenue from 129th Street to 132nd Street and Catalina Avenue from 129th Street to 132nd Street; and

WHEREAS, residents in certain other areas of the City have requested that parking, during business hours, be limited in those areas to holders of parking permits issued in accordance with Chapter 10.28 of the Gardena Municipal Code; and

WHEREAS, the areas proposed for restricted parking during business hours, Monday through Friday, are Atkinson Avenue from 156th Street to 154th Street; 155th Street from Atkinson Avenue to Marigold Avenue; and Marigold Avenue (west curb line) from 154th Street to 156th Street; and

WHEREAS, the City Traffic Committee has reviewed the requests and determined that limiting parking on the streets fronting the homes in those areas to residents would eliminate vehicular congestion and should be granted.

NOW, THEREFORE, the City Council of the City Of Gardena, California, does hereby ordain, as follows:

SECTION 1. Section 10.28.385 of the Gardena Municipal Code is amended to read as follows:

10.28.385 District No. 3 described.

District No. 3 is described, as follows:

That portion of land in the city of Gardena, county of Los Angeles, state of California, described, as follows:

1. 156th Street from Crenshaw Boulevard to Purche Avenue;
2. 157th Street from Atkinson Avenue to Purche Avenue;

3. Atkinson Avenue from 156th Street to Manhattan Beach Boulevard;
4. Purche Avenue from 156th Street to Manhattan Beach Boulevard;
5. Manhattan Beach Boulevard (north curb line) from Crenshaw Boulevard to Purche Avenue;
6. Atkinson Avenue from 156th Street to 154th Street;
7. 155th Street from Atkinson Avenue to Marigold Avenue; and
8. Marigold Avenue (west curb line) from 154th Street to 156th Street.

SECTION 2. Section 10.28.386 of the Gardena Municipal Code is amended to read as follows:

10.28.386 District No. 4 described.

District No. 4 is described, as follows:

That portion of land in the city of Gardena, county of Los Angeles, state of California, described, as follows:

1. Spinning Avenue from 135th Street to 141st Street;
2. Daphne Avenue from 135th Street to 141st Street;
3. Purche Avenue from 135th Street to 141st Street;
4. 129th Street from Berendo Avenue to Budlong Avenue;
5. 130th Street from Vermont Avenue to Berendo Avenue;
6. 131st Street from Vermont Avenue to Berendo Avenue;
7. 132nd Street from Vermont Avenue to Berendo Avenue;
8. Berendo Avenue from 129th Street to 132nd Street; and
9. Catalina Avenue from 129th Street to 132nd Street.

SECTION 3. The Traffic Authority is directed to erect signs in accordance with Section 10.28.360. The provisions of Sections 10.28.280 through 10.28.386 shall be enforced in the areas added by this Ordinance No. 1774 when at least two (2) of such signs are erected on each side of each street within a block.

SECTION 4. 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 5. 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 _____, 2017.

MARK HENDERSON, Mayor Pro Tem

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



PETER L. WALLIN, City Attorney



City of Gardena City Council Meeting

Agenda Item No. 8. B. (2)

Department: POLICE, STREETS &
DEVELOPMENT SVCS.

Meeting Date: 01/10/2017

Resolution No. 6250

AGENDA REPORT SUMMARY

TO: THE HONORABLE MEMBERS OF CITY COUNCIL

AGENDA TITLE: PUBLIC HEARING: CALL FOR REVIEW BY COUNCILMEMBER TERAUCHI OF COMMISSION ACTION ON THE APPROVAL OF CONDITIONAL USE PERMIT #4-14, SITE PLAN REVIEW #6-14 TO ALLOW THE CONSTRUCTION AND OPERATION OF A MEMBERS-ONLY GAS STATION WITH EIGHT PUMPS (16 FUELING POSITIONS) AND ATTENDANT KIOSK AT AN EXISTING SAM'S CLUB RETAIL STORE; AND THE ADOPTION OF MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM (ENVIRONMENTAL ASSESSMENT #9-14)

A) RESOLUTION NO. 6250, ACTING ON THE CALL FOR REVIEW BY ADOPTING A REVISED MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR – AND APPROVING – THE SITE PLAN REVIEW AND CONDITIONAL USE PERMIT FOR CONSTRUCTION AND OPERATION OF A MEMBERS-ONLY GAS STATION WITH EIGHT PUMPS (16 FUELING POSITIONS) AND ATTENDANT KIOSK AT AN EXISTING SAM'S CLUB RETAIL STORE IN THE GENERAL COMMERCIAL (C-3) ZONE
(APN: 6111-036-057) (EA #09-14, SPR #06-14, CUP #04-14)

COUNCIL ACTION REQUIRED:

Action Taken

- Conduct a Public Hearing
- Adopt Resolution No. 6250

RECOMMENDATION AND STAFF SUMMARY:

Staff respectfully recommends that the City Council adopt Resolution No. 6250, acting on the call for review by adopting a revised mitigated negative declaration and mitigation monitoring program for – and approving – the site plan review and conditional use permit for construction and operation of a members-only gas station with eight pumps (16 fueling positions) and attendant kiosk at an existing sam's club retail store in the general commercial (c-3) zone (apn: 6111-036-057) (ea #09-14, spr #06-14, cup #04-14).

On December 6, 2016, the Planning and Environmental Quality Commission voted 4-0 (Commissioner Jamora on excused absence) to adopt Resolution #PC16-16 adopting the MND and MMP approving the Project.

A call for review of the Planning and Environmental Quality Commission's approval was filed by Councilmember Terauchi, citing concerns relative to drainage and monitoring of fumes.

FINANCIAL IMPACT/COST:

N/A

ATTACHMENT:

- Attachment A – Agenda Staff Report
- Attachment B – Appeal Statement
- Attachment C – Planning Commission packet dated December 6, 2016
- Attachment D – Planning Commission Minutes dated December 6, 2016 (draft)
- Attachment E – Resolution No. 6250

Submitted by: Edward Medrano, Edward Medrano, Director
Police, Streets & Development Services Date: 01/04/17

Concurred by: Mitchell G. Lansdell, Mitchell G. Lansdell, City Manager Date: 1/5/17

CITY COUNCIL MEETING AGENDA STAFF REPORT

Agenda Item No.	8. B. (2)
Department:	POLICE, STREETS, & DEVELOPMENT SVCS.
Meeting Date:	01/10/2017
Resolution No.:	6250

AGENDA TITLE:

PUBLIC HEARING: CALL FOR REVIEW BY COUNCILMEMBER TERAUCHI OF PLANNING COMMISSION ACTION ON THE APPROVAL OF CONDITIONAL USE PERMIT #4-14, SITE PLAN REVIEW #6-14 TO ALLOW THE CONSTRUCTION AND OPERATION OF A MEMBERS-ONLY GAS STATION WITH EIGHT PUMPS (16 FUELING POSITIONS) AND ATTENDANT KIOSK AT AN EXISTING SAM'S CLUB RETAIL STORE; AND THE ADOPTION OF MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM (ENVIRONMENTAL ASSESSMENT #9-14)

A) RESOLUTION NO. 6250 ACTING ON THE CALL FOR REVIEW BY ADOPTING A REVISED MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR – AND APPROVING – THE SITE PLAN REVIEW AND CONDITIONAL USE PERMIT FOR CONSTRUCTION AND OPERATION OF A MEMBERS-ONLY GAS STATION WITH EIGHT PUMPS (16 FUELING POSITIONS) AND ATTENDANT KIOSK AT AN EXISTING SAM'S CLUB RETAIL STORE IN THE GENERAL COMMERCIAL (C-3) ZONE

(APN: 6111-036-057) (EA #09-14, SPR #06-14, CUP #04-14)

RECOMMENDATION:

Staff respectfully recommends that the City Council conduct the public hearing and adopt Resolution No. 6250, A) acting on the call for review by adopting a revised mitigated negative declaration and mitigation monitoring program for – and approving – the site plan review and conditional use permit for construction and operation of a members-only gas station with eight pumps (16 fueling positions) and attendant kiosk at an existing sam's club retail store in the general commercial (c-3) zone (apn: 6111-036-057) (ea #09-14, spr #06-14, cup #04-14).

BACKGROUND AND SUMMARY:

APPLICANT: Sam's Real Estate Business Trust (Sam's Club)
PROJECT ADDRESS: 1399 West Artesia Blvd.

The background and summary of this items are contained in the attached staff report to the Planning Commission. At the conclusion of the hearing on December 6, 2016, the Planning Commission unanimously approved the MND and MMP and approved the project.

CALL FOR REVIEW

A call for review of the Planning and Environmental Quality Commission's approval was filed by Council Member Terauchi on December 17, 2016. The call for review specifically cites drainage concerns relative to the Willows Wetlands and monitoring of gaseous fumes emitting from the project site as the reasons for the review.

ANALYSIS

Drainage

In 1987, The Federal Water Pollution Control Act (also referred to as the Clean Water Act [CWA]) was amended to provide that the discharge of pollutants to waters of the United States from stormwater is effectively prohibited, unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) Permit. The 1987 amendments to the CWA added Section 402 (p), which established a framework for regulating municipal, industrial and construction stormwater discharges under the NPDES program. In California, these permits are issued through the State Water Resources Control Board - (SWRCB) and the nine Regional Water Quality Control Boards.

On November 8, 2012, the Regional Water Quality Control Board, Los Angeles Region (RWQCB), adopted Order No.R4-2012-0175. This Order is the NPDES Permit (NPDES No. CAS004001) for municipal stormwater and urban runoff discharges within the County of Los Angeles.

As adopted in November 2012, the requirements of Order No. R4-2012-0175 (the "Permit") cover 84 cities, including Gardena, and the unincorporated areas of Los Angeles County. Under the Permit, the Los Angeles County Flood Control District is designated as the Principal Permittee; the County of Los Angeles along with the 84 incorporated cities is designated as Permittees.

The Permittees have the ultimate goal of accomplishing the requirements of the Permit and reducing the amount of pollutants in stormwater and urban runoff wherein new development/redevelopment projects are required to prepare a Low Impact Development (LID) report.

As a result of a comment letter by Friends of the Willows, the project's stormwater management design was modified so that all stormwater discharge will be directed towards Artesia Boulevard and away from the Willows Wetlands as specified below.

The exhibits referenced in the Planning Commission packet dated December 6, 2016 also the exhibits referenced in the City Council packet.

Existing Drainage Condition

The project site is a paved parking lot and the topography is relatively flat. The existing drainage for the project consists of one drainage area which has been separated into two sub-drainage areas. The first sub-drainage area is comprised of the project site and second sub-drainage area is comprised of the off-site run-off from the adjacent existing Taco Bell fast food

Staff Report: Agenda Item No. 8. B. (2)

restaurant. Runoff from drainage area A sheet flows to the northwest to an existing catch basin which discharges to the east to the adjacent property via a concrete culvert. Runoff continues to the east toward South Garden Park and Gardena Willows Wetland Preserve then into the storm drain system on Vermont Avenue which discharges into the Dominguez Channel.

Proposed Drainage Condition

The proposed drainage for the project consists of one drainage area which has been separated into two sub-drainage areas. The first sub-drainage area is comprised of the project site and the second sub-drainage area is comprised of the off-site run-on from the adjacent existing Taco Bell fast food restaurant. Run-off from the first sub-drainage area (the project site) will sheet flow to the west to a proposed biofiltration basin. A storm drain pipe will connect the biofiltration basin and canopy to the existing catch basin on Artesia Boulevard. This existing catch basin is part of a series of catch basins along Artesia Boulevard connected via storm drain pipe discharging to an LA County Flood Control District reinforced concrete box located along Normandie Avenue. The reinforced concrete box ultimately discharges into the Dominguez Channel. This design will ensure that no Project drainage will enter the Gardena Willows Wetland Preserve. See attached LID plan.

Fumes Monitoring

Fuel storage and dispensing is a highly regulated activity. The construction and operation of a fuel storage facility must comply with a myriad of state and Federal requirements. The Project has been designed to comply with the following requirements:

- South Coast Air Quality Management District, Rule 461: Gasoline Transfer and Dispensing
- California Environmental Protection Agency Air Resources Board, Vapor Recovery Program
- California Environmental Protection Agency Air Resources Board, Vapor Recovery Systems in Gasoline Marketing Operations
- California Environmental Protection Agency Air Resources Board, Phase I Enhanced Vapor Recovery (EVR) Executive Orders
- California Environmental Protection Agency Air Resources Board, Phase II EVR Executive Orders
- State Water Resources Control Board, UST Program
- California Water Boards, UST Regulations
- California Environmental Protection Agency, Assembly Bill 2481
- California Environmental Protection Agency, Assembly Bill 1702
- Cal/OSHA

Odors from the operation of the Project could include occasional odors from gasoline vapors and trash. Fuel pumps would be located a minimum of 176 feet from the nearest sensitive receptor. Gasoline fueling stations are required by the SCAQMD Rule 461, Gasoline Storage and Dispensing, to include an enhanced vapor recovery and diagnostic system. The purpose of this system is to collect and store gasoline vapors during both bulk deliveries and vehicle operations. In general, fuel dispensing systems are required to include dripless nozzles that seal to the vehicle during filling. A vacuum system forces the vapors created by the vehicle filling back to the underground storage tanks (UST). The storage tank is vented by a mechanical filtration system that scrubs and neutralizes the vapors before their release.

Similarly, during bulk delivery operations, the delivery truck's filling tubes are sealed to the storage tank and all vapors are returned to the UST. This process stems the release of vapors. The vapors created by the filling operation are then subject to mechanical scrubbing and neutralization prior to release. The final component of the vapor recovery process is the diagnostic system. This electronic system provides 24-hour monitoring of the vapor recovery system, including collection of vapors during fueling operations and assurances that vapors in the UST are not leaking. The system identifies failures automatically, notifies the station operator, and reduces emissions by early detection and prompt repair.

Per the Mitigated Negative Declaration, based on the distance to the nearest sensitive receptor, air dispersion, the use of trash enclosures, and compliance with SCAQMD Rule 461, potential order emissions would be minimized and the Project would not result in substantial odors to nearby land uses. Impacts in this regard are therefore considered less-than-significant and no mitigation is required.

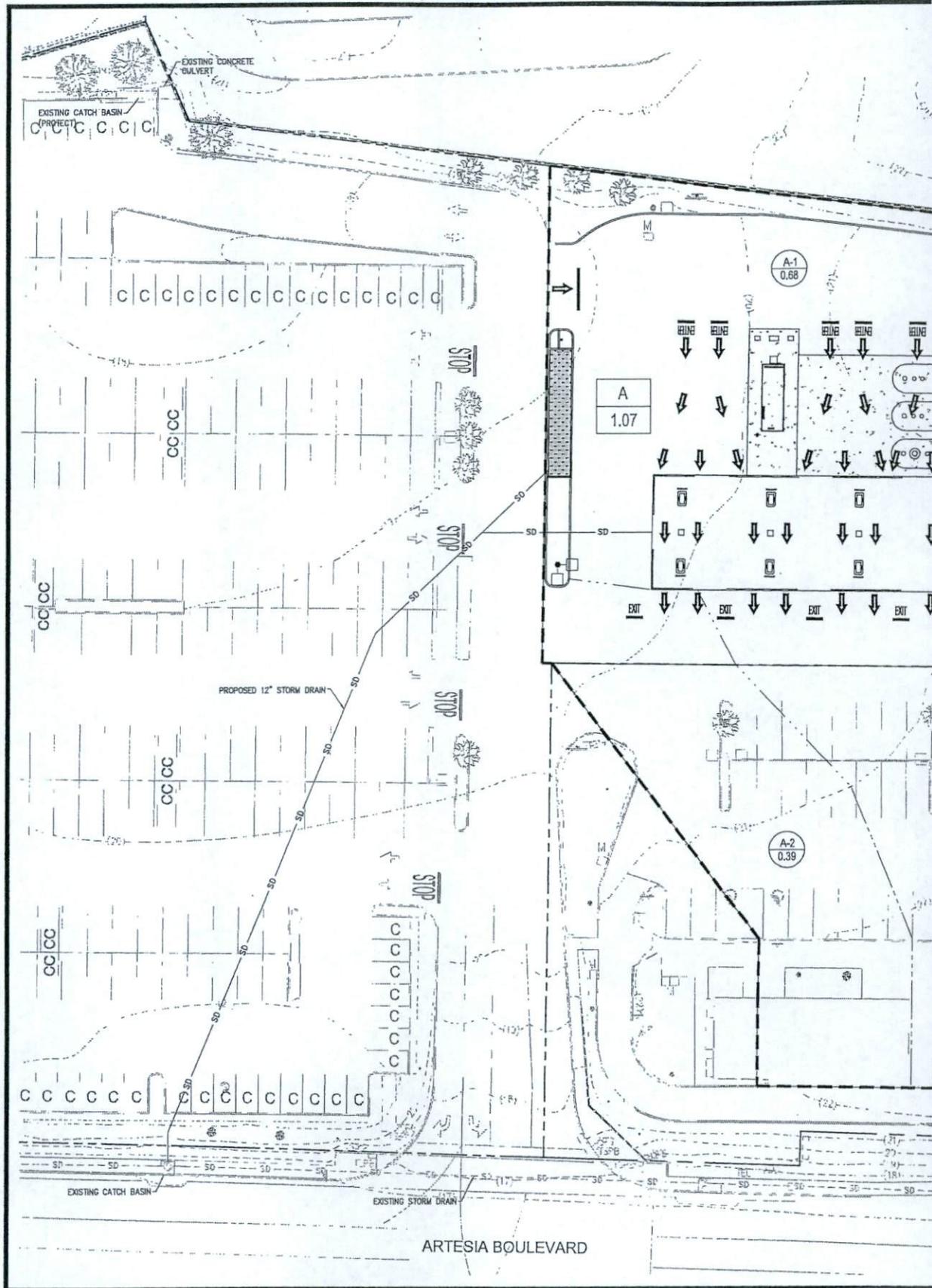
Sources: Sam's Club Fueling Station Focused Air Quality and Greenhouse Gas Assessment (Urban Crossroads, Inc.) July 1, 2016; Preliminary Plans for the Sam's Club Fueling Station Project, November 2015.

IN CONCLUSION, Staff respectfully recommends that the City Council act on the call for review by adopting the Mitigated Negative Declaration and Mitigation Monitoring Program (Environmental Assessment #9-14) for - and approving Site Plan Review #6-14 and Conditional Use Permit #4-14.

Submitted by: Edward Medrano Date: 01/04/17
Edward Medrano, Director
Police, Streets & Development Services

Attachment:

- Exhibit A – LID Plan



Attachment B
Appeal Statement



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

RETURN TO:

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

RE: Mitigated Negative Declaration and Mitigation Monitoring Program #9-14 Site Plan
(Case Name and Number) Review #6-14

APPLICANT: Sam's Real Estate Business Trust (Sam's Club)

Address/Location of Subject Property 1399 West Artesia Boulevard (APN: 6111-036-057)

Date of decision: December 6, 2016 **Requesting:** APPROVAL DENIAL

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

As the site is immediately adjacent to GARDENA Willows:
- Review DRAINAGE + flow plan for site
- Specify in detail the ongoing MONITORING of gaseous fumes emitting from site

Name of Council Member Terrence Terauchi

Signature _____

Terrence Terauchi

Date: _____

12/17/16

For office use only:

Copies to: Community Development Department: Planning Building & Safety
 City Council City Manager City Attorney Other Department(s) _____

Attachment C
Planning Commission
Packet dated December 6,
2016

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT
MEMORANDUM #16-16
SITE PLAN REVIEW #6-14
CONDITIONAL USE PERMIT #4-14
ENVIRONMENTAL ASSESSMENT #9-14
AGENDA ITEM #6

DATE: December 6, 2016

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

FROM: Edward Medrano, Director of Police, Streets and Development Services

CASE PLANNER: Raymond Barragan, Community Development Manager

APPLICANT: Sam's Real Estate Business Trust (Sam's Club)

LOCATION: 1399 W. Artesia Boulevard

REQUEST: Conditional Use Permit and Site Plan Review to allow the construction and operation of a members-only gas station with eight pumps (16 fueling positions) and attendant kiosk at an existing Sam's Club retail store; and

Adoption of the above entitlements require adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

BACKGROUND

On September 2, 2014, the Planning and Environmental Quality Commission (Planning Commission) held a duly noticed public hearing on the proposed project. Staff recommended that the Planning Commission categorically exempt the project from the California Environmental Quality Act (CEQA) pursuant to Guidelines Sections 15332, In-fill development and approve the project. At the meeting, members of the public expressed their concerns regarding the project. The concerns included possible drainage runoff into the Willows Wetland Preserve, vehicular traffic flow, and noise. The Planning Commission made a motion to reject the Categorical Exemption and directed Staff to initiate the CEQA process prior to bringing the project back before the Planning Commission.

PROJECT DESCRIPTION/SETTING

The project site is a 9.35-acre property located in the General Commercial (C-3) zone at 1399 West Artesia Boulevard. The property is located on the northeast corner of Artesia Boulevard and Normandie Avenue and is currently developed with a 106,094 square foot Sam's Club retail store, 638 parking spaces with solar canopies covering a portion of the parking spaces, and

landscaping. A Taco Bell restaurant is located on an adjacent parcel and shares a common driveway with the subject site. The proposed fueling station would be located in the northeasterly corner of the existing parking lot.

The project site has a zoning designation of General Commercial (C-3) and a General Plan land use designation of General Commercial. The project site is bounded by Artesia Boulevard to the south and Normandie Avenue to the west. As seen in the table below, adjacent land uses include single family residential uses and a senior housing facility to the north (R-1 and O zone), commercial uses and single family residential uses to the south (C-3 and R-1 zone), and commercial uses to the east and west (C-3 zone).

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	C-3	General Commercial	Commercial
North	R-1	Low Density Residential	Single Family Residential
	O	Public/ Institutional	Senior Housing
South	C-3	General Commercial	General Retail Commercial
	R-1	Low Density Residential	Single Family Residential
East	C-3	General Commercial	General Retail Commercial
West	C-3	General Commercial	General Retail Commercial

The Applicant is proposing to construct and operate a gas station facility located on the northeast corner of the subject site and consists of the following:

- A 4,653 square foot canopy over fuel pump stations with a maximum height of 17'-8";
- Eight (8) fuel pump stations totaling 16 fueling positions;
- A 200-square-foot service kiosk (no retail sales);
- A vehicle air and water station; and
- Updated landscaping in existing landscape areas and additional landscaping.

In addition to the above-ground improvements, the project includes an enhanced vapor recovery and diagnostic system. The purpose of this system is to collect and store gasoline vapors during both bulk deliveries and vehicle operations. In general, fuel dispensing systems are required to include dripless nozzles that seal to the vehicle during filling. A vacuum system forces the vapors created by the vehicle filling back to the underground storage tanks.

The project also contains three 20,000-gallon underground storage tanks (USTs) that would be located in the northeastern portion of the site, under the easterly fuel drive aisles. The USTs provide storage for three fuel products: unleaded, super unleaded, and diesel. The tanks will be located a minimum of four feet below the tank slab, which measures approximately 43 feet by 46 feet.

The applicant is seeking approval for site plan review and conditional use permit to allow the development and operation of the subject gas station. In order to approve these entitlements, the Planning Commission will be required to first adopt a mitigated negative declaration and mitigation monitoring program in accordance with the California Environmental Quality Act. Staff recommends the Planning and Environmental Quality Commission adopt the mitigated negative declaration and mitigation monitoring plan and approve the site plan review and conditional use permit per the following analysis.

ANALYSIS

Gardena Municipal Code (GMC) Section 18.32.030.O requires a conditional use permit (CUP) for automobile service stations. Additionally, Section 18.44.010.A, requires site plan review for any development project for which a conditional use permit is being sought; 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 in the city as a whole.

Site Plan Review

Development Standards

The project as submitted for the most recent review is similar to what was submitted initially in 2014 except for two changes: (1) the canopy increased in size by 120 square feet; and (2) the kiosk was originally proposed south of the canopy with vehicles entering the gas station from the south and exiting to the north. The applicant revised the project and reversed the traffic flow. Vehicles are now proposed to enter the site from the north and exit to the south. Furthermore, the kiosk is located to the north of the canopy.

The project is proposed on a 9.35-acre Sam’s Club members-only store. The gas station is proposed in a portion of the existing store parking area towards the northeast corner of the project site. The following table demonstrates how the project complies with the development standards set forth in the GMC:

Standard	Requirement	Proposed
Lot Area	7,500 Sq. Ft.	9.35 acres
Lot Dimensions:		
Minimum Lot Width	50'	998'
Minimum Lot Depth	150'	500'
Building Height	35'	Canopy: 17' 8" Kiosk: 10'10"
Building Setback:		
Front (Artesia Blvd.)	10	Canopy: 164' Kiosk: 256'

Side (East Property Line)	0'	Canopy: 20' Kiosk: 85'
Side (West Property Line)	0'	Canopy: 863' Kiosk: 905'
Rear	0'	Canopy: 92.57' Kiosk: 53.48'
Landscaping	5%	
	10' landscape perimeter all street frontage	
Off Street Parking	876	909
FAR	0.50	0.26

Table 1: Property Development Standards for C-3 zone

Circulation

Access to the fueling station would be provided via an existing driveway on Artesia Boulevard, located southerly of the site. No alteration of this access point is necessary or proposed to accommodate the Project. As discussed earlier, vehicles accessing the fueling station would be directed northerly, and travel through the fueling lanes from north to south. Delivery trucks would access the site via the same driveway, then make their delivery in a clockwise route along the perimeter of the site.

Landscaping

Per GMC Section 18.40.090.B the amount of landscaping required shall be not less than five percent of the total paved area utilized for driveways and open parking areas. Said landscaping shall be evenly distributed throughout the parking areas wherever feasible. The primary use of the property is a Sam's Club store and the secondary use would be the proposed fuel station. Sam's Club was developed in 1988 with subsequent modifications. Landscaping was required as part of previous approvals. Currently, seven percent of the site is pervious area; therefore, existing landscaping already exceeds the minimum amount required by the GMC. The Project would result in an increase in landscaping to 11 percent by way of a new landscape planter (containing the bio filtration basin) along the western boundary to provide a sense of separation between the fueling station and Sam's Club parking lot. Additionally, new landscaping would be installed in existing landscape areas along the site's northerly and easterly perimeter closest to the proposed gas station. All existing landscaping not part of this project shall remain in its current condition.

Parking

No parking is proposed as part of the fueling station. It is noted, however, that the Project will decrease the existing parking pool associated with the existing Sam's Club by 77 spaces. The Sam's Club site and the Gardena Gateway Center, located across Artesia Boulevard, have an existing reciprocal parking agreement and are tied together by a recorded covenant (Covenant No. 90-872671). When the covenant was prepared (1990), both properties were under common ownership. The covenant requires that the total parking demands for both of these properties be cumulatively accommodated. The table below demonstrates the total amount of parking required and provided if the project is approved.

Use	Required	Existing	Proposed
Sam's Club	424	612	535
Taco Bell	21	26	26
Gardena Gateway Center	431	348	348
Total:	876	986	909

Table 2: Parking Comparison

Aesthetics

The proposed fuel station canopy and kiosk are contemporary in design and consistent with the design of the Sam's Club store. The existing Sam's Club architecture and signs represent a stark industrial design with earth tone hues. Architecture in and around the project site varies from property to property. The proposed architecture is not out of character with the surrounding architecture and blends in with all existing onsite architectural styles.

All Project lighting shall comply with the GMC, and in a manner that precludes potential adverse effects of light overspill. All decorative and security lighting plans shall be submitted for required City review and approval prior to, or concurrent with, application for building permits.

Conditional Use Permit (CUP)

Section 18.32.030(O) requires a Conditional Use Permit (CUP) for an automobile service station. Pursuant to GMC Section 18.46.040F, the Planning Commission shall make the following findings:

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

The applicant is requesting to construct and operate a gas station at an existing Sam's Club retail store. GMC Section 18.32.030O requires a conditional use permit for the operation of an automobile service station. Therefore, the application for a conditional use permit is deemed proper, and if approved, will authorize the operation of a gas station at the subject property.

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

Conditions of approval for the project will ensure neighborhood compatibility. Although the fuel station is compatible in commercial and industrial zones, staff considered any conflicts that could arise between the proposed use and residential uses. The nearest sensitive receptors are residential uses 176 feet to the north of the project site.

Staff considered noise and air quality to be the impact categories that could have the most effect on the residents to the north. Fuel storage and dispensing is a highly regulated activity. The construction and operation of a fuel storage facility must comply with a myriad of state and Federal requirements. In addition, an Initial Study/Mitigated Negative Declaration was prepared for the project (discussed below) and determined that the project would not have a significant effect on the surrounding environment relative to noise and air quality.

The City's General Plan Economic Development Plan Goal 1 establishes that the City should, "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." The proposed fuel station is located on Artesia Boulevard that has the highest volume of traffic in the City. The proposed fuel station would provide gasoline services for the local and regional market and add to the City's tax base. Therefore, the conditions of approval for Conditional Use Permit #4-14 and adherence to state and Federal requirements will ensure that the operation of the gas station will be compatible with, and not detrimental to, the surrounding land uses and in harmony with the General Plan.

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

As discussed in the Site Plan Review section of this report, the project site and the project is adequate in size to accommodate the proposed fuel station and the project, as proposed, meets or exceeds the development standards as set forth for development in commercial zones.

Furthermore, the following development standards are required for automobile service stations:

Standard	Requirement	Proposed
Lot Size (Minimum)	1 acre	9.35 acres
Street Frontage (Minimum)	150 feet	Over 400 feet
Setbacks (Minimum)	20 feet (interior)	20 feet minimum 92.57 feet maximum
Gasoline Pumps (Minimum)	15 feet from Property line	30 feet minimum
Walls (Minimum)	6-foot Masonry Wall 10 feet between wall and driveway entrance/vehicle access openings	8 foot high minimum (existing)
Access & Circulation (Maximum)	No more than 2 driveways on any one street frontage	1 driveway (existing)
Air and Water Dispenser	Yes	Yes
Restroom	Yes	Yes

Table 3: CUP Requirements for gas station

It should be noted that the proposed fuel station is intended to be used only by members of the Sam's Club store. Furthermore, the kiosk would be occupied by one attendant during business hours to assist patrons should a problem arise with their transaction. The fueling station would be self-service and no cash would be accepted. No retail sales (beyond fuel) would occur at the station. The fueling station hours of operation would be the same as the Sam's Club store hours (Monday through Saturday 6:00 am – 9:00 pm, and Sunday 9:00 am – 7:00 pm).

The requirement for a CUP is mainly intended for new stand-alone automobile service stations. As such, the development standards are in place to ensure that there are adequate services and facilities for all patrons and employees. The subject project is proposed on an existing Sam's Club property that was developed with trash enclosures and service. Additionally, it is not anticipated that the service station will generate excessive amounts of trash since no retail sales are proposed. Therefore, the existing trash enclosure satisfies the requirement for the proposed gas station.

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

Access to the commercial retail center is through four driveways, two are located on Artesia Boulevard and two on Normandie Avenue. For purposes of this analysis, access to the gas station is proposed primarily through the easternmost driveway on Artesia Boulevard. The Gardena General Plan Circulation Element has deemed Artesia Boulevard as an Arterial roadway type and Normandie as a Major collector roadway

type. Both roadway types have been properly designed and improved to carry the type of quantity of traffic generated by the proposed use.

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

The conditions of approval for Conditional Use Permit #4-14 will ensure that the operation of the fuel station will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

Upon approval of a site plan review, a conditional use permit, and the issuance of conditions of approval, the project would be consistent with the GMC and the General Plan.

GENERAL PLAN CONSISTENCY

As stated previously in the staff report, the proposed project meets or exceeds the requirements of Chapter 18, Zoning, of the Gardena Municipal Code. The proposed project is also consistent with several Land Use and Economic Development goals and policies of the Gardena General Plan.

The proposed project would replace an underutilized portion of an existing Sam's Club parking lot (Land Use Policy 1.2) with the proposed gas station. The proposed project also has appropriate setbacks from the property line that help to protect the character of the adjacent neighborhood (Land Use Policy 1.3). The proposed project provides ample amounts of landscaping and the Sam's Club property and those properties listed in the parking covenant have adequate parking to meet the needs of employees and visitors (Land Use Policy 3.5).

Lastly, as stated earlier, gas stations generate high tax revenue, thus maintaining a sound tax base. The proposed fuel station would provide gasoline services for the local and regional market and add to the City's tax base. (Economic Development Policy 1.7).

NOTICING

The period for public review of the MND began on October 28, 2016 and ended on November 17, 2016 and the Notice of Intent was published in the Gardena Valley News on October 27, 2016. At which time, one comment from the State of California Department of Transportation was received. Per the State's comment, the agency did not agree with the trip generation estimates of the traffic report conducted for the Sam's Club project because the report did not take into account "diverted trips." Staff believes that the traffic study did account for diverted trips based on the nature of the proposed use (members' only gas station). For this reason, staff believes the project does not exceed the State's standards; therefore, a traffic impact study is not required.

The public hearing notice for Environmental Assessment #9-14, Site Plan Review #6-14 and Conditional Use Permit #4-14 was published in the Gardena Valley News and mailed 1st class to owners and occupants within a 300-foot radius of the site on November 24, 2016. 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.

ENVIRONMENTAL CONSIDERATIONS

The proposed project is not exempt from CEQA and an Initial Study and Mitigated Negative Declaration were prepared by Applied Planning, Inc. (Consultant), under contract to the City. On the basis of the evaluation set forth in the Initial Study, it was found that the project would have less than significant environmental impacts with mitigation measures incorporated. The Consultant prepared a mitigated negative declaration (MND) and mitigation monitoring program (MMP). Potential impacts were found in the area of Geology and Soils.

The MND was initially circulated for public review in July 2016. As part of the project, a portion of the treated stormwater was planned to be drained through an existing drainage culvert to the north of the project site. In August 2016, City staff received a letter from the Friends of the Gardena Willows Wetlands Preserve asking for proof that stormwater would not drain into the Willows Preserve. After review of the stormwater plans, it appeared that the treated water would in fact drain towards the Willows Preserve. Acting in good faith and to be a good neighbor, the applicant redesigned the drainage plan and diverted all stormwater to an existing storm drain system on Artesia Boulevard, south of the project site and away from the Willows Preserve.

Section 2.6.4, Drainage and Item X, Hydrology and Water Quality within Section 4 of the MND was revised. All other aspects of the project remain unchanged.

Additionally, comments were received by Gabrieleno Band of Mission Indians- Kizh Nation, California Department of Transportation (CalTrans), and Southern California Air Quality Management District (SCAQMD). The Agencies' comment letters and the City's responses to CalTrans and SCAQMD are attached by reference.

The revised MND was recirculated for public review in October 2016, and potential impacts were again found in areas of Geology and Soils. With the proposed mitigation measures, these impacts are reduced below a level of significance.

The MND and MMP are attached to this report as Exhibit B and Exhibit C for detailed review and analysis. Each of these are incorporated by reference as though set forth in full. Per the aforementioned analysis, staff recommends the Planning and Environmental Quality Commission adopt the MND and MMP.

RECOMMENDATION

Staff recommends the Planning Commission:

1. Open the public hearing;
2. Receive testimony from the public;
3. Adopt Memorandum #7-14 adopting EA#9-14 Mitigated Negative Declaration and Mitigation Monitoring Program and approving Site Plan Review #6-14 and Conditional Use Permit #4-14 subject to the attached conditions of approval (Exhibit A).

ATTACHMENTS

- Exhibit A – Draft Conditions of Approval
- Exhibit B – Initial Study/Mitigated Negative Declaration

MEMO #16-16; EA #9-14 SPR #6-14 CUP #4-14

TRAKIT # CUP14-004, SPR14-006

December 6, 2016

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- Exhibit C – Mitigation Monitoring Plan
- Exhibit D - Agency Correspondence
- Exhibit E – Architectural Plans

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RESOLUTION NO. PC 16-16

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, ADOPTING A REVISED MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR – AND APPROVING – THE SITE PLAN REVIEW AND CONDITIONAL USE PERMIT FOR CONSTRUCTION AND OPERATION OF A MEMBERS-ONLY GAS STATION WITH EIGHT PUMPS (16 FUELING POSITIONS) AND ATTENDANT KIOSK AT AN EXISTING SAM’S CLUB RETAIL STORE IN THE GENERAL COMMERCIAL (C-3) ZONE

(APN: 6111-036-057) (EA #09-14, SPR #06-14, CUP #04-14)

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

SECTION 1. RECITALS. The Planning Commission does hereby find as follows:

- A. On June 10, 2014, an application was filed for review of Site Plan Review #6-14 and Conditional Use Permit #4-14 to permit the construction and operation of a gas station at an existing Sam’s Club retail store in the General Commercial (C-3) zone with the City of Gardena;
- B. The application was deemed complete on July 10, 2014;
- C. The zoning for the project site is General Commercial (C-3) zone that is consistent with the General Commercial land use designation of the General Plan;
- D. The subject property is north, east and west of commercial uses and south of residential uses;
- E. On August 21, 2014, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for September 2, 2014, at 7:00 p.m. at City Hall Council Chambers, 1700 W. 162nd Street, Gardena;
- F. On September 2, 2014, the Planning Commission held the public hearing, at which time it considered all material and evidence, whether written or oral;
- G. At the September 2, 2014 Planning Commission meeting, members of the public voiced their concerns relative to traffic and potential impacts to the Willows Wetlands;
- H. At the September 2, 2014 Planning Commission meeting, the Commission directed staff to prepare an Initial Study to assess any impacts that the project could have on the surrounding built and natural environment;
- I. On March 20, 2015, the applicant submitted an application to install solar panels in the parking lot which application was administratively approved in April 2015;

- J. On March 28, 2015, the applicant resubmitted the project for a gas station to be located in an area of the parking lot which would not be covered by solar panels;
- K. The City entered into an agreement with Applied Planning, Inc. (environmental consultant) to process an Initial Study that resulted in a Mitigated Negative Declaration (MND);
- L. On July 14, 2016, a Notice of Intent was published in the Gardena Valley News advising the public that the MND would be available for public review and comment from July 14, 2016 through August 15, 2016;
- M. Four comment letters were received on the Mitigated Negative Declaration: one from SCAQMD, one from the California Department of Transportation ("Caltrans"); one from Gabrieleno Band of Mission Indians- Kizh Nation and one from the Friends of the Gardena Willows Wetland Preserve ("Friends");
- N. The response from the Friends led to a redesign in the project. Specifically, the drainage plan was redesigned so that all onsite drainage will flow to the existing storm drain system located within Artesia Boulevard rather than into an existing drainage culvert in the Sam's Club parking lot;
- O. Whereas on October 27, 2016, a Notice of Intent was published in the Gardena Valley News advising the public that a Revised MND would be available for public review and comment from October 28, 2016 through November 17, 2016;
- P. On November 8, 2016, the City received a second response letter from Caltrans;
- Q. On November 28, 2016 response letters were sent to Caltrans and SCAQMD addressing the issues raised in the letters and explaining why no further analysis was required;
- R. On or about November 24, 2016, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for December 6, 2016, at 7:00 p.m. at City Hall Council Chambers, 1700 W. 162nd Street, Gardena; and
- S. On December 6, 2016, the Planning Commission held the public hearing, at which time it considered all material and evidence, whether written or oral.

SECTION 2. MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM

The Planning and Environmental Quality Commission hereby adopts the Revised Mitigated Negative Declaration ("MND"), attached hereto as Exhibit B, and the Mitigation Monitoring Program ("MMP"), attached hereto as Exhibit C, for purposes of the Site Plan Review and Conditional Use Permit. Each of these documents is incorporated by reference as though fully set forth herein. In taking these actions the Planning and Environmental Quality Commission makes the following findings:

- A. The Revised Mitigated Negative Declaration prepared by Applied Planning, Inc. determined that there were potentially significant impacts in the categories of Geology and

Soils. The Initial Study also determined that each of the potentially significant impacts could be mitigated below a level of significance as set forth in the document.

- B. All of the work conducted by Applied Planning, Inc. was thoroughly reviewed and prepared with staff input.
- C. The Initial Study and Revised Mitigated Negative Declaration, including the appendices thereto, represent the independent analysis of the City.
- D. For the reasons set forth in the Initial Study and Revised Mitigated Negative Declaration, the Project, as conditioned and with mitigation measures imposed, will not have any significant impacts on the environment.
- E. The City fully complied with California Environmental Quality Act (CEQA) and the CEQA Guidelines in preparing and circulating the Initial Study and Revised Mitigated Negative Declaration.

SECTION 3. SITE PLAN REVIEW

Site Plan Review (#06-14) for the construction and operation of a new gas station as shown on the site plan dated October 2016 as shown on Exhibit D attached hereto and incorporated herein by reference, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. In making these findings the Planning Commission took into consideration the factors set forth in Section 18.44.030 of the Gardena Municipal Code.

1. ***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 purposes of the Zoning Code is to encourage, classify, designate, regulate, restrict and segregate the highest and best location and use of buildings and structures for residence, commerce, trade, industry, water conservation or other purposes in appropriate places; to regulate and limit the height, number of stories and size of buildings and other structures erected or altered; to regulate and determine the size of yards and other open spaces; to regulate and limit the density of population; to provide for adequate off-street parking and loading spaces; and for such purposes to divide the city into zones of such number, shape, and area as may be deemed best suited to carry out these regulations and provide for their enforcement. Gas stations are specifically allowed in the "General Commercial" (C-3) zone with the approval of a conditional use permit. As set forth in the staff report, the proposed site plan for the new gas station meets all development requirements of the Zoning Code, which is part of the City's Municipal Code.

The General Plan land use designation is "General Commercial" and the zoning designation is "General Commercial" ("C-3"). The proposed development, as shown in the site plan, is consistent with the following General Plan Land Use Goals and Policies for the reasons set forth in the staff report which is incorporated herein by reference:

- **LU Goal 1 Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.**
 - *LU 1.2 Protect existing sound residential neighborhoods from incompatible uses and development*
 - *LU 1.3 Protect the character of lower density residential neighborhoods*
 - **LU Goal 3 Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City**
 - *LU 3.5 Promote the development and preservation of attractive commercial and industrial development with ample landscape treatment, adequate parking and the full range of customer amenities.*
 - **ED 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.**
 - *ED 1.7: Encourage diversification of businesses to support the local economy and provide a stable revenue stream.*
2. ***The proposed development will not adversely affect the orderly and harmonious development of the area and the general welfare of the city.***

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

SECTION 4. CONDITIONAL USE PERMIT

Conditional Use Permit #04-14 for the construction of a gas station in the C-3 zone is hereby approved based on the following findings, subject to the conditions of approval attached hereto as Exhibit A.

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

The applicant is requesting to construct and operate a gas station at an existing Sam's Club retail store. GMC Section 18.32.0300 requires a Conditional Use Permit for the operation of an automobile service station, a gas station. Therefore, the application for a conditional use permit is deemed proper, and if approved, will authorize the operation of a gas station at the subject property.

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

The fuel station is compatible with surrounding commercial uses. There will be no conflicts with adjoining residential uses as the nearest sensitive receptors are residential uses 176 feet to the north of the project site. Additionally, conditions of approval for the project will ensure neighborhood compatibility.

Staff considered noise and air quality to be the impact categories that could have the most effect on the residents to the north. Fuel storage and dispensing is a highly regulated activity. The construction and operation of a fuel storage facility must comply with a myriad of state and Federal requirements. In addition, the Initial Study/Revised Mitigated Negative Declaration which was prepared for the project determined that the project would not have a significant effect on the surrounding environment relative to noise and air quality.

The City's General Plan Economic Development Plan Goal 1 establishes that the City should, "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." The proposed fuel station is located on Artesia Boulevard that has the highest volume of traffic in the City. The proposed fuel station would provide gasoline services for the local and regional market and add to the City's tax base. Therefore, the conditions of approval for Conditional Use Permit #4-14 and adherence to state and Federal requirements will ensure that the operation of the gas station will be compatible with, and not detrimental to, the surrounding land uses and in harmony with the General Plan.

The kiosk will be occupied for one attendant during business hours to assist patrons should a problem arise with their transaction. The fueling station would be self-service and no cash will be accepted. No retail sales (beyond fuel) would occur at the station. The fueling station hours of operation would be the same as the Sam's Club store hours (Monday through Saturday 7:00 am – 9:00 pm, and Sunday 10:00 am – 7:00 pm).

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

The project site and the project is adequate in size to accommodate the proposed fuel station and the project, as proposed, meets or exceeds the development standards as set forth for development in commercial zones.

Furthermore, the project meets the following development standards which are required for automobile service stations:

Standard	Requirement	Proposed
Lot Size (Minimum)	1 acre	9.35 acres
Street Frontage (Minimum)	150 feet	Over 400 feet
Setbacks (Minimum)	20 feet (interior)	20 feet minimum 92.57 feet maximum
Gasoline Pumps (Minimum)	15 feet from Property line	30 feet minimum
Walls (Minimum)	6 feet Masonry Wall 10 feet between wall and driveway entrance/vehicle access openings	8 foot high minimum (existing)
Access & Circulation (Maximum)	No more than 2 driveways on any one street frontage	1 driveway (existing)
Air and Water Dispenser	Yes	Yes
Restroom	Yes	Yes

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

The proposed fuel station is intended to be used only by members of the Sam's Club store. The project is anticipated only to add an additional 44 new net trips during the heaviest peak hours.

Access to the commercial retail center is through four driveways, two are located on Artesia Boulevard and two on Normandie Avenue. For purposes of this analysis, access to the gas station is proposed primarily through the easternmost driveway on Artesia Boulevard. The Gardena General Plan Circulation Element has deemed Artesia Boulevard as an Arterial roadway type and Normandie as a Major collector roadway type. Both roadway types have been properly designed and improved to carry the type of quantity of traffic generated by the proposed use.

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

The conditions of approval for Conditional Use Permit #4-14 will ensure that the operation of the fuel station will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

PASSED, APPROVED, AND ADOPTED this 6th day of December 2016

ART KASKANIAN, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

MITCHELL G. LANSDELL, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

CITY OF GARDENA

I, Mitchell G. Lansdell, 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 6th day of December, 2016, by the following vote of the Planning and Environmental Quality Commission:

AYES:

NOES:

ABSENT:

Attachments:

- Exhibit A – Conditions of Approval
- Exhibit B – Initial Study/Mitigated Negative Declaration
- Exhibit C – Mitigation Monitoring Plan
- Exhibit E – Architectural Plans

Exhibit "A"

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #6-14 AND CONDITIONAL USE PERMIT #4-14

GENERAL CONDITONS

- GC 1. Applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement. The memorandum of approval and conditions shall be recorded with the County Recorder on the property. Proof of compliance shall be in the form of a copy of the recorded document, submitted to the Community Development Department, prior to issuance of any construction permit.
- GC 2. Development of this site shall comply with the requirements and regulations of Title 15 (Building and Construction), Title 18 (Zoning) of the Gardena Municipal Code.
- GC 3. Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of approval. No final approval shall be given for the physical improvements to the site and no certificate of occupancy shall be issued until all conditions of approval have been met, and the applicant has paid all applicable fees required for issuance, whether imposed by the City or other entity with jurisdiction. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 4. Prior to commencement of work, the contractor/developer shall schedule a pre-job meeting with the City's engineering and building inspectors to minimize construction noise levels, including sound-reduction equipment as deemed necessary by the City. Prior to the issuance of demolition or construction permits, the contractor/developer shall prepare and implement a construction management plan, approved by the City, which includes procedures to minimize off-site transportation of heavy construction equipment.
- GC 5. The site plan layout shall be in accordance with the plans approved by the Commission, and as 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, materials, and vegetation shall be subject to the review and approval of the Community Development Director.
- GC 6. 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 are strictly prohibited.

- GC 7. Any and all roof-mounted equipment, devices or materials shall be totally screened from public view. The screen enclosures shall be constructed of the same or similar materials, colors and texture of the building.
- GC 8. Applicant/developer shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action or proceeding, damages, cost (including without limitation attorneys' fees), injuries or liability against the City or its agents, officers, or employees arising out of the City's approval the Notice of Exemption and Site Plan Review. 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 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.

CONDITIONAL USE PERMIT

- CUP1. Conditional Use Permit #4-14 shall be utilized within a period not to exceed twelve (12) months from the date of approval, unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.

PLANNING

- PL1. The Applicant shall provide a total of 3,783 square feet of landscaping in proposed bioswale, and existing landscape area to the east and north end of the project site shall be replaced with new plant material as indicated on the plans dated October 2016.
- PL2. All operations shall be in full compliance with Title 15 (Building and Construction) and Title 18 (Zoning) of the Gardena Municipal Code.
- PL3. In the event of noise/lighting/parking nuisances or public safety issues brought to the attention of the City, the Community Development Director can impose further conditions or restrictions on the installation and/or operation activities on the site to ensure land use compatibility.
- PL4. The gas station is permitted to operate between the hours of 6:00 AM to 9:00 PM Monday to Saturday and 9:00 a.m. to 7:00 p.m. on Sundays. *Deliveries shall be limited to between 7 a.m. and 10 p.m. and shall only take access from Artesia Blvd.*

PL5. All mitigation measures set forth in the Mitigation Monitoring Program, which was adopted by the Planning Commission, are incorporated herein as conditions of approval.

PL6. *Directional Signage shall be included on the ground to guide cars towards the exit.*

BUILDING & SAFETY

- BS1. The Applicant shall submit plans for plan review that show full compliance with all California Building codes including Energy and Green codes. Submitted plans shall be 100% complete and show all architectural work including any structural mechanical and electrical work that will be part of the project. Incomplete plans will delay the review.
- BS2. The Applicant shall submit plans that are stamped and signed by a California Licensed Architect or an Engineer qualified to design the type of work proposed.
- BS3. The Applicant shall obtain all appropriate permits from the Building Department.
- BS4. The Applicant shall obtain separate permits for each structure, electrical, plumbing, mechanical and signage.
- BS5. The Applicant and the general contractor shall have a preconstruction meeting with the Building Official and Community Development Department prior to any work.
- BS6. The Applicant shall comply with that edition of the California Building Codes that are in effect at the time of plan submittal.
- BS7. The Applicant shall ensure all lighting shall be shielded from adjacent properties and comply with California energy standards and Cal Green code.
- BS8. The Applicant shall obtain State & County approvals for all underground tanks.
- BS9. The Applicant shall obtain South Coast Air Quality Approval for service station.
- BS10. The Applicant shall have ongoing training for all employees relating to the "prevention of leaks & spills."
- BS11. Additional requirements may be added during the Building and Safety Plan Check.

LOS ANGELES COUNTY FIRE DEPARTMENT – FIRE PREVENTION

- FD 1. The Applicant shall provide a minimum unobstructed width of 26 feet, clear to the sky, vehicular access to within 150 feet of all portion of the exterior walls. Cross hatch designated fire lanes and label them No Parking-Fire Lane.

- FD 2. The Applicant shall show on the site plan, the location of all existing public fire hydrants within 300 feet of all property lines, call out the hydrants size and dimension to property lines. Also show any existing on-site fire hydrant as well. Note: additional fire hydrants may be required after this information is provided.
- FD 3. The Applicant shall complete and return the "Water Availability" Form No. 196.
- FD 4. The Applicant shall submit one set of architectural plans for review.

GARDENA POLICE DEPARTMENT

- PD1. Prior to the issuance of a building permit, the applicant shall purchase and pay in full one video policing camera. Please contact the Office of the Chief of Police at (310)-217-9601 for further information.

Tim Lewis, certifies that he has read, understood, and agrees to the Project Conditions listed herein.

Terry Roberts, Walmart Stores

By _____

Exhibit "C"

6.0 MITIGATION MONITORING PLAN

6.1 INTRODUCTION

To ensure that the mitigation measures contained in the MND are properly implemented, a monitoring program has been devised pursuant to State law. This Mitigation Monitoring Plan (MMP) identifies measures incorporated into the Project which reduce its potential environmental effects; the entities responsible for implementation and monitoring of mitigation measures; and the appropriate timing for implementation of mitigation measures. As described in *CEQA Guidelines* • 15097, this MMP employs reporting on, and monitoring of, Project mitigation measures.

The objectives of the MMP are to:

- Assign responsibility for, and ensure proper implementation of mitigation measures;
- Assign responsibility for, and provide for monitoring and reporting of compliance with mitigation measures; and
- Provide the mechanism to identify areas of noncompliance and need for enforcement action before irreversible environmental damage occurs.

Mitigation monitoring and reporting procedures incorporated into the Project are presented in the following Section 6.2. Specific mitigation measures incorporated into the Project, mitigation timing, and implementation and reporting/monitoring responsibilities are presented within this section in Table 6.1-1.

6.2 MITIGATION MONITORING AND REPORTING

6.2.1 Mitigation Monitoring and Responsibilities

As the Lead Agency, the City of Gardena is responsible for ensuring full compliance with the mitigation measures adopted for the proposed Project. The City will monitor and report on all mitigation and construction activities, and will require its contractors to implement this mitigation monitoring plan. Primary responsibility for compliance with Project mitigation measures, and reporting the progress of that compliance through the mitigation monitoring plan resides with the City.

Any proposed significant modifications to the mitigation measure presented herein will be reported immediately to any potentially affected agencies. Prior to their implementation, the City will ensure that any proposed significant modification of the mitigation measures or procedures identified within this mitigation monitoring plan are first approved by any affected responsible agencies.

If, during the course of Project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City will immediately inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the Project is required and/or whether alternative mitigation is appropriate.

**Table 6.1-1
Sam's Club Fueling Station Project
Mitigation Monitoring Plan**

Impact	Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/ Reporting Frequency
Tribal Cultural Resources					
4.7.1	<p><i>Prior to any grading and/or other ground-disturbing activities, the Project Applicant shall retain a certified Native American Monitor affiliated with the Gabrieleno Band of Mission Indians to oversee any ground-altering activities. The Native American Monitor shall monitor the removal of debris and/or vegetation, pavement demolition, grading, and excavation. If potential Native American resources are encountered during grading and/or other ground-disturbing activities, the Monitor shall have the authority to temporarily halt any Project-related activities that may be adversely impacting potentially significant resources. The Native American Monitor shall assist in the identification and interpretation of the encountered resources. Monitoring shall be considered complete and may be discontinued at the conclusion of grading/ground-disturbing activities, or at an earlier date should the Native American Monitor determine that onsite activities would not disturb cultural resources of potential significance.</i></p>	<p>Prior to the issuance of grading permits, and throughout ground-disturbing activities</p>	Project Applicant	City of Gardena	<p>At the issuance of grading permits, and throughout ground-disturbing activities</p>

**Table 6.1-1
Sam's Club Fueling Station Project
Mitigation Monitoring Plan**

Impact	Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/ Reporting Frequency
Geology and Soils					
4.7.2	<p><i>Prior to the issuance of grading permits, and to the satisfaction of the City, the Project Applicant shall ensure that the recommendations, performance standards, and requirements established within the Final Project Geotechnical Engineering Investigation are incorporated into the Project design and construction plans. Specific recommendations excerpted from the Preliminary Geotechnical Engineering Investigation are presented following this table. It is noted that these recommendations are preliminary and may be modified upon conclusion of the Final Geotechnical Engineering Investigation. A qualified geotechnical engineer shall be retained on site to ensure that Project implementation is realized consistent with specifications and requirements identified in the Final Geotechnical Engineering Investigation.</i></p>	<p>Prior to the issuance of grading permits</p>	<p>Project Applicant</p>	<p>City of Gardena</p>	<p>At the issuance of grading permits</p>

INSERT SCANNED GEO RECOMMENDATIONS

Exhibit "D"



GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

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

Lawson Chew
Planning Assistant
City of Gardena, CA

RE: AB52 consultation response for the proposed development at 1399 West Artesia Boulevard

Dear Mr. Lawson

July 4, 2016

Please find this letter in response to your request for consultation dated June 30, 2016. I have reviewed the project site and do have concerns for cultural resources. Your project lies in an area where the Ancestral territories of the Kizh (Kith) Gabrieleño's villages adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the Kizh Gabrieleño was probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of our neighbors the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/ base sites are marked by midden deposits often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies of ten left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources. Close by The Historic Dominguez Ranch was established in the area of one of our well known Village sites.

Due to the project location and the high sensitivity of the area location, we would like to request one of our certified Native American Monitor to be on site during any and all ground disturbances (including but not limited to pavement removal, post holing, auguring, boring, grading, excavation and trenching) to protect any cultural resources which may be effected during construction or development. In all cases, when the Native American Heritage Commission states there are "no records of sacred sites in the project area" the NAHC will always refer lead agencies to the respective Native American Tribe because the NAHC is only aware of general information and are not the experts on each California Tribe. Our Elder Committee & Tribal Historians are the experts for our Tribe and are able to provide a more complete history (both written and oral) regarding the location of historic villages, trade routes, veteries and sacred/religious sites in the project area. While the property may be located in an area that has been previously developed, numerous samples can be shared to show that there still is a possibility that unknown, yet significant, cultural resources will be encountered during ground disturbance activities. Please note, if they haven't been listed with the NAHC, it doesn't mean that they aren't there. Not everyone reports what they know.

The recent implementation of AB52 dictates that lead agencies consult with Native American Tribes who can prove and document traditional and cultural affiliation with the area of said project in order to protect cultural resources. However, our tribe is connected Ancestrally to this project location area, what does Ancestrally or Ancestral mean? The people who were in your family in past times, Of, belonging to, inherited from, or denoting an ancestor or ancestors <http://www.thefreedictionary.com/ancestral>. Our priorities are to avoid and protect without delay or conflicts - to consult with you to avoid unnecessary destruction of cultural and biological resources, but also to protect what resources still exist at the project site for the benefit and education of future generations.

CC: NAHC

With respect,

Andrew Salas, Chairman
cell (626)926-4131

Andrew Salas, Chairman
Perez, treasurer I

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

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

PO Box 393 Covina, CA 91723

www.gabrielenoindians@yahoo.com

gabrielenoindians@yahoo.com



Exhibit "D"

FRIENDS OF GARDENA WILLOWS WETLAND PRESERVE

a nonprofit 501(c)(3) tax-exempt corporation established 2006

August 15, 2016

RE: Sam's Club Fueling Station Project
Comments to proposed Mitigated Negative Declaration

Mr. Lawson Chew, Planning Assistant
Community Development Department
City of Gardena
1700 West 162nd Street, Room 101
Gardena, CA 90247

Dear Mr. Chew:

The Friends of Gardena Willows Wetland Preserve, Inc. are the land stewards under agreement with CA Department of Fish and Wildlife and the City of Gardena for the Gardena Willows Wetland Preserve. The Gardena Willows Wetland Preserve is under the jurisdiction of the City of Gardena.

This being said, the Board of Directors of Friends of Gardena Willows Wetland Preserve, Inc. are performing due diligence to ASSURE that the project will have NO IMPACT on the Gardena Willows Wetland Preserve. Cheral Sherman, Vice President of Friends of Gardena Willows Wetland Preserve, Inc. has reviewed catch basin drawings of the Sam's Club property in the Engineering Department with Associate Engineers John Felix and Jun De Castro. There are no drawings in this department to determine exactly where the catch basin (Exhibit A-1&2) on the North West side of the property drains. We are requesting documented proof that this catch basin does not drain and empty into the west end of the Gardena Willows Wetland Preserve (Exhibit B-1& 2).

Also, provided is Exhibit C showing the accumulation of trash at the northeast corner of the project site. With wind, this trash deposits into the Preserve!

The above conveys our concerns regarding statements made in the proposed Mitigated Negative Declaration saying: There will be no impact on the Gardena Willows Preserve.

Page 2
August 15, 2016

Just for as a point of clarification the Gardena Willows Wetland Preserve is 13.6 acres.
(Ref. Jones & Stokes Associates, Inc., March 1999)

If you have any questions I can be reached by cell at (310) 415-5354 or on email at gardenawillows@pacbell.net.

Thank you for your time and attention to our mutual concern.

Sincerely,



Cheral Sherman – Vice President
Friends of Gardena Willows Wetland Preserve, Inc.
www.gardenawillows.org

Exhibit "D"

Friends of Gardena Willows Wetland Preserve
P.O. Box 2211
Gardena, CA 90247

Re: Response to Comments on the Sam's Club Fueling Station Project MND –
SCH No. 2016071040

Following are specific responses to comments provided on the Mitigated Negative Declaration ("MND") for the above-referenced Project. While responses to comments on a proposed MND are not required by the California Environmental Quality Act ("CEQA"; Pub. Resources Code, § 21000 et seq.), this Response to Comments is provided to demonstrate the City's careful consideration of the comments in compliance with CEQA. These responses provide the City's good faith, reasoned analysis on the major environmental issues raised in the comments.

The Project and MND will be heard before the Planning Commission at their regularly scheduled meeting, to be held at 7:00 pm on December 6th in the Council Chambers of City Hall located at 1700 West 162nd Street, Gardena, California. Questions regarding this Project or the MND should be directed to the City of Gardena Community Development Department at (310) 217-9530.

The following responses address the points presented within the letter submitted by Friends of Gardena Willows Wetland Preserve, dated August 15, 2016.

As provided in the Revised MND Preface, the MND was recirculated in October 2016 based on a change to the Project Description. Specifically, the drainage plan presented within the July 2016 MND document proposed the use of an existing drainage culvert located within the Sam's Club parking lot to accept a portion of the Project site drainage. Based on further study, and input from the public, the Applicant has redesigned the drainage plan. In summary, all onsite drainage will flow to the existing storm drain system located within Artesia Boulevard. The precise design is explained in greater detail within Section 2.6.4, Drainage, of the Project Description and Checklist Item X,

Hydrology and Water Quality, presented within Section 4.0. All other aspects of the Project remain unchanged.

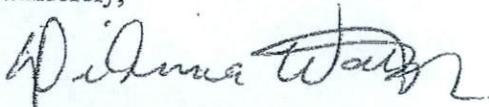
Additional revision to the MND is not required; results and conclusions of the MND are not affected.

Mr. Lawson Chew
August 11, 2016
Page 2

Storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Please be mindful that project needs to be designed to discharge clean run-off water.

If you have any questions or concerns regarding these comments, please contact project coordinator, Severin Martinez at (213) 897-0067 or electronically at severin.martinez@dot.ca.gov.

Sincerely,



DIANNA WATSON
Branch Chief, Community Planning & LD IGR Review

cc: Scott Morgan, State Clearinghouse



Exhibit "D"

November 28, 2016

California Department of Transportation, District 7 (Caltrans)
100 S. Main Street, MS 16
Los Angeles, CA 90012

Re: Response to Comments on the Sam's Club Fueling Station Project Revised MND –
SCH No. 2016071040

Following are specific responses to comments you provided on the Revised Mitigated Negative Declaration ("MND") for the above-referenced Project. While responses to comments on a proposed MND are not required by the California Environmental Quality Act ("CEQA"; Pub. Resources Code, § 21000 et seq.), this Response to Comments is provided to demonstrate the City's careful consideration of the comments in compliance with CEQA. These responses provide the City's good faith, reasoned analysis on the major environmental issues raised in the comments.

The Project and MND will be heard before the Planning Commission at their regularly scheduled meeting, to be held at 7:00 pm on December 6th in the Council Chambers of City Hall located at 1700 West 162nd Street, Gardena, California. Questions regarding this Project or the MND should be directed to the City of Gardena Community Development Department at (310) 217-9530.

The following responses address the points presented within the letters submitted by Caltrans, dated August 11, 2016 and November 8, 2016.

A traffic study is not required based on the minimal amount of trips that will be generated by this project. As detailed in the text of the Revised Mitigated Negative

T: 909 | 937 | 0333
F: 909 | 937 | 0341

5817 Pine Avenue, Suite A
Chino Hills, CA 91709

Declaration (Table 4.7-10, page 4-59), the proposed Project will generate only 44 net new trips during the PM Peak hour, 22 into and 22 out of the project, and therefore a traffic analysis is not warranted. Based on traffic counts previously prepared for the Sam's Club Expansion, the 22 additional trips represents an addition of 0.4 percent increase on Artesia Boulevard, immediately adjacent to the Project driveway. From a traffic impact perspective, this level of increase is considered negligible.

The Los Angeles County Congestion Management Plan (CMP) guidelines and Caltrans guidelines for preparing traffic impact studies require the weekday peak-hour analysis of any intersections which may experience an increase of 50 two-way peak-hour trips as a result of the Project, and at freeway mainline monitoring locations where a Project would add 150 or more trips, in either direction, during either the morning or evening peak-hour periods.

If necessary, the proposed Project would be required to comply with all applicable California Department of Transportation regulations during construction. To the extent practicable, large size truck trips would occur outside of peak hour traffic periods.

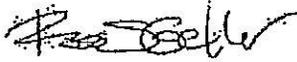
Lastly, the City is mindful of its commitment to treating on-site stormwater before introducing the flows into the storm drain system. As stated on page 4-34 of the Revised MND, "Project operations would comply with the City's Standard Urban Stormwater Mitigation Plan (SUSMP) requirements. Under the SUSMP, the Project would be required to ensure that post-development peak stormwater runoff discharge rates would not exceed the estimated pre-development rates . . . To the extent applicable, the Project would be required to: filter and treat runoff before it reaches the storm drain system; treat runoff to remove oil and petroleum hydrocarbons; and ensure adequate operation and maintenance of filter treatment systems."

Revision to the MND is not required; results and conclusions of the MND are not affected.

Exhibit "D"

Thank you for your participation in the California Environmental Quality Act review process.

Sincerely,
Applied Planning, Inc.

A handwritten signature in black ink, appearing to read "Ross S. Geller". The signature is written in a cursive style with a large, sweeping flourish at the end.

Ross S. Geller
Principal

Exhibit "D"



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov



SENT VIA E-MAIL AND USPS:
lchew@ci.gardena.ca.us

November 17, 2016

Mr. Lawson Chew, Planning Assistant
City of Gardena
1700 W. 162nd St.,
Gardena, CA

Draft Mitigated Negative Declaration (Draft MND) for the Proposed Sam's Club Fueling Station Project

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final MND. The Lead Agency proposes to construct a gasoline fueling station capable of dispensing approximately 7 million gallons of fuel annually.

Since the proposed project includes a gasoline service station, a permit from SCAQMD would be required and the SCAQMD should be identified as a responsible agency under CEQA for this project. If there are permitting questions concerning the gasoline service station, they can be directed to Engineering and Permitting Staff at (909) 396-2551.

The Lead Agency determined that the project's regional operational air quality impacts would be less than significant. However, the air quality analysis did not include emissions generated from the operation of the gasoline service station equipment. It is important to note that while the CalEEMod model quantifies mobile source emissions (e.g., trip visits by patrons) associated with operating a gasoline service station, the model does not quantify the operational stationary source emissions from the storage tanks and fueling equipment. Thus, the SCAQMD staff recommends quantifying operational stationary source emissions and incorporating those emissions into the analysis. Should the Lead Agency determine after revising the air quality analysis that project operational air quality impacts will exceed the SCAQMD recommended regional daily significance thresholds, the SCAQMD staff recommends the incorporation of mitigation measures into the project description and air quality analysis in the Final MND to reduce those impacts below significant levels.

Furthermore, in the Air Quality Analysis, the Lead Agency utilizes SCAQMD's Screening-Level Health Risk Assessment but does not provide sufficient supporting documentation or calculations. The SCAQMD staff recommends that the Lead Agency clarify or provide their calculations and specify the meteorological monitoring station, downwind distance, and corresponding cancer risk (in one million) in Final MND.

The SCAQMD staff is available to work with the Lead Agency to address these concerns and any other air quality questions that may arise. Please contact Jack Cheng, Air Quality Specialist at (909) 396-2448, if you have any questions regarding these comments. We look forward to reviewing and providing comments for the Final MND associated with this project.

Sincerely

Jillian Wong

Jillian Wong Ph.D.

Planning & Rules Manager

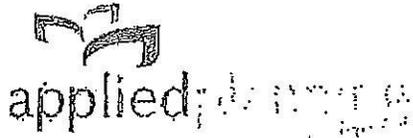
Planning, Rule Development & Area Sources

JW:JC

LAC 161013-11

Control Number

Exhibit "D"



November 28, 2016

South Coast Air Quality Management District (SCAQMD)
21865 Copley Drive
Diamond Bar, CA 91765

Re: Response to Comments on the Sam's Club Fueling Station Project MND -
SCH No. 2016071040

Following are specific responses to comments you provided on the Mitigated Negative Declaration ("MND") for the above-referenced Project. While responses to comments on a proposed MND are not required by the California Environmental Quality Act ("CEQA"; Pub. Resources Code, § 21000 et seq.), this Response to Comments is provided to demonstrate the City's careful consideration of the comments in compliance with CEQA. These responses provide the City's good faith, reasoned analysis on the major environmental issues raised in the comments.

The Project and MND will be heard before the Planning Commission at their regularly scheduled meeting, to be held at 7:00 pm on December 6th in the Council Chambers of City Hall located at 1700 West 162nd Street, Gardena, California. Questions regarding this Project or the MND should be directed to the City of Gardena Community Development Department at (310) 217-9530.

The following responses address the points presented within the letter submitted by SCAQMD, dated August 10, 2016,

T: 909 | 937 | 0333
F: 909 | 937 | 0341

5817 Pine Avenue, Suite A
Chino Hills, CA 91709

1. The Project will be required to obtain permits from the SCAQMD and will comply with all applicable SCAQMD rules. The permitting process with SCAQMD will commence once the Project is approved by the City.

2. VOC emissions for a service station with fuel storage and dispensing system have been identified by the SCAQMD as 1.44 pounds of VOC emissions per thousand gallons of fuel dispensed (source: <http://www.aqmd.gov/docs/default-source/planning/annual-emission-reporting/guidelines-for-manually-reporting-tank-emissions.pdf>). This includes the four major contributors to gasoline storage and refueling losses (working losses, breathing losses, refueling losses, and spillage losses). As such, given that the Project is anticipated to dispense approximately 7 million gallons of fuel annually, an additional 28 pounds of VOC emissions may be generated due to losses associated with storage and dispensing activities (19,444.4 gallons per day x 1.44 pounds of VOC emissions per thousand gallons of fuel dispensed = 28 lbs of VOC emissions per day). Even if this were added to the VOC totals identified in the MND, the project would be well below the threshold of 55 lbs of VOC emissions per day and no significant impacts would occur.

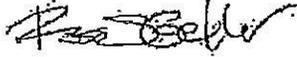
3. The Screening-Level Health Risk Assessment (Appendix A to the MND) identifies that, based on the information provided in Table 3 of the SCAQMD's *Emissions Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations* which was included as an attachment to the MND, the project would result in a 1.17 in one million risk for every one-million gallons of gasoline dispensed annually for the nearest sensitive receptors, located no closer than 50 meters from the center of the gasoline station or for purposes of the Project, the edge of the gasoline station canopy (per CAPCOA guidance). As such, the MND identified a maximum risk of 8.19 in one million which is less than the threshold of 10 in one million.

Revision to the MND is not required; results and conclusions of the MND are not affected.

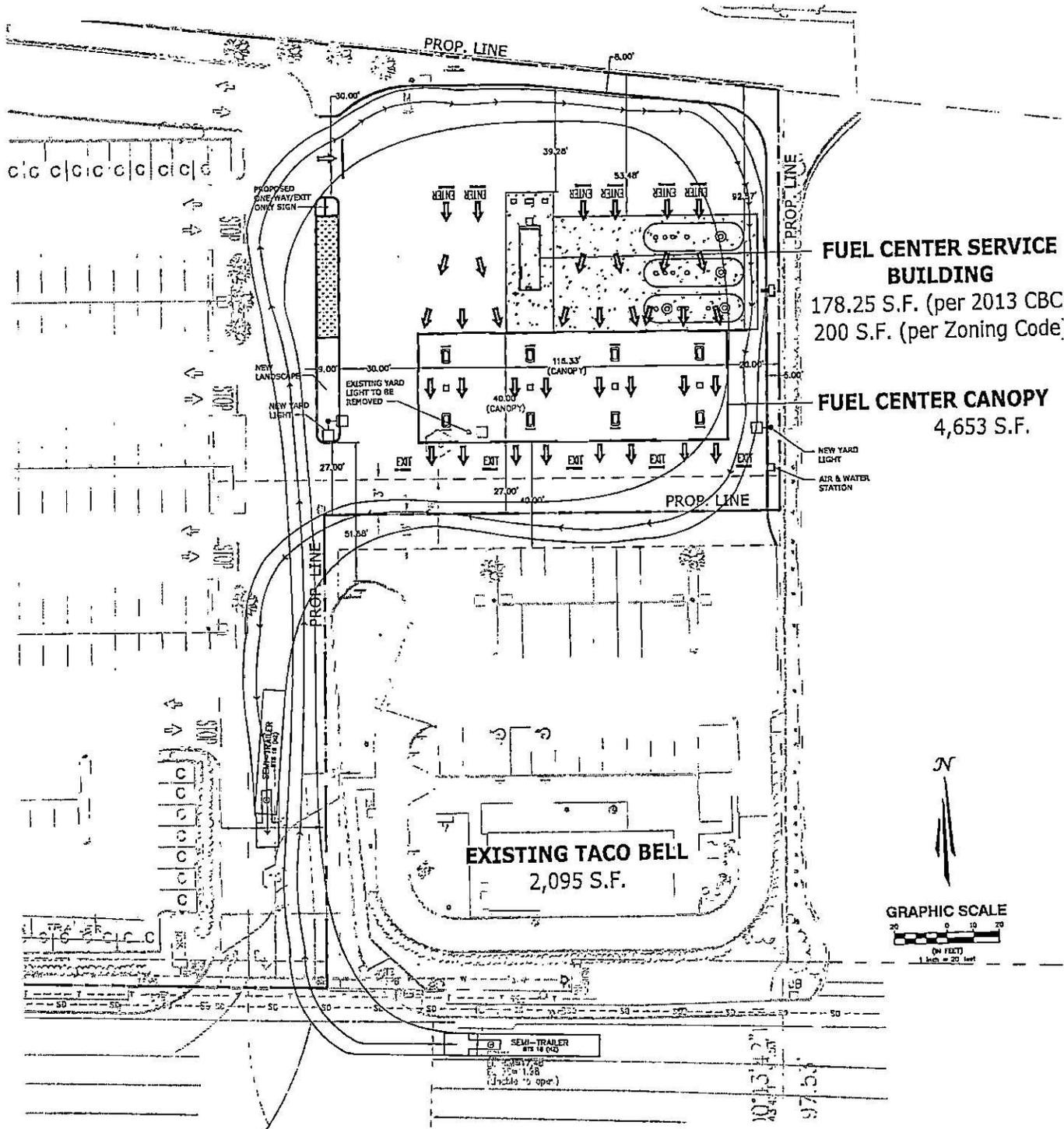
Exhibit "D"

Thank you for your participation in the California Environmental Quality Act review process.

Sincerely,
Applied Planning, Inc.

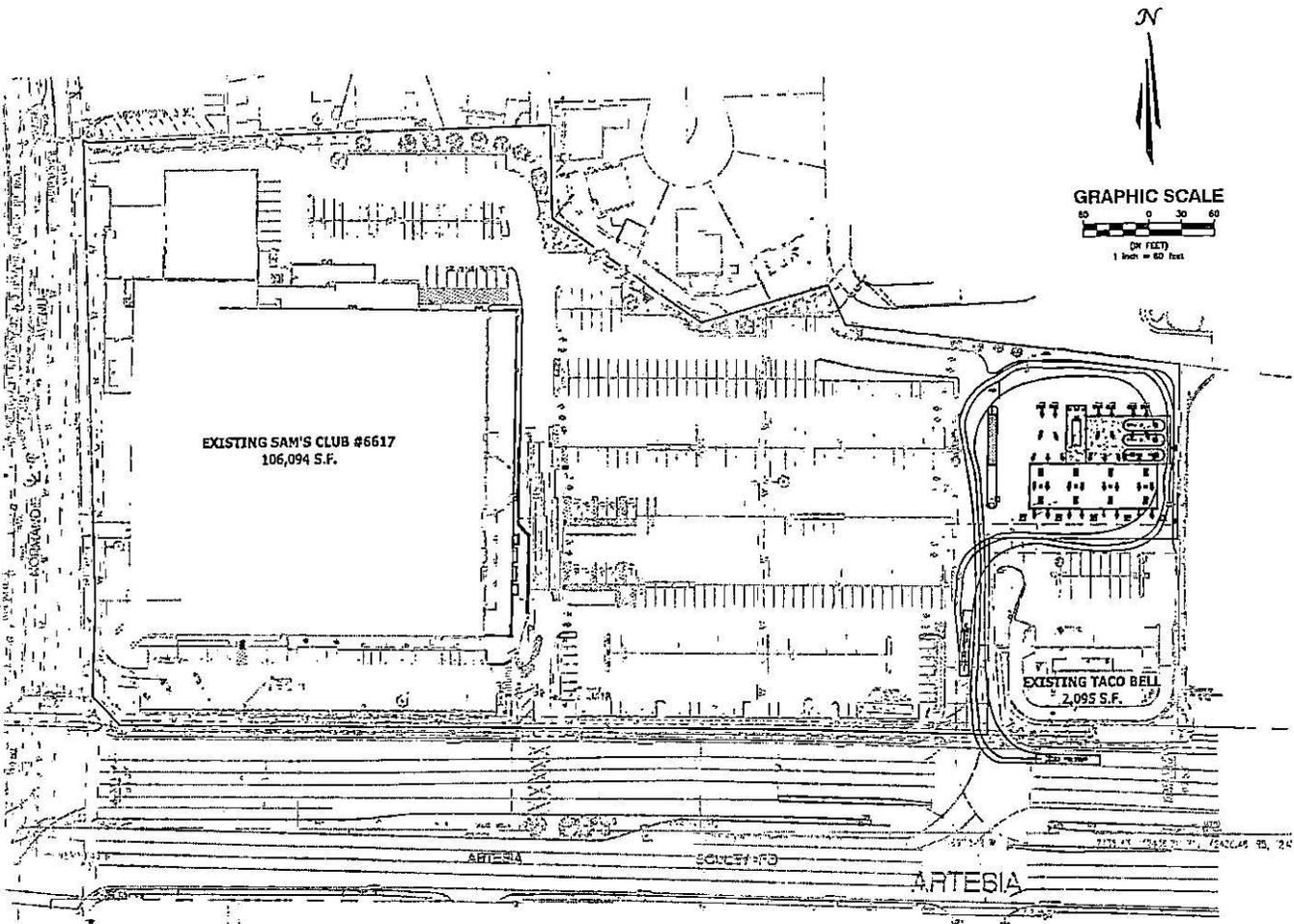
A handwritten signature in black ink, appearing to read "Ross Geller". The signature is written in a cursive style with a horizontal line through the middle of the letters.

Ross S. Geller
Principal



ENLARGED SITE PLAN

<p>FUEL STATION 1399 ARTESIA BLVD. GARDENA, CA CLUB NO. 6617</p>		<p>701 N. Parkcenter Drive Santa Ana, CA 92705</p> <p>p: 714/560/8200 f: 714/560/8211 www.tait.com</p> <p>Since 1964</p> <table border="0"> <tr> <td>Los Angeles</td> <td>Sacramento</td> <td>Denver</td> </tr> <tr> <td>Anaheim</td> <td>Bismark</td> <td>Seattle</td> </tr> <tr> <td>Ontario</td> <td>Baie</td> <td>Dallas</td> </tr> </table>	Los Angeles	Sacramento	Denver	Anaheim	Bismark	Seattle	Ontario	Baie	Dallas
Los Angeles	Sacramento	Denver									
Anaheim	Bismark	Seattle									
Ontario	Baie	Dallas									
<p>JOB NUMBER: WM6617FC DATE: 10/25/2016</p>											



OVERALL SITE PLAN

PARKING CALCULATION

	EXISTING	PROPOSED
SAM'S CLUB	106,094 S.F.	106,094 S.F.
FUEL CENTER CANOPY		4,853 S.F.
FUEL CENTER SERVICE BUILDING		200 S.F.
TACO BELL (ON SEPARATE PARCEL)	2,095 S.F.	2,095 S.F.
SAM'S STANDARD STALLS	438 SPACES	370 SPACES
SAM'S COMPACT STALLS	161 SPACES	152 SPACES
SAM'S ACCESSIBLE STALLS	13 SPACES	13 SPACES
TACO BELL STALLS (INCLUDING ACCESSIBLE STALLS)	26 SPACES	26 SPACES
TOTAL STALLS PROVIDED	638 SPACES	561 SPACES
	REQUIRED	PROVIDED
SAM'S CLUB PARCEL (1/250)	424 SPACES	535 SPACES
TACO BELL PARCEL (1/100)	21 SPACES	26 SPACES
GARDENA GATEWAY PARCEL (PER COVENANT 90-872671)	431 SPACES	348 SPACES
TOTAL STALLS	876 SPACES	909 SPACES
PARCEL 1A (SAM'S)		407,611 S.F.
EXISTING RATIO PROVIDED (SAM'S)		5.77/1,000 S.F.
PROPOSED RATIO PROVIDED (SAM'S)		5.04/1,000 S.F.
PARCEL 1A (SAM'S) FAR: 0.5 MAX. (REQ'D)		0.26

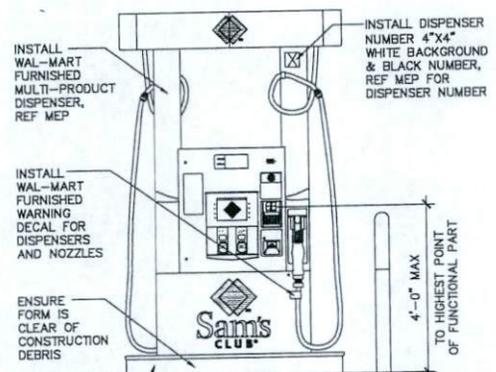
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EQUIPMENT TAG:	GC=GENERAL CONTRACTOR WM=WAL-MART		FSA1-ES 012910	FSA1-GN 042613		
NO	DESCRIPTION	MANUFACTURER	MODEL NO	QTY.	SUPPLIED BY	NOTES
5	TRASH RECEPTACLE	SOURCE INC.	38SQCZBL	3	GC	GC
34	STEEL PIPE GUARD	OPW	6PGR4-4174	5	WM	GC
44	STAINLESS STEEL ISLAND FORM W/ 13" SKIRT	OPW	6013SS-SFR6W3L5	5	WM	GC

SHEET NOTES

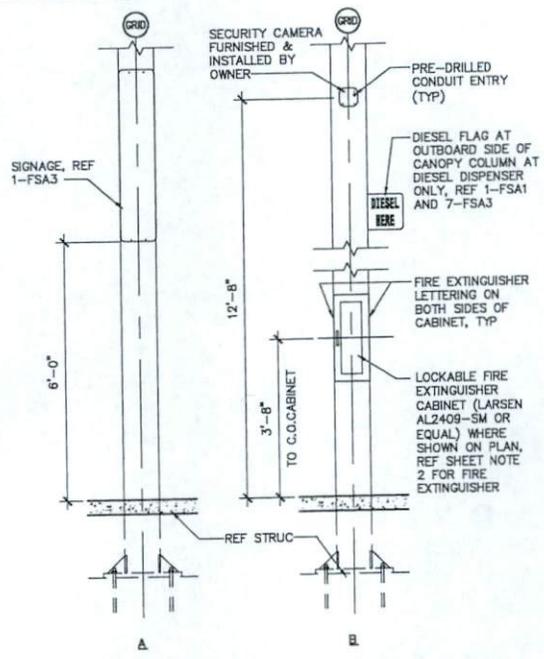
- REFER TO MEP FOR EQUIPMENT NOT SHOWN OR CALLED OUT ON THIS SHEET.
- 2A: 40B/C MINIMUM RATED FIRE EXTINGUISHERS SHALL BE PROVIDED BY G.C. IN ACCORDANCE W/ NFPA 10. FIRE EXTINGUISHER LOCATIONS SHALL BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL PRIOR TO OCCUPANCY.
- ALL CANOPY SIGNAGE IS FURNISHED AND INSTALLED BY WAL-MART.
- REFER TO CANOPY MANUFACTURER DRAWINGS FOR MORE INFORMATION.

SIGNS	
CANOPY SIGNAGE AREA	102811
1. (4) X "SAM'S CLUB" SIGN	(4) X 19.01 SF
TOTAL SIGNAGE	76.04 SF

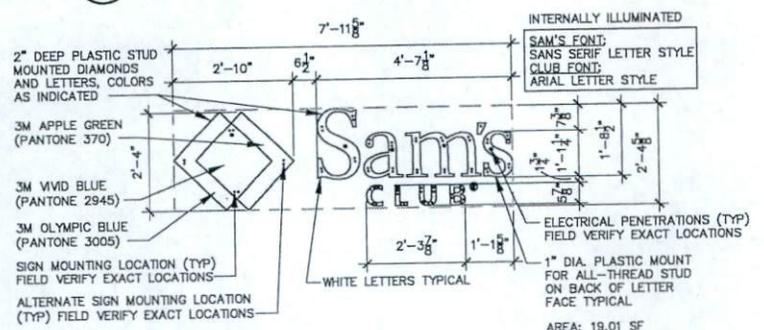
COLOR LEGEND	
(P5)	SAFETY YELLOW
(P38)	DARK TAN - "PORTOBELLO" SW #6102



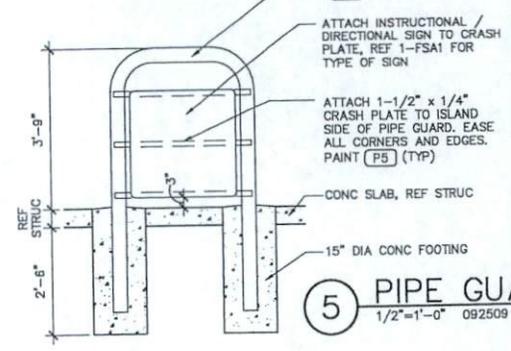
8 DISPENSER (TYP) (SIM @ DIESEL)
1/2" = 1'-0" 092509 FSA1-08



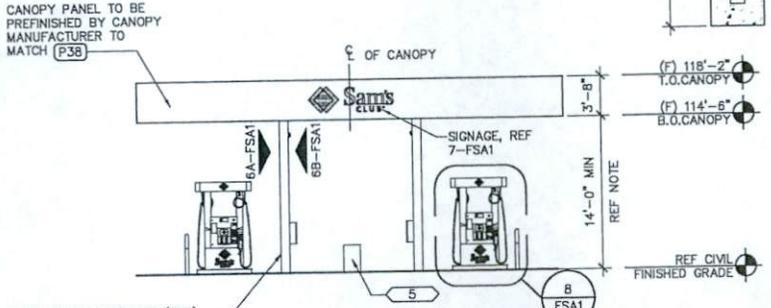
6 COLUMN ELEVATIONS
1/2" = 1'-0" 073115 FSA1-06



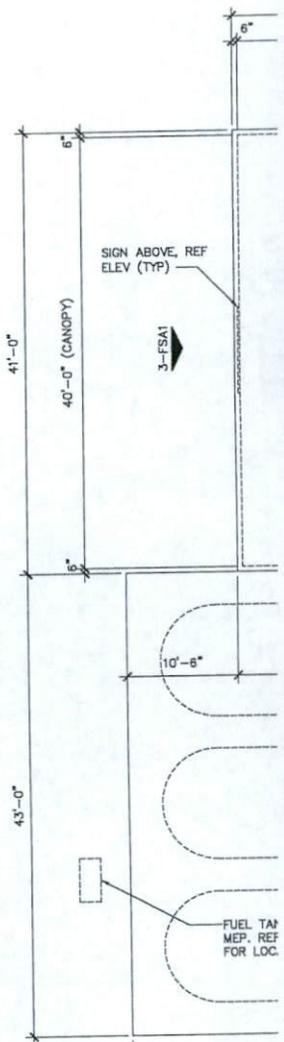
7 SAM'S CLUB
1/2" = 1'-0" 103015 FSA1-07



5 PIPE GUARD
1/2" = 1'-0" 092509 FSA1-

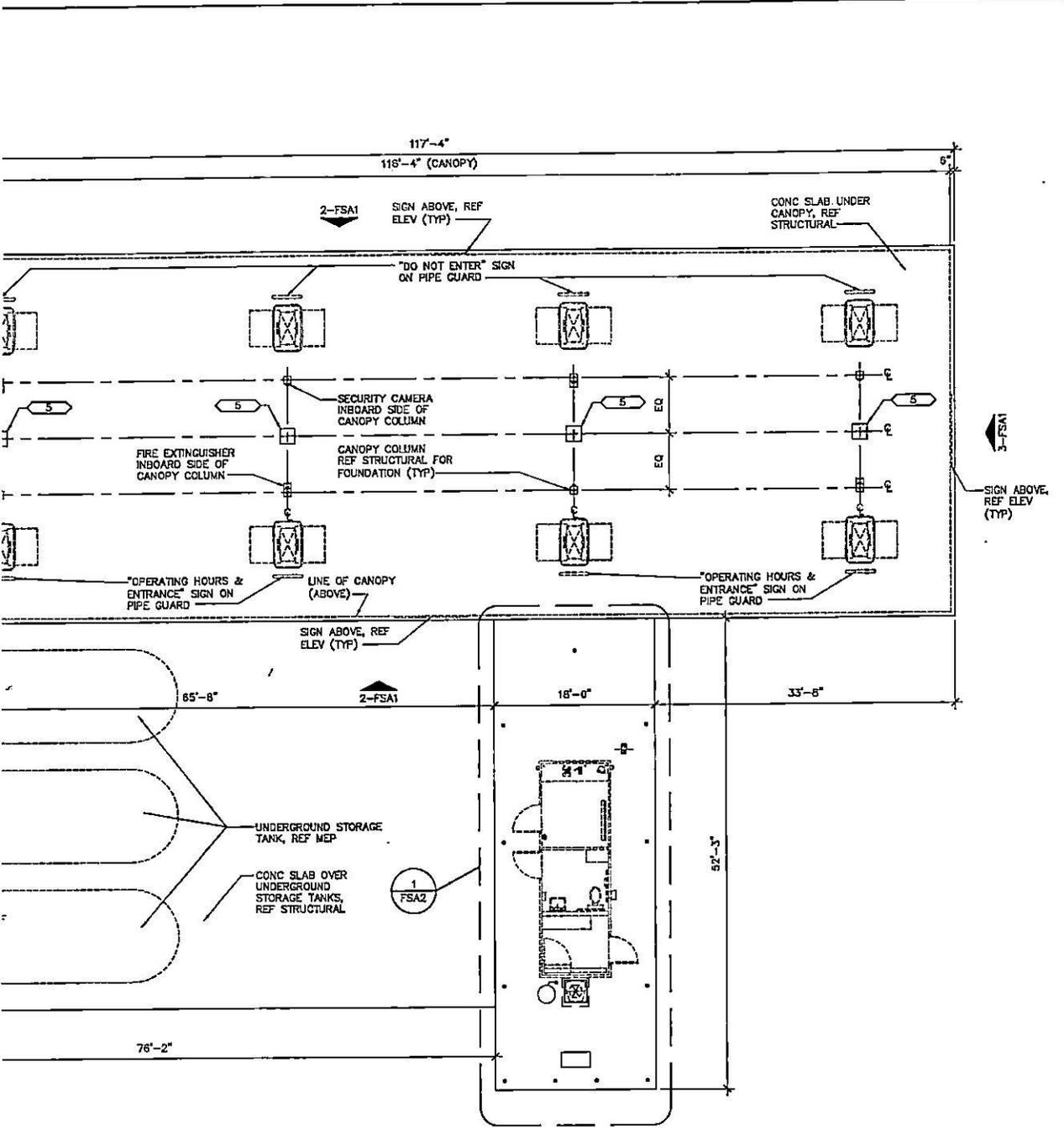


3 EAST/WEST ELEVATION
1/8" = 1'-0" 022610 FSA1-03

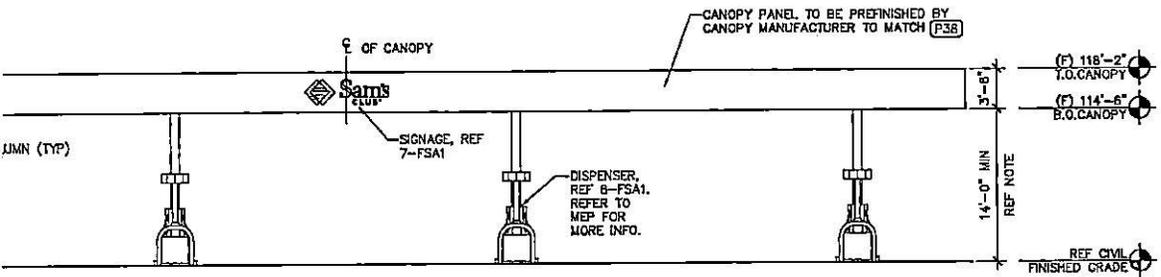


Nov 12, 2016 - 8:35am - USER: bart.brown - FSA1_CANOPY - 13616010 - FSA1_CANOPY - 13616010 - Entitlement: 0010 - FSA1_CANOPY - 13616010 - FSA1_CANOPY - 13616010

NOTE:
B.O. CANC TO FINISH ELEVATION



1 OVERALL PLAN
1/8" = 1'-0" 102513 FSA1-01_ALT



2 NORTH/SOUTH ELEVATION
1/8" = 1'-0" 042513 FSA1-02

WE MINIMUM 14'-0" CLEARANCE ALL POINTS UNDER CANOPY. REFLECT SITE SLOPE.

B | R | R

ARCHITECT OF RECORD: JAMES A. HALEY
5700 ANTWERP PLACE, SUITE 300, SAN JOSE, CALIFORNIA 95129

Sams CLUB

GARDENA, CALIFORNIA

CLUB # 6617

JOB NUMBER: 98600120 PHOTO: LCR-198-IT

ISSUE BLOCK

REV #1	11/11/18

CHECKED BY:

DRAWN BY:

FILE NAME:

PROTO CYCLE:

DOCUMENT DATE: 10/25/18

CANOPY

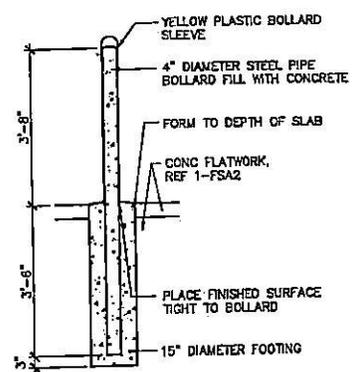
SHEET: FSA1

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EQUIPMENT TAG: X		GC=GENERAL CONTRACTOR VM=WAL-MART		FSA2-ES 022511		
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96	EYEWASH STATION	SOURCE INC.	1KW79	1	GC	GC
97	FIRE BLANKET	SOURCE INC.	4T178	1	GC	GC
98	16" ORANGE CONES	SOURCE INC.	GL18125	12	GC	GC
99	EMERGENCY PHONE ENCLOSURE (RED)	VIKING	VE-9X12-R-1	1	GC	GC
100	EMERGENCY PHONE	VIKING	K-1800W-2	1	GC	GC

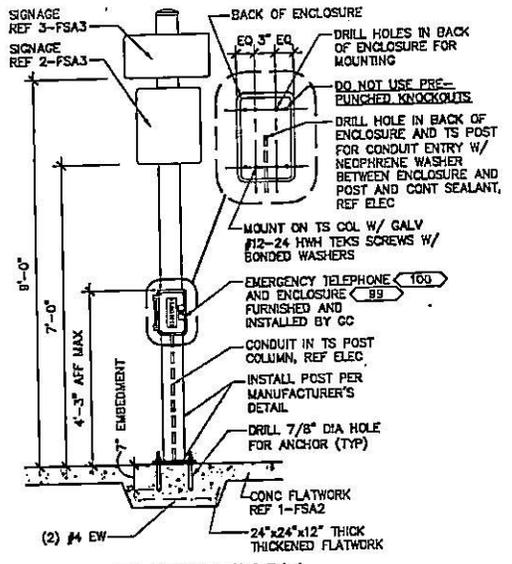
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1 FINAL CONNECTION BY WAL-MART.

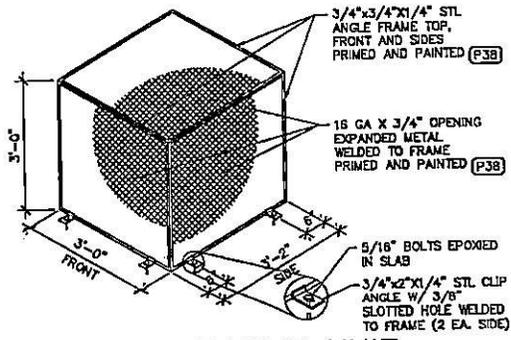
COLOR LEGEND		SHEET NOTES	
FSA2-CS 042409		FSA2-GH 012712	
(P5) SAFETY YELLOW	2. 2A:40B/C MINIMUM RATED FIRE EXTINGUISHERS SHALL BE PROVIDED BY G.C. IN ACCORDANCE W/ NFPA 10. FIRE EXTINGUISHER LOCATIONS SHALL BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL PRIOR TO OCCUPANCY.	1. REFER TO MEP FOR MORE INFORMATION.	
(P28) BROWN - "CARDBOARD" SW #6124			
(P38) DARK TAN - "PORTOBELLO" SW #6102			



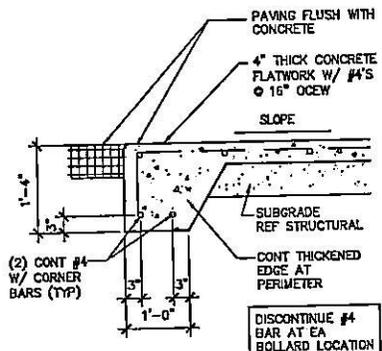
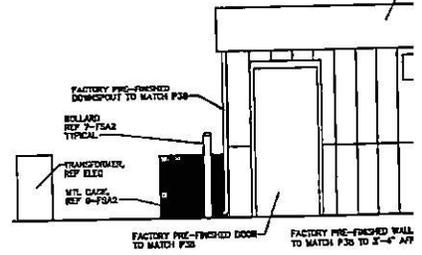
7 BOLLARD
1/2" = 1'-0" 092509 FSA2-07



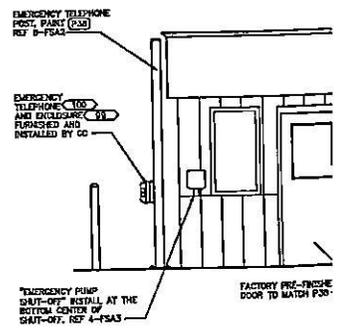
6 EMERGENCY TELEPHONE POST
1/2" = 1'-0" 042613 FSA2-08



9 CONDENSING UNIT CAGE DETAIL
1/2" = 1'-0" 062609 FSA2-08



8 CONC FLATWORK SECTION
1/2" = 1'-0" 092410 FSA2-08



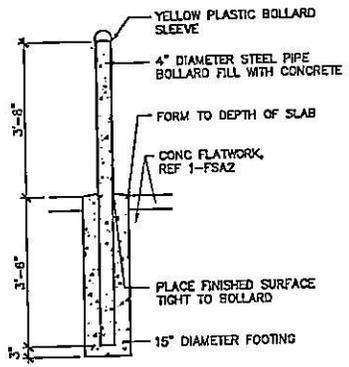
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EQUIPMENT SCHEDULE							
EQUIPMENT TAG: X		GC-GENERAL CONTRACTOR WM-WAL-MART		FSA2-ES 022511			
NO	DESCRIPTION	MANUFACTURER	MODEL NO	QTY.	SUPPLIED BY	INSTALLED BY	NOTES
96	EYEWASH STATION	SOURCE INC.	1KW79	1	GC	GC	
97	FIRE BLANKET	SOURCE INC.	4T178	1	GC	GC	
98	18" ORANGE CONES	SOURCE INC.	GL116125	12	GC	GC	
99	EMERGENCY PHONE ENCLOSURE (RED)	VIKING	VE-9X12-R-1	1	GC	GC	
100	EMERGENCY PHONE	VIKING	X-1800W-2	1	GC	GC	1

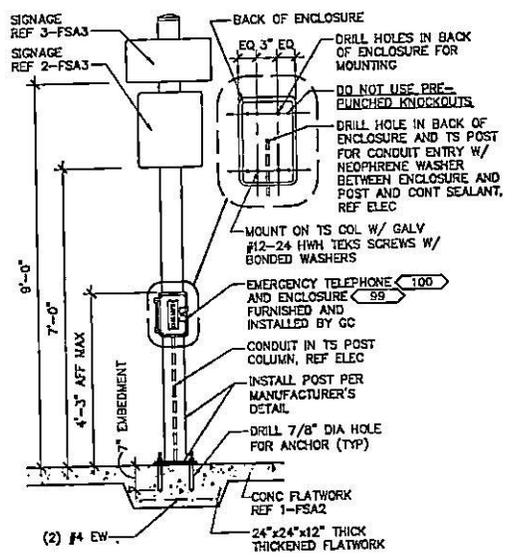
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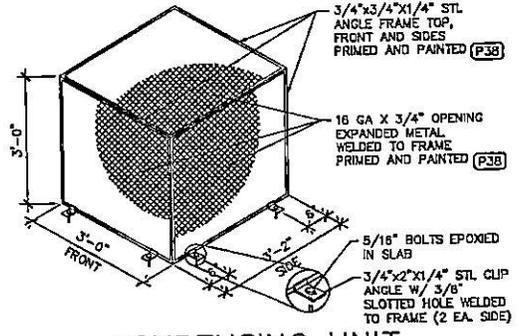
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(P5)	SAFETY YELLOW	1. REFER TO MEP FOR MORE INFORMATION.	
(P28)	BROWN - "CARDBOARD" SW #6124	2. 2A:40B/C MINIMUM RATED FIRE EXTINGUISHERS SHALL BE PROVIDED BY G.C. IN ACCORDANCE W/ NFPA 10. FIRE EXTINGUISHER LOCATIONS SHALL BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL PRIOR TO OCCUPANCY.	
(P38)	DARK TAN - "PORTOBELLO" SW #6102		



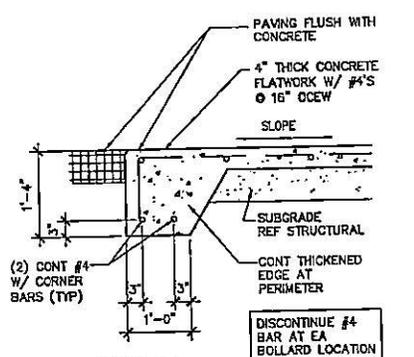
7 BOLLARD
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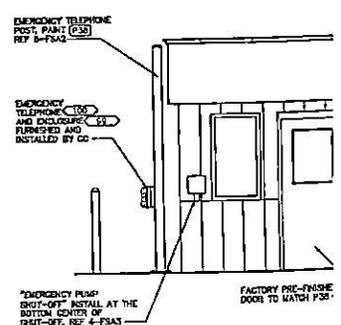
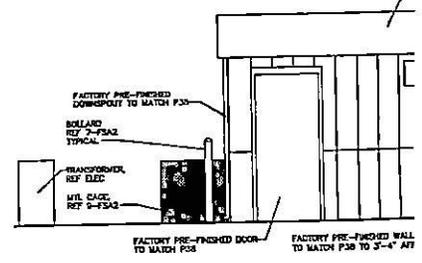
6 EMERGENCY TELEPHONE POST
1/2"-1'-0" 042513 FSA2-06



9 CONDENSING UNIT CAGE DETAIL
1/2"-1'-0" 062609 FSA2-09



8 CONC FLATWORK SECTION
1/2"-1'-0" 092410 FSA2-08



Nov 12, 2016 - 8:40am - USER bart.brown
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GARDENA,
 CALIFORNIA

CLUB # 6617

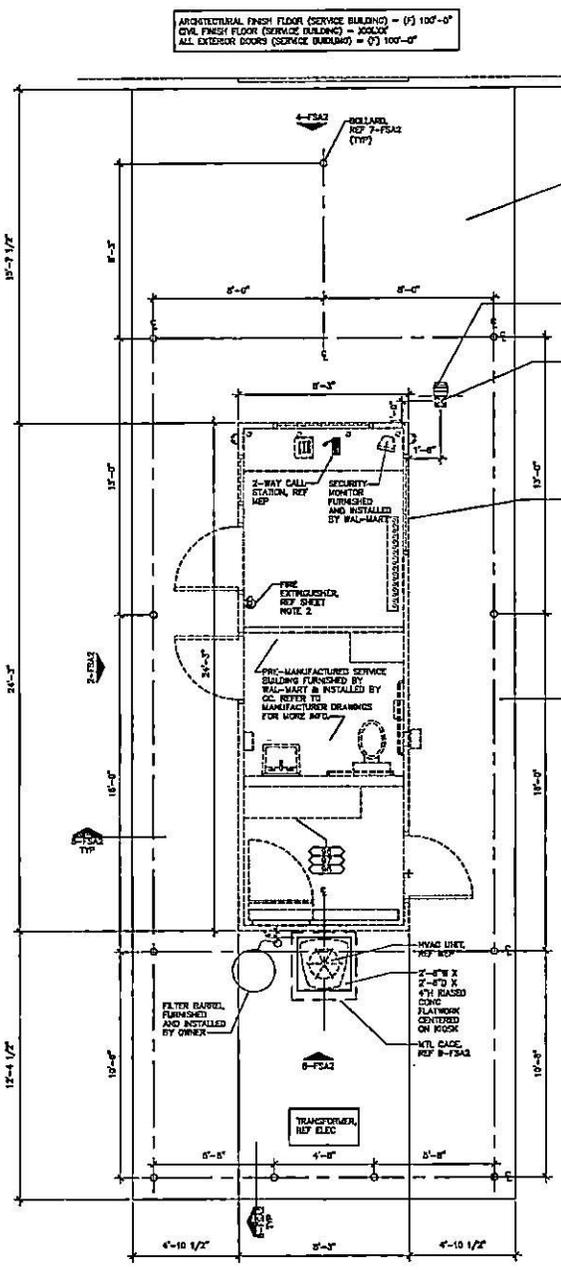
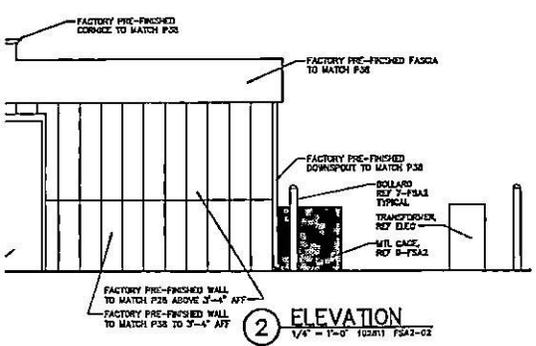
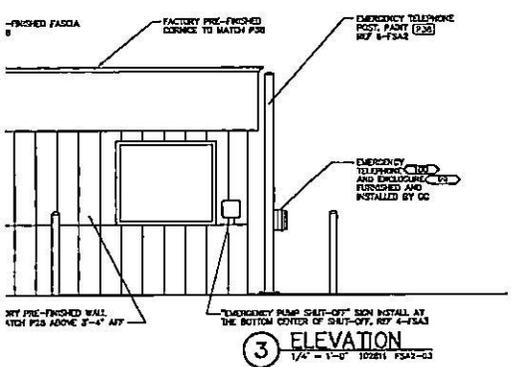
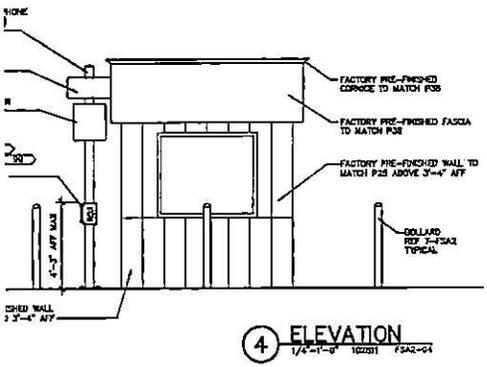
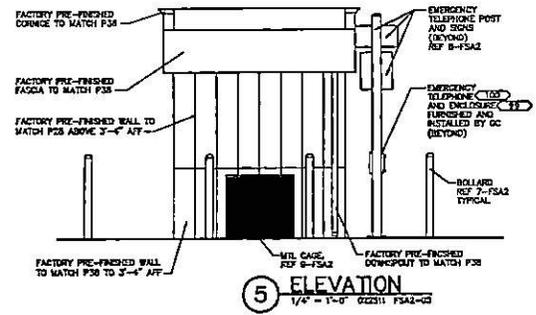
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ISSUE BLOCK	
REV #	DATE
1	11/11/18

CHECKED BY:
DRAWN BY:
FILE NAME:
PROTO CYCLE:
DOCUMENT DATE: 10/25/16

SERVICE BUILDING

SHEET:
FSA2



PLANT PALETTE

Symbol Botanical Name Common Name Size MICOLS Region 4

TREES



	<i>Koeberlinia bipinnata</i>	Chinese Lantern Tree	24" box	Mod
	<i>Lagerstroemia indica</i>	Grape Myrtle	24" box	Mod

Symbol Botanical Name Common Name Size MICOLS

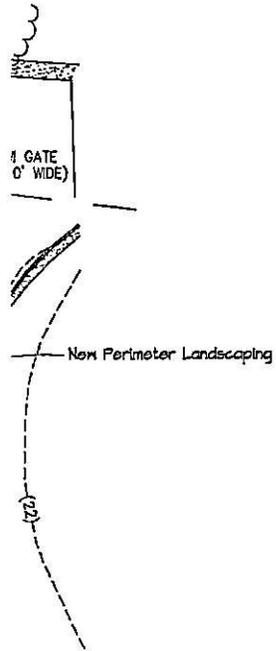
SHRUBS/GRANDCOVERS



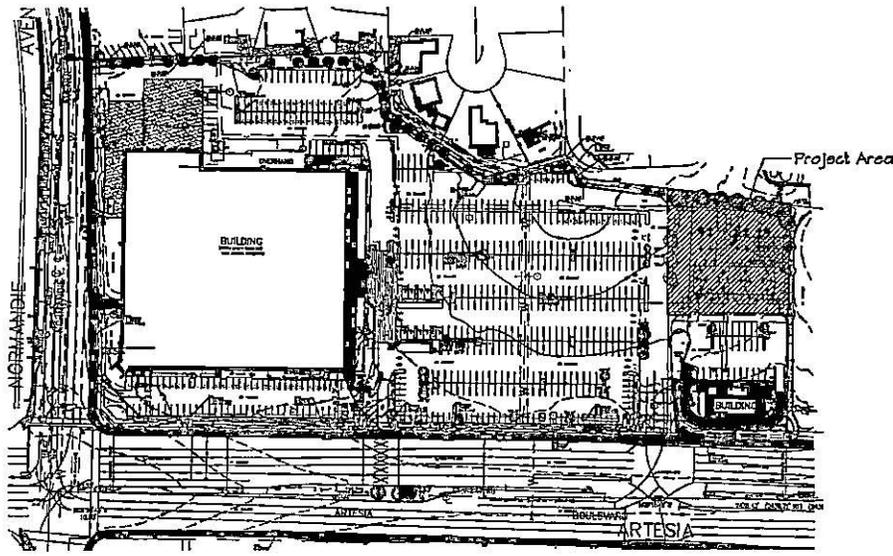
	<i>Agave species</i>	Agave	5 gallon	Low
	<i>Aloe species</i>	Aloe	5 gallon	Low
	<i>Anigozanthos flavida</i>	Kangaroo Paw	5 gallon	Low
	<i>Baccharis p. 'Tiki Peaks'</i>	Gayote Bush	1 gallon	Low
	<i>Callitriche eriophylla</i>	Fairy Duster	1 gallon	Low
	<i>Callistemon v. 'Little John'</i>	Dwarf Bottlebrush	5 gallon	Mod
	<i>Cortea n. 'Green Carpet'</i>	Dwarf Natal Palm	5 gallon	Mod
	<i>Gibba purpurea</i>	Orchid Rock Rose	5 gallon	Low
	<i>Dietes vegeta</i>	Fortnight Lily	1 gallon	Mod
	<i>Festuca o. glauca</i>	Blue Fescue	1 gallon	Mod
	<i>Gaura l. 'Siskiyau Pink'</i>	Gaura	1 gallon	Mod
	<i>Hemerocallis hybrids</i>	Daylily	1 gallon	Mod
	<i>Lantana montevidensis</i>	Trailing Lantana	1 gallon	Low
	<i>Lavandula angustifolia 'Nicolae'</i>	Pink English Lavender	1 gallon	Low
	<i>Leucophyllum f. 'Compacta'</i>	Texas Ranger	5 gallon	Low
	<i>Ligustrum japonica 'Texarum'</i>	Texas Privet	5 gallon	Mod
	<i>Muhlenbergia rigens</i>	Deer Grass	1 gallon	Mod
	<i>Myoporum parvifolium</i>	Myoporum	1 gallon	Low
	<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle	5 gallon	Mod
	<i>Phormium tenax</i>	Hybrid New Zealand Flax	3 gallon	Mod
	<i>Rhopilepis indica</i>	India Hawthorn	5 gallon	Mod
	<i>Rosa 'Flower Carpet'</i>	Groundcover Rose	1 gallon	Mod
	<i>Rosmarinus o. 'Marjorca Pink'</i>	n.s.n. (upright Rosemary)	5 gallon	Low
	<i>Salvia greggii 'Flame'</i>	Furman's Red Autumn Sage	1 gallon	Low

NOTES

- PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY OF GARDENA.
- ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
- ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
- ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

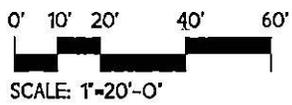


AC PAVEMENT
12' 1/2'
Site Plan
3259 s.f.



Overall Site Plan
NTS

SHEET 1 OF 1
DATE: 02-2-16

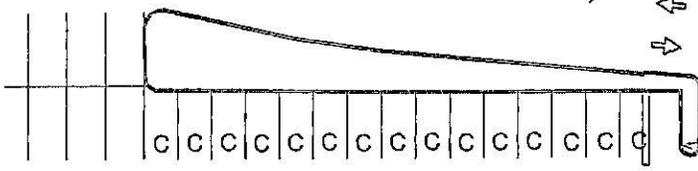


conceptual design & planning company
3195-C Alipoti Loop Dr, Studio One, Costa Mesa, CA 92626
T: 949.399.0870 F: 949.399.0882 www.cdpcinc.com
6659 Moro Road, Atascadero, CA 93422
T: 805.466.3385 F: 805.466.3204



CDPC PROJECT#: 14005

EXISTING CATCH BASIN
(PROTECT) C C C C



STOP
PROPOSED LANDSCAPE ISLAND

STOP
PROPOSED BIOFILTRATION BASIN

PROPOSED 12" STORM DRAIN

STOP

STOP

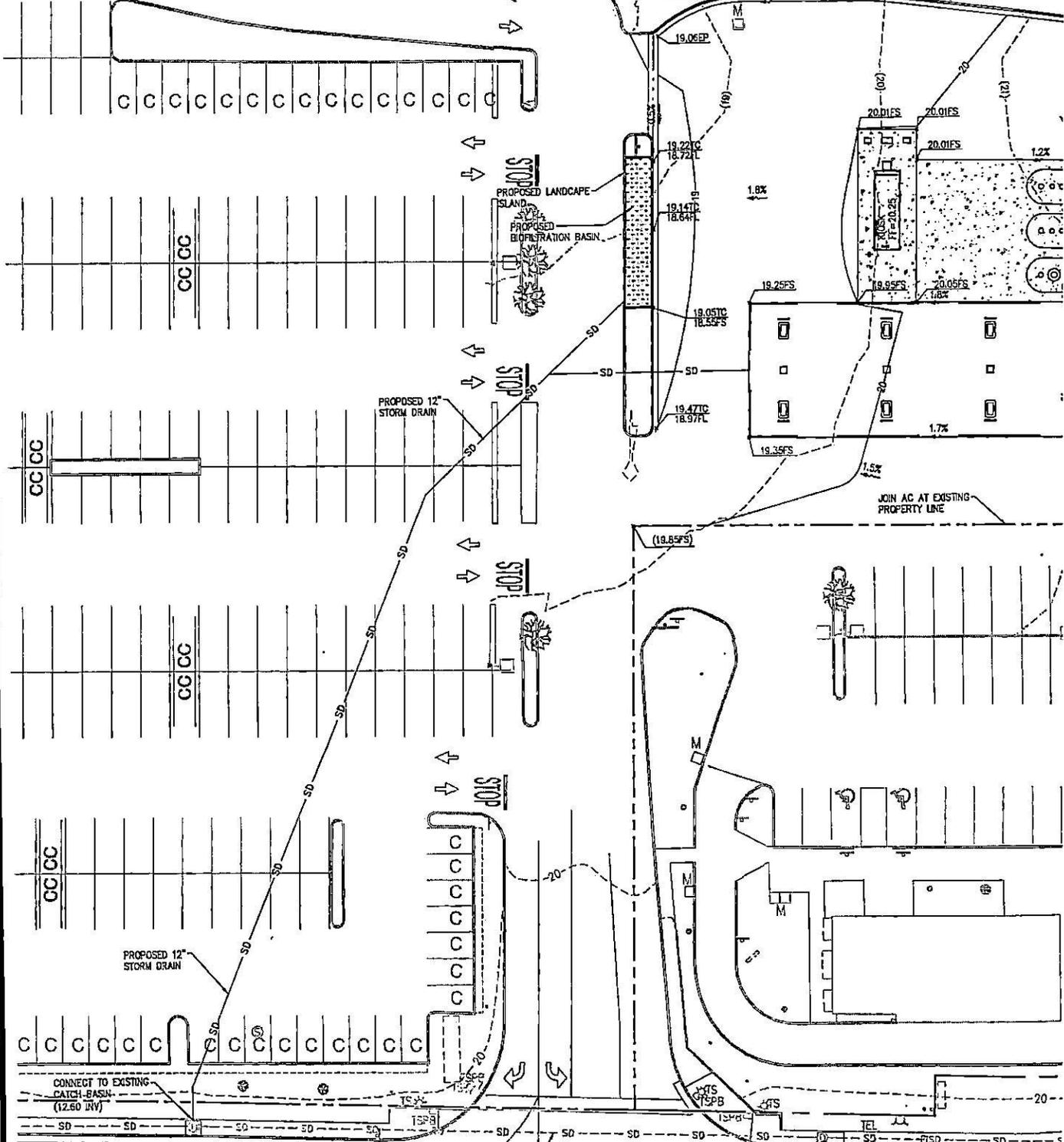
STOP

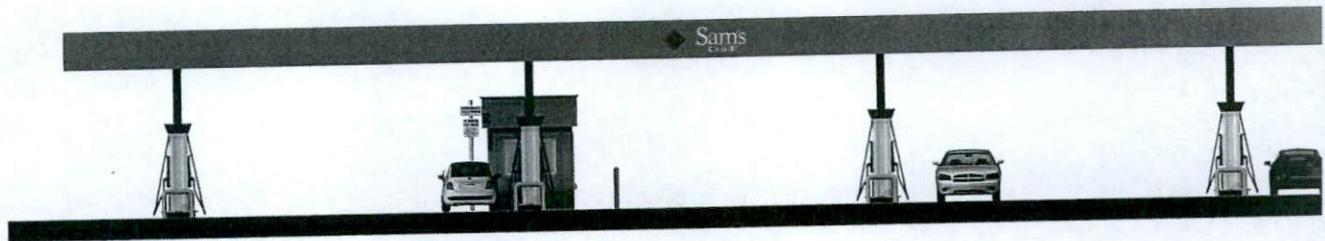
PROPOSED 12" STORM DRAIN

CONNECT TO EXISTING CATCH BASIN (12.60 DW)

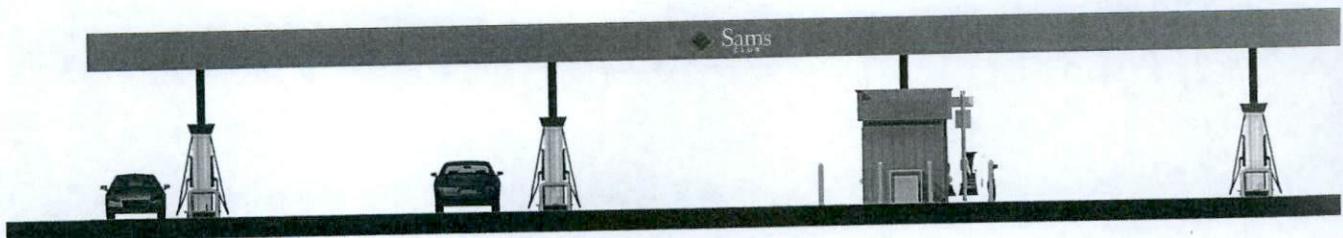
EXISTING STORM DRAIN

ARTESIA BOULEVARD





Front Elevation (South)



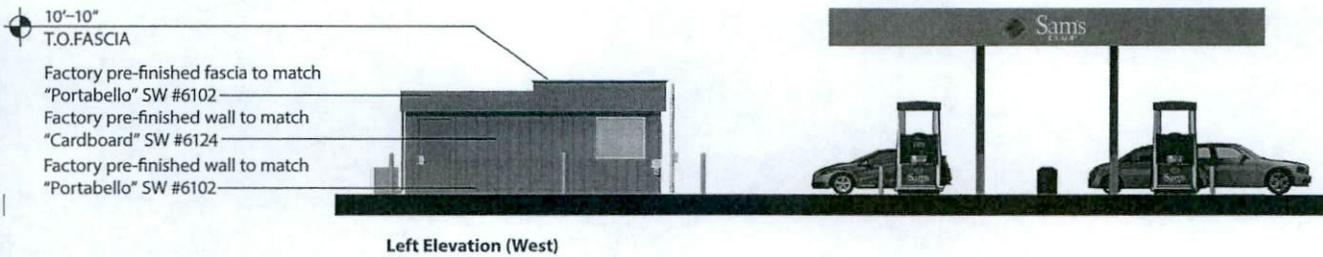
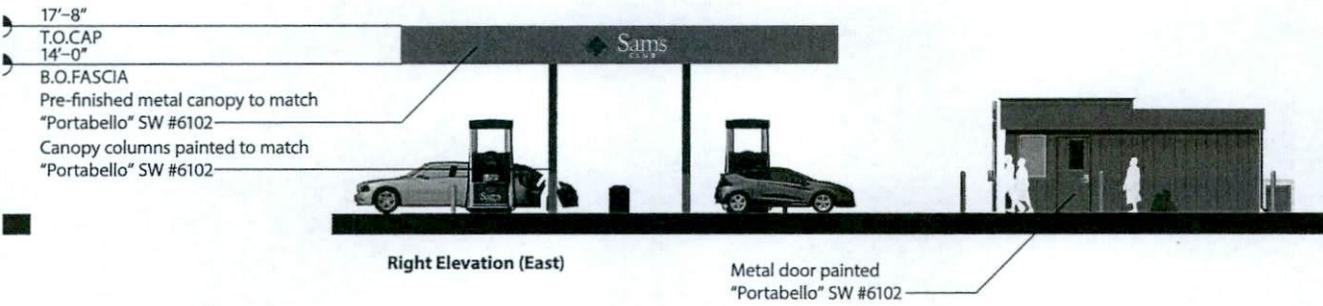
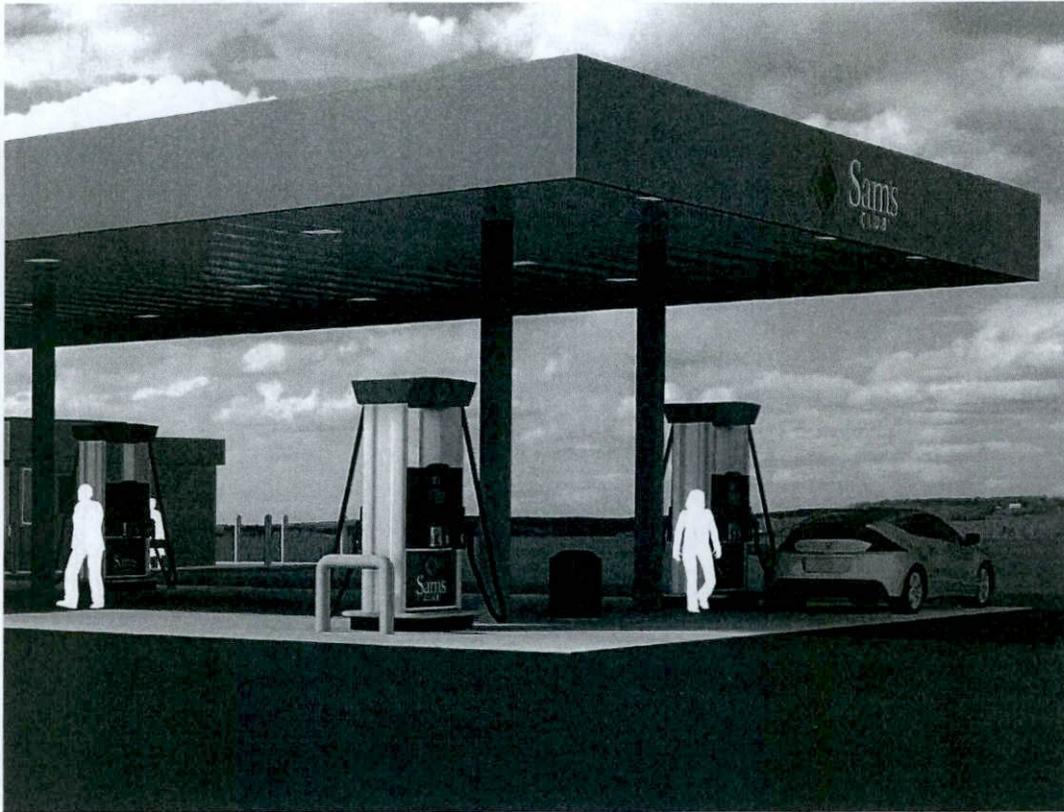
Rear Elevation (North)



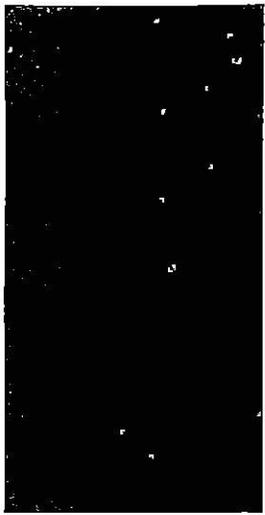
B | R | R
architecture

October 26, 2016

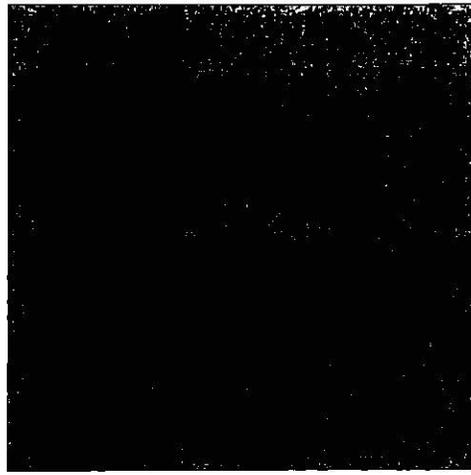
Sam's Club #6617, Gardena, CA - Fuel Station



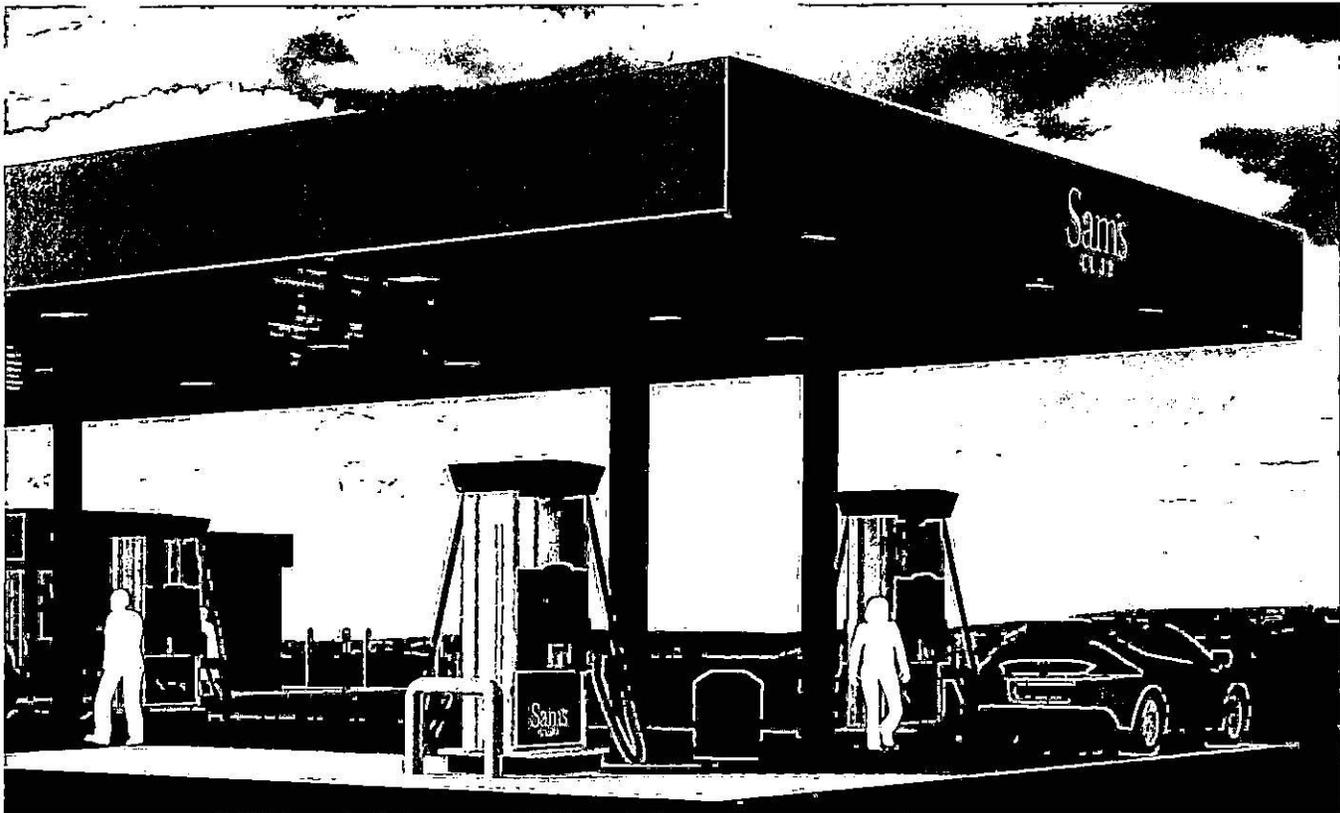
Sign	Qty.	Height	Area (S.F.)	Total S.F.
	4	2'-4"	19.01	76.04
Total Building Signage				76.04



Cardboard*

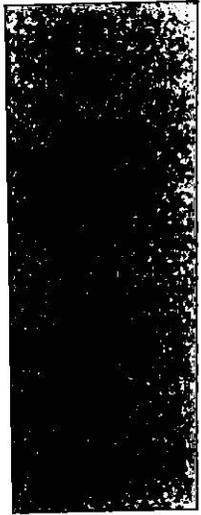
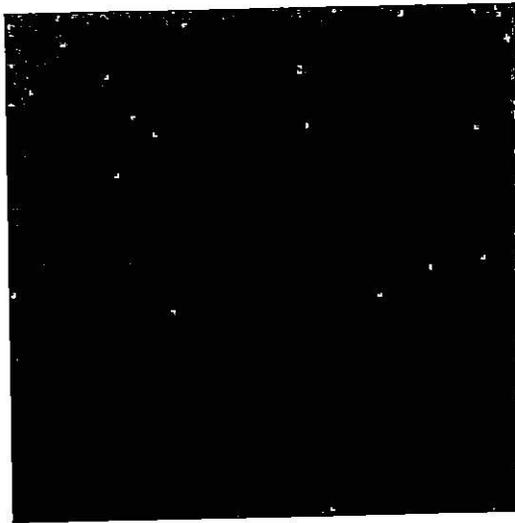


ACM "Portabello"



Sam's Club #6617, Gardena, CA - Fuel Station

*tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.



Embossed "Portabello"

Em



B | R | R
architecture

October 26, 2016

DECEMBER 6, 2016 PLANNING COMMISSION

**SITE PLAN REVIEW #6-14;
CONDITIONAL USE PERMIT #4-14 AND
ADOPTION OF IS/MND/MMP #9-14**

Conditional Use Permit and Site Plan Review to allow the construction and operation of a members-only gas station with eight pumps (16 fueling positions) and attendant kiosk at an existing Sam's Club retail store; and

Adoption of the above entitlements require adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

(1399 West Artesia Blvd. (Sam's Club))



Background

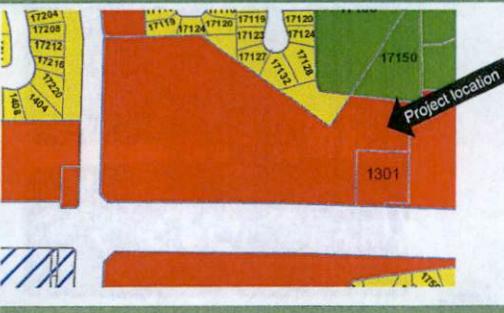
- The applicant submitted the initial application on June 10, 2014
- PEQC held a duly noticed public hearing on the proposed project on September 2, 2014
- At the September 2, 2014 meeting, Staff recommended that project be categorically exempt from CEQA
- Due to resident concerns brought up at the September meeting, PEQC made a motion to reject the Categorical Exemption and directed Staff to initiate the CEQA process and bring the project back before the PEQC
- On March 28, 2015, the applicant resubmitted the project



Vicinity Map



Zoning Map



Surrounding Uses

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	C-3	General Commercial	Commercial
North	R-1	Low Density Residential	Single Family Residential
	O	Public/ Institutional	Senior Housing
South	C-3	General Commercial	General Retail Commercial
	R-1	Low Density Residential	Single Family Residential
East	C-3	General Commercial	General Retail Commercial
West	C-3	General Commercial	General Retail Commercial



Site Photos



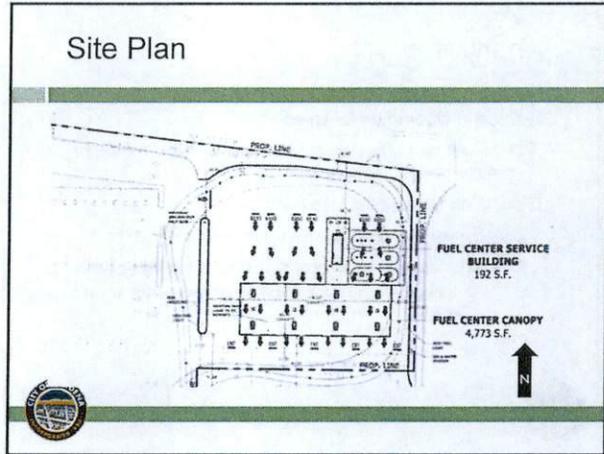
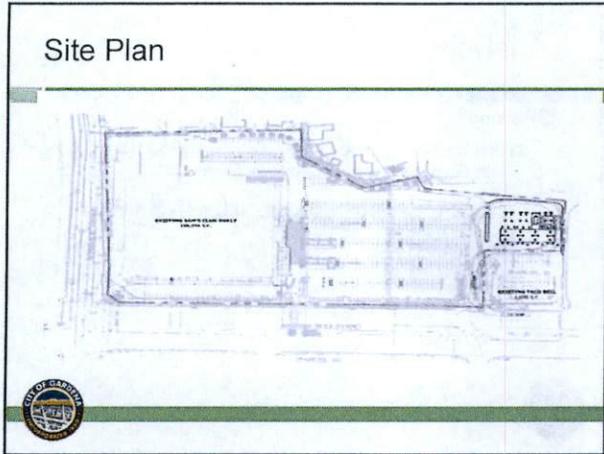
Site Photos



Project Description

- A request to construct and operate a members-only gas station facility
 - 17'8" high 4,653 sq. ft. canopy
 - Eight (8) fuel dispenser fuel station
 - 200 sq. ft. attended kiosk
 - Three, 20,000-gallon underground fuel storage tanks
 - Change in existing landscaping adjacent to the project area and addition of landscape areas (bioswale)
- Operating hours:
 - Monday to Saturday: 6:00AM to 9:00PM
 - Sunday: 9:00AM to 7:00PM





Analysis

GMC Section 18.44.010.A, requires site plan review for any development project for which a conditional use permit is being sought

Standard	Proposed	Permitted
Lot Area	7,500 Sq. Ft.	9.35 acres
Lot Dimensions	Minimum Lot Width	99'
	Minimum Lot Depth	500'
Building Height	35'	Canopy: 17' 8"
		Kiosk: 10'10"
Building Setback	Front (Abutts Blvd.)	Canopy: 18.4'
		Kiosk: 25.4'
Side (East Property Line)	0'	Canopy: 20'
		Kiosk: 8.5'
Side (West Property Line)	0'	Canopy: 86.3'
		Kiosk: 90.5'
Rear	0'	Canopy: 92.37'
		Kiosk: 53.48'
Landscaping	5%	3,783 Sq. Ft. or 11% Total
	10' landscape perimeter all street frontage	
Off Street Parking	87%	909
FAR	0.50	0.26

A City of Garden Grove logo is in the bottom left corner.

Analysis

- Effects on Commercial Uses
 - Compatible and consistent with Sam's Club and adjacent commercial shopping centers
- Effects on Residential Uses
 - Community concerns relative to noise and traffic
 - Vehicle circulation reconfigured to flow from north to south
 - Traffic and noise study (IS/MND) determined there would be no impacts



Analysis

- Parking
 - Sam's Club approved under a reciprocal parking agreement with Gardena Gateway Center (across Artesia)

Use	Required	Existing	Proposed
Sam's Club	424	612	535
Food Mart	21	26	26
Gardena Gateway Center	431	348	348
Total:	876	986	909



Analysis

- Per GMC Section 18.32.030(O) CUP required for gas stations

Standard	Requirement	Proposed
Lot Size (Minimum)	1 acre	9.33 acres
Street Frontage (Minimum)	150 feet	Over 400 feet
Setbacks (Minimum)	20 feet (interior)	20 feet minimum 92.57 feet maximum
Gasoline Pumps (Minimum)	15 feet from Property line	30 feet minimum
Walls (Minimum)	6 feet Masonry Wall 10 feet between wall and driveway entrance/vehicle access openings	8 feet high minimum (existing)
Access & Circulation (Maximum)	No more than 2 driveways on any one street frontage	1 driveway (existing)
Air and Water Dispenser	Yes	Yes
Restroom	Yes	Yes



Analysis

- Upon approval of a site plan review, a conditional use permit, and the issuance of conditions of approval, the project would be consistent with the GMC and the General Plan.



Analysis

- Initial Study and Mitigated Negative Declaration were prepared by Applied Planning, Inc., under contract with the City
- It was found that the project would have less than significant environmental impacts with mitigation measures incorporated
- Impacts in the area of Geology and Soils



Analysis

- The MND was initially circulated for public review in July 2016
- During the comment period, Staff received a letter from Friends of the Willows asking for proof that treated stormwater from the project site would not drain into the Willows
- The initial design did plan on treated stormwater to flow towards the Willows
- The applicant, acting in good faith, redesigned the drainage system. Stormwater was designed to flow south towards Artesia Blvd.



Analysis

- The revised MND was recirculated for public review in October 2016, and potential impacts were again found in areas of Geology and Soils. With the proposed mitigation measures, these impacts are reduced below a level of significance.
 - Section 2.6.4, Drainage and Item X, Hydrology and Water Quality within Section 4 of the MND was revised. All other aspects of the project remain unchanged.
- Additionally, comments were received by Gabrieleno Band of Mission Indians- Kizh Nation, California Department of Transportation (CalTrans), and Southern California Air Quality Management District (SCAQMD). The Agencies' comment letters and the City's responses to CalTrans and SCAQMD were included in Commission packet



General Plan Consistency

- LU Goal 1 Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.
 - LU 1.2 Protect existing sound residential neighborhoods from incompatible uses and development
 - LU 1.3 Protect the character of lower density residential neighborhoods
- LU Goal 3 Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City
 - LU 3.5 Promote the development and preservation of attractive commercial and industrial development with ample landscape treatment, adequate parking and the full range of customer amenities.
- ED 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.
 - ED 1.7. Encourage diversification of businesses to support the local economy and provide a stable revenue stream.



Public Noticing

- Initial public comment period July 14, 2016 through August 15, 2016 and Notice of Intent was advertised on July 14, 2016 in the GVN
- The Notice of Intent for the revised MND was advertised on October 27, 2016 in the GVN. Public review and comment from October 28, 2016 through November 17, 2016
- 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 November 24, 2016.
- Comments were received relative to the IS/MND
- No comments received for the site plan review and conditional use permit.



Staff Recommendation

- Open the public hearing
- Receive testimony from the public
- Adopt Resolution No. PC16-16, adopting the revised Mitigated Negative Declaration and Mitigation Monitoring Program for - and approving Site Plan Review #6-14 and Conditional Use Permit #4-16 subject to the attached conditions of approval (Exhibit A) and directing staff to file a Notice of Determination.



DECEMBER 6, 2016 PLANNING COMMISSION

SITE PLAN REVIEW #9-16 CONDITIONAL USE PERMIT #7-16

A request for conditional use permit to operate a dialysis treatment facility, per Gardena Municipal Code Section 18.32.030(J), and to approve site plan review of a new 10,842 square foot structure, per Gardena Municipal Code Section 18.44.010(A), in the General Commercial (C-3) zone and direct staff to file a Notice of Exemption as an in-fill project.
(1201 West 155th Street) (APN: 6113-001-042)



Attachment D
Planning Commission
Minutes dated December 6,
2016 (draft)

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
TUESDAY, DECEMBER 6, 2016, MEETING

* * *

Called to order by Chairman Kaskanian at 7:00 P.M.

ROLL CALL

Present: Brenda Jackson, Philip Johnson, Steve Sherman,
Harout (Art) Kaskanian
Absent: Nolan Jamora
Also in Attendance: Mitchell G. Lansdell, City Manager
Lisa Kranitz, Assistant City Attorney
Raymond Barragan, Community Development Manager
William Kavadas, Planning Assistant

PLEDGE OF ALLEGIANCE

Led by Commissioner Johnson.

APPROVAL OF MINUTES

A motion was made by Commissioner Johnson and seconded by Commissioner Jackson to approve the minutes of November 15, 2016. The minutes were approved 4-0.

Ayes: Jackson, Johnson, Sherman, Kaskanian
Noes: None
Absent: Jamora

PUBLIC HEARING

Agenda Item #5

Site Plan Review #9-16 Conditional Use Permit #7-16

A request for a conditional use permit to operate a dialysis treatment facility, per Section 18.32.030(J), and to approve site plan review of a new 10,842 square foot structure, per Section 18.44.010(A), in the General Commercial (C-3) zone and direct staff to file a Notice of Exemption as an in-fill project.

Project Location: 1201 West 155th Street (APN:6113-001-042)

Applicant: DaVita, Incorporated

Planning Assistant William Kavadas presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 15-16 approving Site Plan Review #9-16 and Conditional Use Permit #7-16 for a conditional use permit to operate a dialysis treatment facility, per Section 18.32.030(J), and to approve site plan review of a new 10,842 square foot structure, per Section 18.44.010(A), in the General Commercial (C-3) zone and direct staff to file a Notice of Exemption as an in-fill project.

Commissioner Jackson questioned the location of the 27 additional off-site parking spaces.

Mr. Kavadas responded that the off-site parking spaces would be located directly adjacent to the subject parcel.

Commissioner Jackson questioned on-site landscaping provisions.

Mr. Kavadas responded that per recent conversations with the applicant, the applicant is considering changing landscaping from the currently proposed option to a more drought tolerant variety. Mr. Kavadas stated that total landscaping amount will still be required per code and that the landscaping will still be required to act as a transition zone between the dialysis facility and the adjacent residential properties.

Commissioner Jackson questioned the selection of tree species as part of the drought-tolerant landscaping.

Mr. Kavadas stated that such questions should be answered by the applicant during public comment.

Chairman Kaskanian questioned the hours of operation.

Mr. Kavadas responded that the conditioned hours of operation are from 5:00 AM to 6:00 PM but that the applicant has recently stated that they would like to extend the hours of operation later into the evening. Mr. Kavadas stated that the existing shopping center has late operating hours. Mr. Kavadas stated that staff expects the proposed dialysis facility to be less intensive than the shopping center facilities. Therefore, staff considers an extension of operating hours to be compatible with surrounding residential communities.

Assistant City Attorney Lisa Kranitz stated the Planning and Environmental Quality Commission should consider placing some sort of restriction on operating hours and also making sure that the conditions of approval state that the applicant shall comply with the 2016 California State Building codes depending on when they apply.

Chairman Kaskanian also had a concern about the windowed facades.

Mr. Kavadas stated that the applicant would be better able to answer questions about any window treatments.

Chairman Kaskanian opened the public hearing and asked the applicant to step forward.

Kai Chan, KCDA Architects, 10817 Santa Monica Boulevard, Los Angeles, California 90025, came forward to speak and stated that he would be happy to answer any questions.

Chairman Kaskanian questioned the window transparency.

Mr. Chan stated that HIPAA requirements dictate that windows have tinting and blinds to improve patient privacy.

Chairman Kaskanian stated that he was also concerned about noise and operations due to the proximity to residential areas.

Mr. Chan concurred with the Chairman's statements and stated that the building had been oriented towards the Gardena Valley Shopping Center and away from adjacent residences.

Chairman Kaskanian questioned the business hours.

Mr. Chan stated that hours vary between shifts but generally start at 3:00 AM or 4:00 AM with patients arriving between 5:00 AM and 6:00 AM. Depending on the number of shifts, the facility may remain open until somewhere between 6:00PM and 9:00PM.

Commissioner Jackson wanted to know what kind of drought tolerant trees may be planted in the parking lot.

Mr. Chan stated that the trees have not yet been decided but would meet City standards and provide shade.

Commissioner Jackson asked if the parking spaces in the adjoining parking lot would be repaved as part of the project.

Mr. Kavadas responded that no requirements were placed on the project that would mandate replacement of off-site paving and it would be a decision between the property owners.

Commissioner Jackson questioned the number of employees in the morning hours.

Mr. Chan stated there would be between six and eight employees on the first shift.

Commissioner Johnson asked if six to eight employees would work per shift.

Mr. Chan stated that there could be up to twenty-five patients so there could be up to ten employees per shift.

Commissioner Sherman asked if there would be twenty-five patients per shift.

Mr. Chan stated there would be approximately twenty-five patients per shift but that 70 to 80 percent of patients do not drive to a typical DaVita Dialysis Center.

Chairman Kaskanian asked how long the dialysis process would take.

Mr. Chan stated that the process would take approximately three to four hours. Mr. Chan continued by stating that there would be a large amount of downtime in the middle of a shift due to the amount of patients who are taking part in the dialysis treatment process. Mr. Chan finished by stating that he and his colleagues would try to submit plans prior to the adoption of the 2016 State Building Codes.

Cheral Sherman, 1104 West 159th Street, Gardena, California 90247, stated that she was in favor of California Native landscaping due to its ability to attract local wildlife and teach children and the elderly about nature. Mrs. Sherman stated that she could forward the information of a plant expert with the Friends of the Gardena Willows Wetland Preserve to the architectural team so the plant expert could share her knowledge.

Chairman Kaskanian closed the public hearing.

Commissioner Johnson questioned the final business hours for the dialysis facility.

Chairman Kaskanian asked Assistant City Attorney, Lisa Kranitz, how to move forward.

Ms. Kranitz stated that it was the decision of the Planning and Environmental Quality Commission to condition hours of operation, but to keep in mind that employees would more than likely begin arriving an hour before patients to prepare for the day.

MOTION: It was moved by Commissioner Johnson and seconded by Commissioner Jackson to adopt Resolution No. PC 15-16 approving Site Plan Review #9-16 and Conditional Use Permit #7-16 subject to the attached conditions of approval (Exhibit A) amending the operating hours from 5:00 AM to 9:00 PM, Monday through Saturday and directing Staff to file a Notice of Exemption as an in-fill project.

The motion passed by the following roll call vote:

Ayes:	Johnson, Jackson, Sherman, Kaskanian
Noes:	None
Absent:	Jamora

Agenda Item #6

Mitigated Negative Declaration and Mitigation Monitoring Program #9-14 Site Plan Review #6-14 Conditional Use Permit #4-14

A request for a conditional use permit to operate a members-only gas station with eight pumps (16 fueling stations) and associated attendant kiosk, per Section 18.46.030(C)(23), to approve site plan review of the new gas station, per Section 18.44.010(A), and to adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for the project at an existing Sam's Club retail store in the General Commercial (C-3) zone.

Project Location: 1399 West Artesia Boulevard (APN: 6111-036-057)

Applicant: Sam's Real Estate Business Trust (Sam's Club)

Community Development Manager Raymond Barragan presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 16-16, for a conditional use permit to operate a members-only gas station with eight pumps (16 fueling stations) and associated attendant kiosk, per Section 18.46.030(C)(23), to approve site plan review of the new gas station, per Section 18.44.010(A), and to adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for the project at an existing Sam's Club retail store in the General Commercial (C-3) zone.

Commissioner Jackson questioned if the main point of entry would be Normandie Avenue.

Mr. Barragan stated that the signalized intersection on Artesia Boulevard would be the main point of access for the proposed project.

Chairman Kaskanian asked if there would be any separation between the proposed project and the existing Taco Bell parking lot.

Mr. Barragan stated that the only barrier between the proposed project and adjoining uses would be the bioswale to the west of the project site.

Chairman Kaskanian asked if there would be any kind of signage that would direct users of the proposed project towards the appropriate exit or if they could drive directly into the Taco Bell.

Mr. Barragan stated that such signage did not show in the project plans but could be added as part of the project approval.

Chairman Kaskanian noted that Taco Bell could become concerned if increased automobile traffic began using their parking lot.

Mr. Barragan stated that the development could include directional asphalt signage.

Chairman Kaskanian questioned the noise produced by the project and the proximity of adjoining residential neighborhoods.

Mr. Barragan stated that the environmental consultant was in the audience and could speak on questions about noise impacts.

Chairman Kaskanian invited the applicant to speak.

Applicant Representative, Greg Fick, 701 North Park Center Drive, Santa Ana, California 92705, came forward and stated he was available for any questions. Mr. Fick continued by stating that he did not believe direction signage would be an issue because there would

be forty feet of distance between the fueling exit point and the Taco Bell stalls, but that directional signage would help.

Chairman Kaskanian asked again about noise impacts.

Mr. Fick stated that he would defer noise questions to the environmental consultant but that existing environmental studies showed no significant noise impacts would result from the project. Mr. Fick continued by stating that fuel deliveries would take place at the same time as Sam's Club deliveries, between 7:00 AM and 10:00 PM.

Commissioner Johnson questioned traffic circulation from Artesia Boulevard to the proposed project. Commissioner Johnson suggested entering via Normandie Avenue to reduce traffic impacts.

Mr. Fick stated that to reduce traffic impacts on the adjacent Taco Bell, traffic flow was reversed to enter the proposed use from the rear of the project site. Mr. Fick continued by showing that behind the eighteen gas pumps is space for fifteen cars to stack while waiting for a free pump. Mr. Fick concluded by stating that the amount of stacking space for automobiles is more than what is required for fuel stations in California.

Chairman Kaskanian asked if automobiles entering from Artesia Boulevard would utilize a single lane to make their way to the proposed use and if a study was done to see how many cars could stack without blocking the Taco Bell exit or any other drive aisles on site.

Mr. Fick responded that automobiles entering the site would have a large stacking area behind the proposed fueling stations.

Chairman Kaskanian asked again how many automobiles would fit in the drive aisle before reaching the proposed fueling station.

Mr. Fick responded that they did not anticipate any cars at all in the main drive aisle and that any stacking would take place behind the fueling stations.

Chairman Kaskanian commented that stacking of vehicles causes traffic issues at the Krispy Kreme Donuts whenever there is a sale and stacked vehicles sometimes exit out onto Vermont Avenue.

Mr. Fick stated that the on-site circulation had been evaluated and that the current proposal was the best layout for the site.

Chairman Kaskanian asked if there was a possibility of an additional lane of traffic with access from Normandie Avenue that was dedicated to fueling station access.

Mr. Fick stated that it was something that could be studied but he was not sure if it was something that the Commission should require or condition.

Commissioner Jackson stated that there is not as much leeway on Normandie Avenue for stacking and that maybe an additional area behind the proposed stacking area could be used for additional stacking.

Commissioner Johnson asked what barriers would be in place that would prevent a car from entering the fueling lanes from the opposite direction.

Mr. Fick stated that directional signage would be placed along landscape islands.

Commissioner Johnson stated that drivers may opt to disregard placed signage. Commissioner Johnson continued by stating that Costco's gas station design prevents

drivers from entering the wrong way. Commissioner Johnson asked if it was possible to have such a design for the proposed project.

Mr. Fick stated that the main issue with that design was that it would prevent fueling trucks from entering and exiting the site in the most efficient manner. Mr. Fick continued by saying that directional signage and knowledge of the site will help to direct traffic in an efficient manner.

Chairman Kaskanian asked where the fuel tanks would be located.

Mr. Fick stated that the fueling areas would be located on the northeast portion of the site.

Chairman Kaskanian asked the environmental consultant to come forward.

Ross Gellar, Applied Planning, Inc., 5817 Pine Avenue, Suite A, Chino Hills, California 91709, explained that he and his company helped to create the environmental document. Mr. Gellar went on to explain that the noise studies from the Sam's Club Expansion showed a 45 dba from the truck loading bays to the nearest residential building 94 feet away. Mr. Gellar continued by stating that the new truck loading areas for the proposed use would be approximately 170 feet from the nearest residential building. Mr. Gellar stated it can be assumed that because the proposed use is further from the existing residential properties, a reduced dba would be expected. Mr. Gellar concluded that there would be no need for noise mitigation for trucks approaching the property because the existing sound wall and existing distance to sensitive receptors would be below the City's maximum noise allowances.

Chairman Kaskanian asked to restate the maximum allowable dba per City standards.

Mr. Gellar stated that the highest allowable dba during day and night hours was 60 dba and 50 dba respectively.

Chairman Kaskanian asked what the expected dba was for the proposed project.

Mr. Gellar responded less than 45 dba was expected for the proposed project.

Chairman Kaskanian stated he was concerned that additional noise would harm resident's quality of life.

Ms. Kranitz asked the applicant if the fuel trucks were only coming in off of Artesia Boulevard as to reduce impacts on residential uses.

Mr. Fick responded that fuel trucks would only access the site from Artesia Boulevard.

Mr. Gellar stated that the route of fuel trucks is shown on the submitted site plan.

Chairman Kaskanian opened the public hearing.

Cheral Sherman, 1104 West 159th Street, Gardena, California 90247, stated that she was at the original hearing for the proposed use in 2014 and was very aware of community opposition to the project. Mrs. Sherman stated that she spoke with the Planning Department to see the plans for the proposed project. Mrs. Sherman continued by stating that the Planning Department told her that all items would be looked at and taken care of and that all governmental agencies would take care of problems as they were encountered. Mrs. Sherman stated that she wrote a letter to the City, on behalf of the Board of the Friends of the Gardena Willows, stating that the main concern of the Organization was a fuel spill that would negatively affect the Preserve. Mrs. Sherman stated that the Friends of the Gardena Willows was never against the project and simply wanted to make sure that there was no possibility of this project negatively affecting the

Preserve. Mrs. Sherman stated that upon further review of the project she came across more unanswered questions. Mrs. Sherman stated that she was contacted by the Sam's Club Real Estate Department to meet on the project site to discuss applicable concerns. Mrs. Sherman stated that her persistence led Sam's Club to redesign their project to assure there would be no possibility of a spill affecting the Preserve. Mrs. Sherman continued by stating the matter is very important because the Preserve is a wetland that eventually empties into the Pacific Ocean. Mrs. Sherman concluded by stating that, on behalf of the Board of the Friends of Gardena Willows, she was very thankful to the Sam's Club team for redesigning the project to protect the Preserve and the people of Gardena. Mrs. Sherman added one final thought that issues with future projects need to have all details discussed and finalized up front.

Steven Furukawa, 17128 South Raymond Place, Gardena, California 90247, began by stating that he was one of the only residents at the hearing that lived within 300 feet of the project. Mr. Furukawa also stated that the senior citizens were also probably notified by only receiving one notice to their front counter. Mr. Furukawa continued by stating that he is a lifelong member of the community and was concerned about noise, light, and the failed sound wall. Mr. Furukawa explained that from his patio he could measure sound and found an 80 dba reading. Mr. Furukawa stated that this high dba measure was due to the placement of his home at a higher elevation than the subject property. Mr. Furukawa continued by stating that he received lower readings when trees blocked his property from the subject property. Mr. Furukawa stated that the main reason he was at the hearing was his family and his concerns for his children's respiratory issues. Mr. Furukawa explained that he and his family installed a state-of-the-art air conditioning system in their home to assist with his children's respiratory issues but that no cure exists for their asthma. Mr. Furukawa was concerned that the gas station would introduce harmful chemicals into the air that could not be removed by his home air conditioning system. Mr. Furukawa stated that users of Arthur Lee Johnson Park and the residents of South Park Senior Housing would be negatively affected by the air quality impacts of this project. Mr. Furukawa also stated that lighting would negatively affect adjacent residences because the wall did not have enough opaque material to shield residents from light pollution. Mr. Furukawa stated that this light would negatively affect surrounding residents and that his own family had to buy black out curtains for their home. Mr. Furukawa was also concerned about noise and stated that his family cannot open their windows because of noise from the Sam's Club property. Mr. Furukawa concluded by stating his hopes that the Planning and Environmental Quality Commission would reconsider their stance on the project.

Chairman Kaskanian closed the public hearing.

Commissioner Jackson asked if it was possible to add trees along the rear wall of the Sam's Club property to absorb airborne toxins and provide a natural sound barrier.

Mr. Barragan said that tree planting was something that could be discussed for placement along the northern and eastern project perimeters.

Chairman Kaskanian sympathized with Mr. Furukawa's concerns and asked if the direction of the wind had been considered as part of the environmental assessment.

Ms. Kranitz stated that the Environmental Consultant would be the best person to answer questions about wind direction.

Chairman Kaskanian reopened the public hearing.

Mr. Geller stated that the environmental document shows vapor capture systems, as regulated by the South Coast Air Quality Management District, and will be utilized at the proposed project to capture and clean the vapor before any such vapor is introduced off-site. Mr. Geller stated that a Health Risk Assessment was also conducted for the project to assess the surrounding uses and cancer risk. Mr. Geller stated that the South Coast Air Quality Management District sets a significant impact threshold for cancer risk at ten per million. Mr. Geller stated that the studies conducted for the proposed project showed a cancer risk of eight per million, thus below the threshold and considered less than significant.

Chairman Kaskanian questioned the effects of a potential gasoline spill.

Mr. Geller stated that automatic shut-off systems would recognize a spill and stop all operations. Mr. Geller stated that the project site has also been designed so that any spill underneath the station canopy would be contained underneath the canopy and the operator would need to shut down operations and remove any spillage from site. Mr. Geller stated that the project, as currently designed, would keep any spillage on site and away from the Gardena Willows Westland Preserve.

Commissioner Johnson asked what would be the best height for the perimeter wall.

Mr. Geller stated that the effectiveness of a sound barrier is based on the ability to block the sound receptor from the sound emitter. Mr. Geller stated that creating a solid wall between the two points is the best option to prevent noise pollution. Mr. Geller stated that even if noise is an issue, studies show any expected noise is within City standards.

Chairman Kaskanian stated that he hoped the consultant's words had addressed Mr. Furukawa's concerns and that Mr. Furukawa should speak to the consultant if he had any additional issues.

Chairman Kaskanian closed the public hearing.

Ms. Kranitz stated the Planning and Environmental Quality Commission should consider condition PL4 be amended with the additional language that deliveries to the gas station should be limited from 7:00 AM to 10:00 PM and to only take access from Artesia Boulevard and consider a new condition PL6 for additional directional signage to guide cars to the exit. Ms. Kranitz questioned if the Planning and Environmental Quality Commission wanted to add any conditions related to additional trees.

MOTION: It was moved by Commissioner Jackson and seconded by Commissioner Sherman to adopt Resolution No. PC 16-16 adopting the Mitigated Negative Declaration and Mitigation Monitoring Program #9-14 and approving Site Plan Review #6-14 and Conditional Use Permit #4-14 subject to attached conditions of approval and amendments (Exhibit A) and directing staff to file a notice of determination.

The motion passed by the following roll call vote:

Ayes:	Jackson, Sherman, Johnson, Kaskanian
Noes:	None
Absent:	Jamora

ORAL COMMUNICATIONS FROM THE PUBLIC

Chairman Kaskanian called for oral communications from the public. No member of the public came forward to speak.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

City Manager Mitchell G. Lansdell stated that Proposition 64, to legalize recreation marijuana, was passed by citizens of the State of California. Mr. Lansdell stated that on the December 13th City Council Agenda, staff will be asking City Council to adopt a 45-day urgency moratorium on marijuana uses until such a time in the future when it can be adequately studied. The State will begin issuing licenses in 2018. The City cannot regulate the growth of up to six plants for personal use within one's own home. Mr. Lansdell stated that the moratorium must be adopted unanimously by a four-member council.

Commissioner Sherman asked if the City already had prohibition on Marijuana uses.

Ms. Kranitz stated that the current prohibition bans medical marijuana and not recreational marijuana.

Commissioner Johnson asked about the ability to tax recreational marijuana to the City's benefit.

Ms. Kranitz stated that recreational marijuana businesses would be subject to State and business license taxes but could be subject to additional City taxes by a vote of the people.

Mr. Lansdell stated that while the prospects of taxing recreational marijuana may sound tempting, collecting of tax dollars from an all cash business may not be as easy as predicted. Mr. Lansdell concluded by stating that the City should see how this experiment plays out and examine the possibility of using this business type for the betterment of the community.

Chairman Kaskanian asked if Ramona's Restaurant on Artesia Boulevard was opening soon.

Mr. Barragan responded that the Ramona's Restaurant will not be opening on Artesia Boulevard.

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Johnson asked what was being done to the Chase Bank at Rosecrans and Purche Avenue.

Mr. Kavadas responded that the applicant has requested a demolition permit but no project has been presented to the City for review.

Commissioner Jackson questioned the existence of the new sandwich shop at the corner of Van Ness Avenue and West 139th Street.

Mr. Barragan stated the Community Development Department would ensure the new store received all the necessary City licenses.

Commissioner Jackson suggested that Cheral Sherman contact the owner of the Best Western at Western and Rosecrans Avenue to discuss improving their landscaping.

Mr. Barragan stated that the hotel owner is currently updating his landscaping designs and Mrs. Sherman's contact would be passed along.

Commissioner Jackson concluded by stating that the landscaping at Bebe Plaza has been updated beautifully.

ADJOURNMENT

Chairman Kaskanian adjourned the meeting at 8:30 P.M.

Respectfully submitted,

MITCHELL G. LANSDELL
City Manager

HAROUT KASKANIAN, CHAIRMAN
Planning and Environmental Quality Commission

DRAFT

Attachment E
Resolution No. 6250

RESOLUTION NO. 6250

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ACTING ON THE CALL FOR REVIEW BY ADOPTING A REVISED MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR – AND APPROVING – THE SITE PLAN REVIEW AND CONDITIONAL USE PERMIT FOR CONSTRUCTION AND OPERATION OF A MEMBERS-ONLY GAS STATION WITH EIGHT PUMPS (16 FUELING POSITIONS) AND ATTENDANT KIOSK AT AN EXISTING SAM'S CLUB RETAIL STORE IN THE GENERAL COMMERCIAL (C-3) ZONE

(APN: 6111-036-057) (EA #09-14, SPR #06-14, CUP #04-14)

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

SECTION 1. RECITALS. The City Council does hereby find, as follows:

- A. On June 10, 2014, an application was filed for review of Site Plan Review #6-14 and Conditional Use Permit #4-14 to permit the construction and operation of a members only gas station at an existing Sam's Club retail store in the General Commercial (C-3) zone with the City of Gardena which will have eight pumps (16 fueling positions) and an attendant kiosk (the "Project");
- B. The application was deemed complete on July 10, 2014;
- C. The zoning for the Project site is General Commercial (C-3) zone that is consistent with the General Commercial land use designation of the General Plan;
- D. The subject property is north, east and west of commercial uses and south of residential uses;
- E. On August 21, 2014, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for September 2, 2014, at 7:00 p.m. at City Hall Council Chambers, 1700 W. 162nd Street, Gardena with a recommendation that the Project be approved subject to a notice of exemption;
- F. On September 2, 2014, the Planning Commission held the public hearing, at which time it considered all material and evidence, both written or oral;
- G. At the September 2, 2014 Planning Commission meeting, members of the public voiced their concerns relative to traffic and potential impacts to the Willows Wetlands;
- H. At the September 2, 2014 Planning Commission meeting, the Commission directed staff to prepare an Initial Study to assess any impacts that the Project could have on the surrounding built and natural environment;
- I. On March 20, 2015, the applicant submitted an application to install solar panels in the parking lot which application was administratively approved in April 2015;
- J. On March 28, 2015, the applicant resubmitted the Project for a gas station to be located in an area of the parking lot which would not be covered by solar panels;

- K. The City entered into an agreement with Applied Planning, Inc. (environmental consultant) to process an Initial Study that resulted in a Mitigated Negative Declaration (MND);
- L. On July 14, 2016, a Notice of Intent was published in the Gardena Valley News advising the public that the MND would be available for public review and comment from July 14, 2016 through August 15, 2016;
- M. Four comment letters were received on the Mitigated Negative Declaration: one from SCAQMD, one from the California Department of Transportation ("Caltrans"); one from the Gabrieleno Band of Mission Indians-Kizh Nation; and one from the Friends of the Gardena Willows Wetland Preserve ("Friends");
- N. The response from the Friends led to a redesign in the Project. Specifically, the drainage plan was redesigned so that all onsite drainage will flow to the existing storm drain system located within Artesia Boulevard rather than into an existing drainage culvert in the Sam's Club parking lot;
- O. Whereas on October 28, 2016, a Notice of Intent was published in the Gardena Valley News advising the public that a Revised MND would be available for public review and comment from October 28, 2016 through November 17, 2016;
- P. On November 8, 2016, the City received a second response letter from Caltrans;
- Q. On November 28, 2016 response letters were sent to Caltrans and SCAQMD addressing the issues raised in the letters and explaining why no further analysis was required;
- R. On or about November 24, 2016, a public hearing was duly noticed for the Planning and Environmental Quality Commission meeting for December 6, 2016, at 7:00 p.m. at City Hall Council Chambers, 1700 W. 162nd Street, Gardena; and
- S. On December 6, 2016, the Planning Commission held the public hearing; members of the Friends spoke and expressed satisfaction with the revisions; and
- T. The Planning Commission considered all material and evidence, whether written or oral and approved Resolution No. PC 16-16 adopting the Revised MND and Mitigation Monitoring Program for, and approving the Site Plan and Conditional Use Permit for the construction and operation of a members-only gas station with eight pumps and an attendant kiosk at the Sam's Club Retail Store located at 1399 West Artesia Boulevard;
- U. On December 17, 2016 Councilmember Terauchi called for review of the Planning Commission's action, specifically citing drainage concerns relative to the Willows Wetlands and monitoring of gaseous fumes emitting from the Project site; and
- V. On January 10, 2017, the City Council held a duly noticed hearing on the call for review for the Project at which time it considered all evidence presented, both written and oral.

SECTION 2. MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM

The City Council hereby adopts the Revised Mitigated Negative Declaration ("MND"), attached hereto as Exhibit B, and the Mitigation Monitoring Program ("MMP"), attached hereto as Exhibit C, for purposes of the Site Plan Review and Conditional Use Permit. Each of these documents is incorporated by reference as though fully set forth herein. In taking these actions the City Council makes the following findings:

- A. The Revised Mitigated Negative Declaration prepared by Applied Planning, Inc. determined that there were potentially significant impacts in the categories of Geology and Soils. The Initial Study also determined that each of the potentially significant impacts could be mitigated below a level of significance as set forth in the document.
- B. All of the work conducted by Applied Planning, Inc. was thoroughly reviewed and prepared with staff input.
- C. The Initial Study and Revised Mitigated Negative Declaration, including the appendices thereto, represent the independent analysis of the City.
- D. For the reasons set forth in the Initial Study and Revised Mitigated Negative Declaration, the Project, as conditioned and with mitigation measures imposed, will not have any significant impacts on the environment.
- E. The Project, as redesigned, will not allow any drainage or flow into the Willows.
- F. The fuel storage and dispensing will be thoroughly regulated by both State and federal agencies in such a manner as to insure that fumes are contained.
- G. The City fully complied with California Environmental Quality Act (CEQA) and the CEQA Guidelines in preparing and circulating the Initial Study and Revised Mitigated Negative Declaration.

SECTION 3. SITE PLAN REVIEW

Site Plan Review (#06-14) for the construction and operation of a new gas station as shown on the site plan dated October 2016 as shown on Exhibit D attached hereto, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit A. In making these findings the City Council took into consideration the factors set forth in Section 18.44.030 of the Gardena Municipal Code.

1. ***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 purposes of the Zoning Code is to encourage, classify, designate, regulate, restrict and segregate the highest and best location and use of buildings and structures for residence, commerce, trade, industry, water conservation or other purposes in appropriate places; to regulate and limit the height, number of stories and size of buildings and other structures erected or altered; to regulate and determine the size of yards and other open spaces; to regulate and limit the density of population; to provide for adequate off-street parking and loading spaces; and for such purposes to

divide the city into zones of such number, shape, and area as may be deemed best suited to carry out these regulations and provide for their enforcement. Gas stations are specifically allowed in the "General Commercial" (C-3) zone with the approval of a conditional use permit. As set forth in the staff report, the proposed site plan for the new gas station meets all development requirements of the Zoning Code, which is part of the City's Municipal Code.

The General Plan land use designation is "General Commercial" and the zoning designation is "General Commercial" ("C-3"). The proposed development, as shown in the site plan, is consistent with the following General Plan Land Use Goals and Policies for the reasons set forth in the staff report which is incorporated herein by reference:

- **LU Goal 1 Preserve and protect existing single-family and low/medium-density residential neighborhoods while promoting the development of additional high quality housing types in the City.**
 - *LU 1.2 Protect existing sound residential neighborhoods from incompatible uses and development*
 - *LU 1.3 Protect the character of lower density residential neighborhoods*
 - **LU Goal 3 Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City**
 - *LU 3.5 Promote the development and preservation of attractive commercial and industrial development with ample landscape treatment, adequate parking and the full range of customer amenities.*
 - **ED 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.**
 - *ED 1.7: Encourage diversification of businesses to support the local economy and provide a stable revenue stream.*
2. ***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 reports, which are incorporated by reference, the proposed site plan meets all of the development requirements, and the proposal, as conditioned will be compatible with, and not detrimental to, the surrounding land uses and general welfare of the City.

SECTION 4. CONDITIONAL USE PERMIT

Conditional Use Permit #04-14 for the construction of a gas station in the C-3 zone is hereby approved based on the following findings, subject to the conditions of approval attached hereto as Exhibit A.

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

The applicant is requesting to construct and operate a gas station at an existing Sam's Club retail store. GMC Section 18.32.0300 requires a Conditional Use Permit for the operation of an automobile service station, a gas station. Therefore, the application for a conditional use permit is deemed proper, and if approved, will authorize the operation of a gas station at the subject property.

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

The fuel station is compatible with surrounding commercial uses. There will be no conflicts with adjoining residential uses as the nearest sensitive receptors are residential uses 176 feet to the north of the Project site. Additionally, conditions of approval for the Project will ensure neighborhood compatibility.

Staff considered noise and air quality to be the impact categories that could have the most effect on the residents to the north. Fuel storage and dispensing is a highly regulated activity. The construction and operation of a fuel storage facility must comply with a myriad of state and Federal requirements. In addition, the Initial Study/Revised Mitigated Negative Declaration which was prepared for the Project determined that the Project would not have a significant effect on the surrounding environment relative to noise and air quality.

The City's General Plan Economic Development Plan Goal 1 establishes that the City should, "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." The proposed fuel station is located on Artesia Boulevard that has the highest volume of traffic in the City. The proposed fuel station would provide gasoline services for the local and regional market and add to the City's tax base. Therefore, the conditions of approval for Conditional Use Permit #4-14 and adherence to state and Federal requirements will ensure that the operation of the gas station will be compatible with, and not detrimental to, the surrounding land uses and in harmony with the General Plan.

The kiosk will be occupied for one attendant during business hours to assist patrons should a problem arise with their transaction. The fueling station would be self-service and no cash will be accepted. No retail sales (beyond fuel) would occur at the station. The fueling station hours of operation would be the same as the Sam's Club store hours (Monday through Saturday 7:00 am – 9:00 pm, and Sunday 10:00 am – 7:00 pm).

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

The Project site and the Project is adequate in size to accommodate the proposed fuel station and the Project, as proposed, meets or exceeds the development standards as set forth for development in commercial zones.

Furthermore, the Project meets the following development standards which are required for automobile service stations:

Standard	Requirement	Proposed
Lot Size (Minimum)	1 acre	9.35 acres
Street Frontage (Minimum)	150 feet	Over 400 feet
Setbacks (Minimum)	20 feet (interior)	20 feet minimum 92.57 feet maximum
Gasoline Pumps (Minimum)	15 feet from Property line	30 feet minimum
Walls (Minimum)	6 feet Masonry Wall 10 feet between wall and driveway entrance/vehicle access openings	8 foot high minimum (existing)
Access & Circulation (Maximum)	No more than 2 driveways on any one street frontage	1 driveway (existing)
Air and Water Dispenser	Yes	Yes
Restroom	Yes	Yes

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

The proposed fuel station is intended to be used only by members of the Sam's Club store. The Project is anticipated only to add an additional 44 new net trips during the heaviest peak hours.

Access to the commercial retail center is through four driveways, two are located on Artesia Boulevard and two on Normandie Avenue. For purposes of this analysis, access to the gas station is proposed primarily through the easternmost driveway on Artesia Boulevard. The Gardena General Plan Circulation Element has deemed Artesia Boulevard as an Arterial roadway type and Normandie as a Major collector roadway type. Both roadway types have been properly designed and improved to carry the type of quantity of traffic generated by the proposed use.

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

The conditions of approval for Conditional Use Permit #4-14 will ensure that the operation of the fuel station will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

SECTION 5. This resolution shall take effect immediately.

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

PASSED, APPROVED AND ADOPTED this 10th day of January, 2017.

Mark Henderson, Mayor Pro Tem

ATTEST:

Mina Semenza, City Clerk

APPROVED AS TO FORM:



Peter L. Wallin, City Attorney

Attachments:

- Exhibit A – Conditions of Approval
- Exhibit B – Initial Study/Mitigated Negative Declaration
- Exhibit C – Mitigation Monitoring Plan
- Exhibit D – Site Plan



City of Gardena

City Council Meeting

Agenda Item No. 9. A. (1)

COUNCIL ITEMS

Meeting Date: 01/10/2017

AGENDA REPORT SUMMARY

TO: THE HONORABLE MEMBERS OF CITY COUNCIL

AGENDA TITLE: CONSIDERATION OF WEST BASIN MUNICIPAL WATER DISTRICT PROPOSED "OCEAN WATER DESALINATION PROJECT;" WEST BASIN DESALINATION PROGRAM'S REQUEST FOR CITY OF GARDENA SUPPORT

COUNCIL ACTION REQUIRED

Action Taken

Consider City support of the proposed "Ocean Water Desalination Project"

STAFF SUMMARY

At the October 25, 2016, City Council meeting, a presentation was made by West Basin Municipal Water District Assistant General Manager Shivaji Deshmukh and General Manager Richard Nagel regarding "Conditional Support for West Basin Municipal Water District's Proposed Ocean Water Desalination Project."

Following that presentation, three individuals spoke in support of the project:

- Mr. Rudy Rodriguez, representing Local Steam Fitters Union No. 250;
- Mr. Nolan Jamora, representing the Gardena Valley Democratic Club; and
- Mr. Steve Sherman, representing the Gardena Valley Lions Club.

Then, at the December 13, 2016, meeting, a Council Directive was given by Council Member Medina, with a second by Council Member Terauchi, to bring this matter before the City Council for consideration of support at the January 10, 2017, meeting.

Also, a copy of a March 22, 2016, communication was brought to my attention late last month and is attached for Council information. It is a letter from the Mayor of the City of Hermosa Beach written to the West Basin Municipal Water District, expressing that City's opposition to a Desalination plant "until efforts to expand and pursue all other local, available water supplies are exhausted."

In addition, a copy of a related January 3, 2017, *Los Angeles Times* article has been included for your information.

This item is presented for discussion and Council consideration of support of the "Project."

FINANCIAL IMPACT/COST – None

ATTACHMENTS

- Letter from City of Hermosa Beach Mayor to West Basin Municipal Water District
- *Los Angeles Times* news article, "A battle is brewing over a proposal for a new source of water in the South Bay"

Submitted by Mitchell G. Lansdell, Mitchell G. Lansdell, City Manager Date: 01/05/2017



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885

March 22, 2016

West Basin Desalination Project
West Basin Municipal Water District
17140 South Avalon Boulevard, Suite 210
Carson, CA 90746

Re: City of Hermosa Beach Opposition to the West Basin Ocean Water Desalination Project

To Whom It May Concern:

On behalf of the Hermosa Beach City Council, this letter has been submitted with respect to the proposed West Basin Desalination project, which is proposed to be located in the City of El Segundo with an alternative location in Redondo Beach at the AES Corporation (AES) Redondo Generating Station on the border of Hermosa Beach.

City Council appreciates West Basin staff attending the January 16, 2016 Regular City Council meeting to update Council on the project and share future plans to increase water reliability in the region through increasing local water supplies and decreasing reliance on imported water. Our City enjoys a strong relationship with West Basin staff and elected officials and commends West Basin's leadership in promoting water conservation and producing high-quality recycled water that the City uses on its parks and medians.

During the January 16 meeting, West Basin further explained the need to conserve water and expand the use of recycled water. Since 1995, West basin has delivered 165 billion gallons of recycled water that is equivalent to offsetting the City of Los Angeles' potable water use for one year. West basin shared their goal to drought-proof their water supply by 2025 through doubling their current recycled water production and water conservation, and adding 10% potable water through ocean water desalination. The mission of West Basin is to provide a safe and reliable supply of high-quality water to the communities they serve and the City fully supports this mission and encourages other options rather than the proposed West Basin Desalination Project.

The City of Hermosa Beach strongly agrees with the neighboring City of Manhattan Beach that West Basin can meet the current and future water demands by expanding its recycled water production. West Basin is the only facility in the world to produce large volumes of "designer" recycled water to meet the needs of their customers for irrigation, cooling towers, seawater barriers and groundwater replenishment, and low and high pressure boilers. West Basin can expand their facilities to produce additional water supplies or can work cooperatively with the Water Replenishment District (WRD) to utilize additional water supplies produced by WRD's new Groundwater Reliability Improvement Program (GRIP) to further increase potable water supplies.

Before proceeding with the proposed project, the City encourages West Basin to explore all other alternatives including additional conservation and expansion of recycled water prior to investing in the proposed project that has unknown and potential (substantial) impacts on Santa Monica Bay. In summary, the City strongly opposes the West Basin Desalination plant until efforts to expand and pursue all other local, available water supplies are exhausted.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carolyn Petty". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Carolyn Petty
Mayor

A battle is brewing over a proposal for a new source of water in the South Bay



Like a crashing wave, the fight over desalination has finally arrived in Los Angeles County.

By **Matt Stevens**

JANUARY 3, 2017, 3:00 AM

On a picturesque summer afternoon, West Basin Municipal Water District officials chose to woo regulators with a stroll by the beach in El Segundo, stopping to admire an unadulterated strip of California coastline.

"It is beautiful," said Diane Gatza, West Basin's water resources engineer.

A few hours later, environmental advocates held a town hall two miles away in Manhattan Beach.

"The reason we're here is West Basin Municipal Water District is proposing a ... desal plant," said Bruce Reznik, head of Los Angeles Waterkeeper. "Unfortunately, it seems a little bit like a done deal. We're trying to stand up here and say that there are better alternatives."

Like a crashing wave, the fight over desalination has finally arrived in Los Angeles County.

As Southern California grapples with declining imported supplies and climate change that could make droughts more severe, agencies such as West Basin are working to develop new local sources, including water recycling and stormwater capture.

Some suppliers also want to tap the ocean. More than a dozen desalination projects — including West Basin's proposal — are under consideration along the California coast.

In 2015, the largest coastal desalter in the country started operation in [Carlsbad](#), where it produces 50 million gallons a day of drinking water for San Diego County. Poseidon Water, which built that facility, is pursuing permits for a similarly sized desalination plant in Orange County. If developed to full capacity, the South Bay project would be even bigger.

But as water agencies rush to pour millions of ratepayer dollars into such projects, some experts remain skeptical. A 2016 Stanford study concluded that although desalination may prove crucial for some coastal communities, it is plagued by problems that make it “unlikely to be a major part of California's water supply portfolio.”

“Every area is a little bit different,” said Joshua Haggmark, water resources manager for Santa Barbara, which is spending at least \$64 million to reactivate its decades-old desalination plant by spring. “It's human nature to start second-guessing yourself.”

Haggmark would know.

Santa Barbara hastily built the state's first large municipal desalination plant during the drought of the late 1980s and early 1990s. The drought ended just as the facility was nearing completion, and the plant was never used beyond the testing phase.

A decade later, Australia found itself stuck in the “millennium drought” and commissioned six large coastal desalting plants, only to idle four of them after rains returned.

Since then, a handful of tiny plants popped up along the California coast, many of which were for industrial use.

Soon after the Carlsbad plant opened, the San Diego County Water Authority was assailed for agreeing to buy Poseidon's water, only to wind up with a 500-million-gallon surplus because drought-related conservation had driven down regional demand.

Officials there say the situation was an anomaly.

“San Diego is living proof of the fact that desalination provides ... a drought-proof supply of new water,” said Bob Yamada, the agency’s director of water resources.

The battleground has since shifted north to Huntington Beach, where Poseidon seeks to build another 50-million-gallon-per-day plant and sell the water to a local distributor. The company would have to ensure that its plant complied with strict new state desalination standards in order to win approvals from a regional water board and the California Coastal Commission.

How Poseidon navigates the regulatory process could chart a path for West Basin, though the environmental community is certain to bend decision makers’ ears along the way.

Critics note that the cost of desalinated water is still about double that of imported water because it remains so energy intensive to produce, and that the process leaves a significant carbon footprint that contributes to climate change.

The extent of desalination’s impact on the ocean is less clear. The process involves taking water into the plant, stripping the water of its salt, and then discharging the salty brine that remains back into the ocean. The new state rules deal with both the intake and discharge methods, which can harm marine life.

Desalination “is not the worst environmental crime in the world, but it certainly has an impact,” said Heal the Bay’s Steven Johnson.

After years of research, West Basin is expected to release an environmental impact report for its proposed project this winter.

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The plant will produce either 20 million gallons of desalinated water a day or 60 million, depending on whether West Basin can find a business partner. If a 60-million-gallon-per-day facility opened today, it would become the largest in North and South America, according to data provided by the International Desalination Assn. and DesalData.com.

Agency officials say the plant would cost either \$400 or \$900 million to construct, depending on its size, and would not open until 2023. At that point, officials project that their 1 million customers would see bills increase between \$3 and \$5 a month.

West Basin, a public agency that provides wholesale drinking and recycled water to much of southwest Los Angeles County, would prefer to build the plant on the industrially zoned site its

officials toured that summer afternoon — a power plant in El Segundo that abuts a popular surf spot and Manhattan Beach.

Three miles away, the Hyperion Water Reclamation Plant discharges as much as 250 million gallons of treated wastewater into the ocean each day. Environmentalists cringe when they envision all that reusable water getting dumped into the sea, only to have it sucked back up and desalted.

Johnson and Reznik say that water agencies such as West Basin should maximize water recycling, stormwater capture and conservation before turning to desalination as a last resort. If West Basin's environmental impact report fails to analyze water recycling as an alternative to desalination, "we're going to sue," Reznik said.

West Basin General Manager Rich Nagel said he believes those avenues have largely been exhausted. The district already recycles up to 40 million gallons of Hyperion's wastewater each day for use on golf courses, in cooling towers and in refineries. But under current state rules, customers can't drink recycled water until it is filtered through the ground or diluted in reservoirs, so Nagel says desalination is necessary to boost the agency's drinkable supply.

Like their counterparts in Los Angeles, West Basin officials want to cut their imported water purchases in half, and getting 10% to 15% of their water from a desalination plant would boost that effort.

"It's drought security; it's drought resiliency," Nagel said. "If we don't do projects like this and do nothing, by the year 2035, we're going to have to ration water eight out of every 10 years. That's unacceptable for our society."

matt.stevens@latimes.com

Twitter: @ByMattStevens

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