

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

PAUL K. TANAKA, *Mayor*
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*

April 26, 2016

Closed Session 7:00 p.m.

Open Session 7:30 p.m.

The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email msemenza@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

A. CONFERENCE WITH LEGAL COUNSEL
EXISTING LITIGATION
Government Code Sections 54956.9(d)(1)

(1) City of Gardena v. Regional Water Quality Control Board, etc., et al
Los Angeles Superior Court Case No. BS1564572

(2) Lydia Partida v. City of Gardena, et al
Los Angeles Superior Court Case No. BC604044

B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
AND CONSIDERATION OF APPOINTMENT OF ACTING CITY MANAGER
Government Code, Section 54957(b)(1)
Title: City Manager

3. PLEDGE OF ALLEGIANCE & INVOCATION

A. PLEDGE OF ALLEGIANCE

(1) Chase Chastang and Amaya Bigalow
Students from Maria Regina School

B. INVOCATION

4. PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS

A. PRESENTATIONS – No Items

B. PROCLAMATIONS

(1) “Cinco de Mayo Celebration Day,” April 30, 2016
(to be accepted by Cinco de Mayo Festival Chair Susana Medina and members of the Festival Committee)

(2) “Municipal Clerks Week,” May 1 through May 7, 2016
(to be accepted by Deputy City Clerk Becky Romero)

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

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) Approval of Minutes
 - (a) City Council Regular Meeting, April 12, 2016
 - (b) Planning & Environmental Quality Commission, April 5, 2016
- (2) Affidavit of Posting Agenda on April 22, 2016

C. **CITY TREASURER**

- (1) Approval of Warrants / Payroll Register
 - (a) April 26, 2016
- (2) Monthly Investment Portfolio Report
 - (a) March 2016

5. **CONSENT CALENDAR (Continued)**

D. **CITY MANAGER**

- (1) Personnel Report No. P-2016-06
- (2) Approval of Special Event Permit
Annual Strawberry Park Fiesta: May 13 – 15, 2016
St. Anthony of Padua Catholic Church
1050 West 163rd Street, Gardena, CA 90247
Staff Recommendation: Approve Annual/Periodic Event (Circus/Carnival) Permit

6. **EXCLUDED CONSENT CALENDAR**

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

A. **APRIL 19, 2016, MEETING**

- (1) Negative Declaration (EA #6-16), Zoning Map Amendment (ZPA #1-16), and Zoning Code Amendment (ZCA #2-16) regarding the creation of a Billboard Overlay Zone

Planning Commission recommendation that the City Council adopt the Negative Declaration for the Billboard Overlay Zone, Zone Map Amendment, and the Zoning Code Amendment and recommend adoption of the Billboard Overlay Zone, Zone Map Amendment, and the Zoning Code Amendment allowing electronic billboards on properties that are within 50 feet of the public right of way on either side of Artesia Boulevard subject to a Development Agreement.

Project location: Properties that are within 50 feet of the public right of way on either side of Artesia Boulevard in the City of Gardena

Applicant: City of Gardena

Commission Action: Commission denied Resolution No. PC 06-16 recommending that the City Council adopt the Negative Declaration for the Billboard Overlay Zone Ordinance, Zone Map Amendment, and the Zoning Code Amendment and recommending that the City Council adopt the Billboard Overlay Zone Ordinance, Zone Map Amendment, and the Zoning Code Amendment.

Receive and File

- (2) Conditional Use Permit #03-15
A request for conditional use permit to allow the on-site tasting and sale of beer as part of a microbrewery in the General Industrial (M-2) zone.

Project location: 13723 Harvard Place (APN: 6102-013-032)

Applicant: Brian K. Hall – Benediction Brewing Company

Commission Action: Commission adopted Resolution No. PC07-16 approving a conditional use permit for the on-site tasting and sale of beer as part of a microbrewery in the General Industrial (M-2) zone and directing staff to file a notice of exemption as an existing facilities project.

Call for Council Review, Appeal Decision, or Receive and File

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

A. APRIL 19, 2016, MEETING (Continued)

(3) Site Plan Review #10-15

A request to allow the demolition of an existing 5,230 square foot commercial building, construction of a new 1,850 square foot drive through restaurant, and a complete façade renovation of the existing 4.12 acre commercial shopping center located in the Commercial (C-2) zone.

Project location: 15501 South Normandie Avenue (APN: 6105-008-013)

Applicant: Rich Development

Commission Action: Commission continued the item until a future Planning and Environmental Quality Commission Hearing – date uncertain.

Receive and File

ORAL COMMUNICATIONS

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

8. DEPARTMENTAL ITEMS

A. ELECTED & ADMINISTRATIVE OFFICES

- (1) Single Audit Report Required for Federally-Funded Programs for Fiscal Year Ended June 30, 2015
Staff Recommendation: Receive and File

B. POLICE, STREETS, & DEVELOPMENT SERVICES

- (1) PUBLIC HEARING: Adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for Purposes of a General Plan Amendment, Zoning Code Amendment, and Zone Change for 1.84 Acres of Property Located at 14216 Brighton Avenue, 1401 and 1425 West Rosecrans Avenue, and for a Conditional Use Permit and Site Plan Review for a Self-Storage Project at 14215 Normandie Avenue (GPA#1-15) (ZC#1-15) (ZCA#1-16); Approve the General Plan Amendment, Zoning Code Amendment and Zone Change; and Affirm the Planning and Environmental Quality Commission's Decision to Approve a Conditional Use Permit and Site Plan Review for the Self-Storage Project Located at 14215 Normandie Avenue (CUP#2-15) SPR#7-15)
- (a) RESOLUTION NO. 6223, Adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for Purposes of a General Plan Amendment, Zone Change, Zoning Code Amendment, and Affirming the Planning and Environmental Quality Commission's Decision to Adopt the Same for a Conditional Use Permit and Site Plan Review for the StorQuest Project (EA#8-15) and Amending the Land Use Plan of the Community Development Element of the City's General Plan Relating to Density for the General Commercial Land Use Designation (GPA#1-15)

8. **DEPARTMENTAL ITEMS (Continued)**

B. **POLICE, STREETS, & DEVELOPMENT SERVICES (Continued)**

(1) (b) **RESOLUTION NO. 6224**, Affirming the Decision of the Planning and Environmental Commission Approving the Conditional Use Permit and Site Plan Review for the StorQuest Project (CUP#2-15) (SPR#7-15)

(c) **PUBLIC HEARING: ORDINANCE NO. 1766**, Amending Chapter 18.34 of the Gardena Municipal Code Relating to the Heavy Commercial (C-4) Zone, Amending Chapter 18.46 of the Gardena Municipal Code Relating to Conditional Use Permits, and Rezoning Property Generally Located on West Rosecrans Avenue Between South Normandie Avenue and Brighton Avenue from General Commercial (C-3) to Heavy Commercial (C-4) (ZC#1-15) (ZCA#1-16)

Staff Recommendation: Conduct a Public Hearing Continued from the April 12, 2016, City Council Meeting (Note: Each speaker's comments to be limited to three (3) minutes); Adopt Resolution No. 6223; Adopt Resolution No. 6224; and Introduce Ordinance No. 1766

C. **RECREATION, HUMAN SERVICES, PARKS, & FACILITIES**

(1) 2016 Fourth of July Fireworks Contract with Pyro Spectaculars, Inc. in the amount of \$15,000

Staff Recommendation: Approve Contract

D. **TRANSPORTATION** – No Items

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

A. **COUNCIL ITEMS** – No Items

B. **COUNCIL DIRECTIVES**

C. **COUNCIL REMARKS**

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

10. **ANNOUNCEMENTS**

11. **REMEMBRANCES**

The Honorable Larry Rudolph, 78 years of age, known as "Mr. Lawndale," he served for 30 years on the Lawndale City Council as a Councilman and Mayor Pro Tem, was a charter member of the Lawndale Kiwanis Club, and was a veteran Little League Coach; and Mr. Percy H. Pinkney Sr., 79 years old, a U.S. Army veteran who served for many years as the Los Angeles Field Representative for the Honorable U.S. Senator Dianne Feinstein.

12. ADJOURNMENT

The Gardena City Council will adjourn to a Regular City Council Meeting at 7:00 p.m. on Tuesday, May 10, 2016.

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 22nd day of April, 2016

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk



PROCLAMATION

Whereas, from the time the New World was colonized, all the nations of Europe shipped enormous amounts of gold and silver across the Atlantic from Mexico during the time the country was ruled by Spain; and

Whereas, when the people of Mexico rebelled against Spain and formed an independent government, all the European nations, anticipating that this independence would fail, facilitated huge financial loans to the Mexican government, hoping to collect much more in return; making Mexico become heavily indebted financially to Spain, Great Britain, and France; and

Whereas, when both Spain and Great Britain threatened to invade Mexico, the French took advantage of this opportunity to expand their empire under Napoleon III, and, in 1862, began advancing its armed forces from Veracruz into the State of Puebla with the intention of capturing its capitol, the City of Puebla; however, the people of Puebla, under the leadership of General Ignacio Zaragoza, were ready to fight, and as the French troops began their attack on the City of Puebla on May 5, the Mexican soldiers accomplished their first defeat of the French; and

Whereas, the eventual independence of the Mexican people really began with the Battle of Puebla; thus, CINCO DE MAYO remains a landmark date in the history of Mexico; and

Whereas, among the many ethnic groups within our City, those of Mexican descent have been most prominent and deeply rooted in the history of both the City of Gardena and the State of California;

Now, Therefore, I, PAUL K. TANAKA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, do hereby proclaim **SATURDAY, APRIL 30, 2016**, to be the

THIRTIETH ANNUAL CINCO DE MAYO CELEBRATION DAY

in the City of Gardena; and further, urge the entire citizenry to be aware of this special celebration and to encourage participation in the community activities planned to memorialize this most significant historical and cultural event.

Dated: 26th day of April, 2016

Paul K. Tanaka
MAYOR



PROCLAMATION

WHEREAS, the Office of the Municipal Clerk is a time-honored and vital part of local governments throughout the world, and is the oldest among public servants; and

WHEREAS, the Office of Municipal Clerk provides the professional link between citizens, local governing bodies, and agencies of government at other levels; and

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, the Office of the Municipal Clerk serves as the information center on the functions of local government and the community; and

WHEREAS, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops, and the annual meetings of their state, province, county, and international professional organizations; and

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of Municipal Clerk;

NOW, THEREFORE, I, PAUL K. TANAKA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, hereby declare **May 1 through May 7, 2016**, to be the

FORTY-SEVENTH ANNUAL

MUNICIPAL CLERKS WEEK

in the City of Gardena; and further, extend appreciation to Gardena's Municipal Clerk MINA SEMENZA, and to all Municipal Clerks, for the vital services they and their Deputies and staff members perform, and for their exemplary dedication to the communities they represent.

Paul K. Tanaka
MAYOR

Dated: 26th day of April, 2016

**MINUTES
Regular Meeting of the
City of Gardena City Council
Tuesday, April 12, 2016**

The regular meeting of the City Council of the City of Gardena, California, was called to order at 7:00 p.m. on Tuesday, April 12, 2016, in the Council Chamber of City Hall at 1700 West 162nd Street, Gardena, California; Mayor Pro Tem Mark E. Henderson presiding, due to the absence of Mayor Paul K. Tanaka.

1. ROLL CALL

Present: Mayor Pro Tem Mark E. Henderson; Council Member Terrence Terauchi; Council Member Dan Medina; and Council Member Cerda. Other City officials and employees present: City Manager Mitchell G. Lansdell; City Attorney Peter L. Wallin; City Treasurer Ingrid Tsukiyama; City Clerk Mina Semenza; and Deputy City Clerk Becky Romero.

At 7:00 p.m., the City Council recessed into Closed Session in the Management Information Center of the Council Chamber at City Hall, with the following in attendance: Mayor Pro Tem Mark E. Henderson; Council Member Terrence Terauchi; Council Member Dan Medina; Council Member Tasha Cerda; City Manager Mitchell G. Lansdell; and City Attorney Peter L. Wallin.

2. CLOSED SESSION

A. CONFERENCE WITH LEGAL COUNSEL

EXISTING LITIGATION

Government Code Sections 54956.9(d)(1)

(1) City of Gardena v. Regional Water Quality Control Board, etc., et al
Los Angeles Superior Court Case No. BS1563472

(2) Lydia Partida v. City of Gardena, et al
Los Angeles Superior Court Case No. BC604044

B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Government Code, Section 54957(b)(1)

Title: City Manager

Mayor Pro Tem Henderson reconvened the meeting to the Regular Open Session at 7:35 p.m. and the City Clerk noted the return of all Council Members, who were present at the meeting with the exception of Mayor Paul K. Tanaka who was absent.

When Mayor Pro Tem Henderson asked for a Closed Session Report, City Attorney Wallin stated that no reportable action had been taken by the City Council.

3. PLEDGE OF ALLEGIANCE & INVOCATION

A. PLEDGE OF ALLEGIANCE

Autumn Kirby and Nicholas Casis, 8th Grade Students from Gardena Valley Christian School, co-led the Pledge of Allegiance. Both Autumn and Nicholas were chosen to attend because they are both exemplary students and members of the Gardena Valley Christian School Student Council. Autumn is President of the Student Council. Both students introduced their parents and family members who had accompanied them to the meeting.

3. **PLEDGE OF ALLEGIANCE & INVOCATION (Continued)**

B. **INVOCATION**

The Invocation was led by Reverend Rob Lee, Lead Pastor of Gardena Valley Assembly.

4. **PRESENTATIONS, PROCLAMATIONS, & APPOINTMENTS**

A. **PRESENTATIONS**

- (1) Presentation of Check from South Bay Cities Council of Governments (SBCCOG) and Southern California Edison (SCE) for the Amount of Rebates and Incentives Earned from Lighting Projects that have Advanced the City of Gardena to the Silver Level of the Energy Leader Program

A check in the amount of \$22,055 was presented to the City of Gardena by Ms. Connie Turner, Region Manager, Public Affairs, Southern California Edison, and by Ms. Marilyn Lyon, Public Affairs / Environmental Services Analyst, South Bay Environmental Services Center of SBCCOG; Deryl Lloyd, Superintendent of Recreation & Human Services, made a PowerPoint presentation.

- (2) Introduction/Recognition of the Top Three Participants in the Fifth Annual "5 Stars" Rodeo that took place on March 19, 2016, at the GTrans Facility, by Ernie Crespo, Director of Transportation

- (a) Bus Operator Timothy Woods – First Place
- (b) Bus Operator Johnny Thymes – Second Place
- (c) Bus Operator Natasha Cloyd – Third Place

Introduction/Recognition was made by Ernie Crespo, Director of Transportation – all three participants were present, introduced, and recognized.

B. **PROCLAMATIONS**

- (1) "Fair Housing Month," April 2016 – *was accepted by Ms. Stephanie Luu, Outreach & Housing Assistant, Fair Housing Foundation*
- (2) "DMV/Donate Life Month," April 2016 – *was proclaimed by Mayor Pro Tem Henderson*
- (3) "Denim Day in LA and USA," April 27, 2016, in conjunction with "Sexual Assault Awareness Month," April 2016 – *was proclaimed by Mayor Pro Tem Henderson*

C. **APPOINTMENTS**

- (1) Reorganization of Council Assignments of Delegates and Alternates to Outside/City Committees – *was Approved; Received and Filed*
- (2) 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)
 - (i) Gardena Rent Mediation Board, Tenant Representative
Ms. Zoraida Hernandez (by Councilmember Dan Medina)

Selection was made naming Ms. Zoraida Hernandez to serve as a Tenant Representative on the Gardena Rent Mediation Board. Her appointment was ratified.

It was moved by Council Member Medina, seconded by Council Member Terauchi, and carried by the following roll call vote to appoint Ms. Zoraida Hernandez to serve on the Gardena Rent Mediation Board as a Tenant Representative:

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

5. CONSENT CALENDAR

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

B. CITY CLERK

(1) **Approved:** Minutes of

- (a) City Council Regular Meeting, March 8, 2016
- (b) Planning & Environmental Quality Commission, February 16, 2016
- (c) Planning & Environmental Quality Commission, March 15, 2016

(2) **Approved:** Affidavit of Posting Agenda on April 8, 2016

C. CITY TREASURER

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

- (a) March 22, 2016: Wire Transfer No. 11470, Prepay Nos. 137671-137679; and Check Nos. 137680-137903 for a total amount of \$1,743,923.78; Total Payroll Issued March 18, 2016: \$1,864,387.64.
- (b) April 12, 2016: Wire Transfer No. 11473, Prepay Nos. 137904-137912, and Check Nos. 137913-138157 for a total amount of \$1,713,855.66; Total Payroll Issued April 1, 2016: \$1,472,159.79.

(1) **Approved:** Monthly Investment Portfolio Report

- (a) February 2016

D. CITY MANAGER

(1) **Approved:** Personnel Report No. P-2016-05

(2) Appropriation of Funds for Eligible Activities Under the California State Department of Housing and Community Development (HCD) Home Investments Partnerships Program and the CalHome Program in the Amount of \$95,625 – *Funds Appropriated*

(3) Approval of Gardena Buddhist Church Annual Fujimatsuri Bazaar
1517 W 166th Street, Gardena, CA 90247
Saturday, April 30, 2016 – *Periodic Event (Circus/Carnival) Permit – Approved*

It was moved by Council Member Terauchi, seconded by Council Member Medina, and carried by the following roll call vote to approve all of the Items on the Consent Calendar:

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

Noes: None

Absent: Mayor Tanaka

6. EXCLUDED CONSENT CALENDAR – No Items

7. PLANNING & ENVIRONMENTAL QUALITY COMMISSION ACTION SHEETS

A. MARCH 15, 2016, MEETING

- (1) Environmental Review #8-15, General Plan Amendment #1-15, Zone Change #1-15, Zone Code Amendment #1-16, Site Plan Review #7-15, Conditional Use Permit #2-15

The City of Gardena initiated the following:

- a. General Plan Amendment (GPA #1-15)
- b. Zone Code Amendment (ZCA #1-16)
- c. Zone Change (ZC #1-15)

The William Warren Group, Inc. requested the following entitlements for the construction of a 131,752 square foot self-storage and retail center:

- d. Conditional Use Permit (CUP #2-15)
- e. Site Plan Review (SPR #7-15)

A Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) (EA #8-15) has been prepared for the entire project.

Project location: 14215 South Normandie Avenue

Applicant: The William Warren Group, Inc. & The City of Gardena

Commission Action: Commission adopted Resolution No. PC 2-16 approving Environmental Review #8-15, Site Plan Review #7-15, Conditional Use Permit #2-15 and recommends that the City Council adopt a General Plan Amendment, Zoning Ordinance Amendment, Zone Change, subject to the conditions of approval.

Council Member Medina submitted a Call for Council Review – Received & Filed

- (2) Conditional Use Permit #6-13

Revocation of Conditional Use Permit #6-13 that allowed the operation of a 1,934 square foot billiards establishment located within an existing shopping center located in the Commercial (C-3) zone.

Project location: 15420 South Western Avenue, Suites F and G

Commission Action: Commission adopted Resolution No. PC 3-16 revoking Conditional Use Permit #6-13.

Received and Filed

B. APRIL 5, 2016, MEETING

- (1) Conditional Use Permit #1-16

A request to allow the on-site sale of beer and wine as part of meal service at an existing restaurant located in the Artesia Corridor Specific Plan.

Project location: 1556 West Artesia Boulevard (APN: 6106-013-062)

Applicant: Johnny Simon/M Chain Inc.

Commission Action: Commission adopted Resolution No. PC 04-16, approving Conditional Use Permit #1-16 to allow the on-site sale of beer and wine as part of meal service at an existing restaurant located in the Artesia Corridor Specific Plan, and directing staff to file a notice of exemption as an existing facility.

Received and Filed

- (2) Site Plan Review #10-15

A request to allow the demolition of an existing 5,230 square foot commercial building, construction of a new 1,850 square foot drive through restaurant, and a complete façade renovation of the existing 4.12 acre commercial shopping center located in the Commercial (C-2) zone.

Project location: 15501 South Normandie Avenue (APN: 6105-008-013)

Applicant: Rich Development

Commission Action: Commission continued the item to the April 19, 2016, Planning and Environmental Quality Commission Hearing.

Received and Filed

ORAL COMMUNICATIONS

1. Cheral Sherman, V.P. of Friends of Gardena Willows Wetland Preserve – presented a Certificate of Appreciation to RDO Equipment Company for the exemplary service to this community in assisting the Friends of Gardena Willows Wetland Preserve by voluntarily chipping and hauling away infested wood from the Willows.
2. Carlos Marquez, Mobile Home Park resident – spoke to make Council aware that he feels that the City is not following the procedures that are stated in the Rent Mediation and Hearing Procedures booklet.
3. Raphael Prado, Mobile Home Park resident – seeking information regarding any legal recourse that can be taken against the owners of Gardena Villas as they are not following the procedures stated in the Rent Mediation and Hearing Procedures booklet.
4. Megan Baumgarten, resident and representative of Barefoot Organics – encouraged the City Council to pass an Ordinance regarding the Urban Agriculture Incentive Zone Act which would allow owners of vacant land to grow food on their properties. The vacant property she spoke about on which she would like to have a garden is located at 2545 Marine Avenue (corner of Dublin and Marine Avenues).

8. DEPARTMENTAL ITEMS

A. ELECTED & ADMINISTRATIVE OFFICES

- (1) RESOLUTION NO. 6222, Approving Modified Poker Games Collection Rates at the Normandie Casino

RESOLUTION NO. 6222

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA,
CALIFORNIA APPROVING MODIFIED POKER GAMES COLLECTION RATES
AT THE NORMANDIE CASINO

City Manager Lansdell presented the Staff Report.

It was moved by Council Member Cerda, seconded by Council Member Medina, and carried by the following roll call vote to Adopt Resolution No. 6222:

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

- (2) Appointment of Representative to the South Bay Workforce Investment Board (SBWIB)

City Manager Lansdell presented the Staff Report.

Council Member Cerda asked if Ms. Kathy Wojno was present.

City Manager Lansdell replied that she was not present.

It was moved by Council Member Terauchi, seconded by Council Member Medina, and carried by the following roll call vote to Approve the Appointment of Ms. Kathy Wojno to the SBWIB Business Private Sector Seat (July 1, 2016, to June 30, 2010):

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

8. **DEPARTMENTAL ITEMS (Continued)**

B. **POLICE STREETS, & DEVELOPMENT SERVICES**

- (1) RESOLUTION NO. 6220, Approving the Engineer's Report for the Gardena Artesia Boulevard Landscaping Assessment District for Fiscal Year 2016-2017, Declaring its Intention to Levy and Collect Assessments Under the Gardena Artesia Boulevard Landscaping Assessment District for the Fiscal Year 2016-2017, and Setting a Time and Place for Hearing Protests in Relation thereto (Public Hearing May 10, 2016)

RESOLUTION NO. 6220

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING THE ENGINEER'S REPORT FOR THE GARDENA ARTESIA BOULEVARD LANDSCAPING ASSESSMENT DISTRICT FOR FISCAL YEAR 2016-2017, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS UNDER THE GARDENA ARTESIA BOULEVARD LANDSCAPING ASSESSMENT DISTRICT FOR THE FISCAL YEAR 2016-2017, AND SETTING A TIME AND PLACE FOR HEARING PROTESTS IN RELATION THERETO (PUBLIC HEARING: MAY 10, 2016)

City Manager Lansdell presented the Staff Report.

City Manager Lansdell clarified that this assessment district is to pay for maintenance of the median on Artesia Boulevard that are located between Western and Normandie Avenues.

Council Member Cerda inquired about the medians now present on Rosecrans Avenue due to the improvements to the Rosecrans Corridor; asking if assessment be made for landscaping in the same way?

City Manager Lansdell replied that it is something the City is looking to consider; that the City will need a recommendation to Council relative to establishing a district to do so, because portions of the Rosecrans medians will need to be maintained. He said that the medians on Artesia Boulevard were originally paid for by the developers of the adjacent properties and are, therefore, also maintained by them.

It was moved by Council Member Cerda, seconded by Council Member Medina, and carried by the following roll call vote to Adopt Resolution No. 6220:

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

Noes: None

Absent: Mayor Tanaka

- (2) RESOLUTION NO. 6221, Approving the Engineer's Report for the Gardena Consolidated Street Lighting Assessment District for Fiscal Year 2016-2107, Declaring its Intention to Levy and Collect Assessments Under the Gardena Consolidated Street Lighting District for Fiscal Year 20-2017, and Setting a Time and Place for Hearing Protests in Relation Thereto (Public Hearing: May 10, 2016)

RESOLUTION NO. 6221

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING THE ENGINEER'S REPORT FOR THE GARDENA CONSOLIDATED STREET LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 2016-2107, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS UNDER THE GARDENA CONSOLIDATED STREET LIGHTING DISTRICT FOR FISCAL YEAR 2016-2017, AND SETTING A TIME AND PLACE FOR HEARING PROTESTS IN RELATION THERETO (PUBLIC HEARING: MAY 10, 2016)

8. **DEPARTMENTAL ITEMS (Continued)**

B. **POLICE STREETS, & DEVELOPMENT SERVICES (Continued)**

(2) **RESOLUTION NO. 6221 (Continued)**

City Manager Lansdell presented the Staff Report.

Council Member Medina asked for clarification, stating that he knows that this resolution is part of the approval process, but when the Council has the hearing, is it correct that the numbers won't change?

City Manager Lansdell replied that the numbers in the report will not change; they are the recommended amounts to be heard and considered on May 10, 2016.

It was moved by Council Member Medina, seconded by Council Member Cerda, and carried by the following roll call vote to Adopt Resolution No. 6221:

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

Noes: None

Absent: Mayor Tanaka

- (3) **PUBLIC HEARING:** Adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for Purposes of a General Plan Amendment, Zoning Code Amendment, and Zone Change for 1.84 Acres of Property Located at 14216 Brighton Avenue, 1401 and 1425 West Rosecrans Avenue, and for a Conditional Use Permit and Site Plan Review for a Self-Storage Project at 14215 Normandie Avenue (GPA#1-15) (ZC#1-15) (ZCA#1-16); Approve the General Plan Amendment, Zoning Code Amendment and Zone Change; and Affirm the Planning and Environmental Quality Commission's Decision to Approve a Conditional Use Permit and Site Plan Review for the Self-Storage Project Located at 14215 Normandie Avenue (CUP#2-15) SPR#7-15)

- (a) **RESOLUTION NO. 6223,** Adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for Purposes of a General Plan Amendment, Zone Change, Zoning Code Amendment, and Affirming the Planning and Environmental Quality Commission's Decision to Adopt the Same for a Conditional Use Permit and Site Plan Review for the StorQuest Project (EA#8-15) and Amending the Land Use Plan of the Community Development Element of the City's General Plan Relating to Density for the General Commercial Land Use Designation (GPA#1-15)

RESOLUTION NO. 6223

A Resolution of the City Council of the City of Gardena, California, Adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for Purposes of a General Plan Amendment, Zone Change, Zoning Code Amendment, and Affirming the Planning and Environmental Quality Commission's Decision to Adopt the Same for a Conditional Use Permit and Site Plan Review for the StorQuest Project (EA#8-15) and Amending the Land Use Plan of the Community Development Element of the City's General Plan Relating to Density for the General Commercial Land Use Designation (GPA#1-15)

- (b) **RESOLUTION NO. 6224,** Affirming the Decision of the Planning and Environmental Commission Approving the Conditional Use Permit and Site Plan Review for the StorQuest Project (CUP#2-15) (SPR#7-15)

8. DEPARTMENTAL ITEMS (Continued)

B. POLICE STREETS, & DEVELOPMENT SERVICES (Continued)

(3) (b) (Continued)

RESOLUTION NO. 6224

A Resolution of the City Council of the City of Gardena, California, Affirming the Decision of the Planning and Environmental Commission Approving the Conditional Use Permit and Site Plan Review for the StorQuest Project (CUP#2-15) (SPR#7-15)

- (c) PUBLIC HEARING: ORDINANCE NO. 1766, Amending Chapter 18.34 of the Gardena Municipal Code Relating to the Heavy Commercial (C-4) Zone, Amending Chapter 18.46 of the Gardena Municipal Code Relating to Conditional Use Permits, and Rezoning Property Generally Located on West Rosecrans Avenue Between South Normandie Avenue and Brighton Avenue from General Commercial (C-3) to Heavy Commercial (C-4) (ZC#1-15) (ZCA#1-16)

ORDINANCE NO. 1766

An Ordinance of the City Council of the City of Gardena, California, Amending Chapter 18.34 of the Gardena Municipal Code Relating to the Heavy Commercial (C-4) Zone, Amending Chapter 18.46 of the Gardena Municipal Code Relating to Conditional Use Permits, and Rezoning Property Generally Located on West Rosecrans Avenue Between South Normandie Avenue and Brighton Avenue from General Commercial (C-3) to Heavy Commercial (C-4) (ZC#1-15) (ZCA#1-16)

City Manager Lansdell pointed out the Memo listing a recommendation by Staff that the Public Hearing be opened and then continue consideration of this item to the April 26, 2016, City Council Meeting. A continuation is necessary due to the need to complete all noticing requirements.

Mayor Pro Tem Henderson opened the Public Hearing at 8:35p.m.; Council approved that this Item [8.B.(3)] be opened and continued for consideration at the April 26, 2016, Council Meeting

- (4) Award Contract
139th Street Improvement, JN 893
Western Avenue to Budlong Avenue
All American Asphalt in the Amount of \$372,770.00

City Manager Lansdell presented the Staff Report.

Council Member Medina asked if this project includes the recycling fee.

City Manager Lansdell responded that the fee is included.

Council Member Henderson asked about City advertisement for this project – in which periodicals and magazines were they published?

City Manager Lansdell replied that, in addition to the City's website, ads were also placed in the *Dodge* and other construction publications.

It was moved by Council Member Medina, seconded by Council Member Cerda, and carried by the following roll call vote to Award the Contract to All American Asphalt:

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

8. **DEPARTMENTAL ITEMS** (Continued)

B. **POLICE STREETS, & DEVELOPMENT SERVICES** (Continued)

- (5) Authorization to Purchase a 2017 Ford F-659 LPG Asphalt/Patch Truck in the Amount of \$134,025.22

City Manager Lansdell presented the Staff Report.

It was moved by Council Member Cerda, seconded by Council Member Terauchi, and carried by the following roll call vote to Authorize the Purchase:

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

Noes: None

Absent: Mayor Tanaka

- (6) Authorization to Purchase a 2017 Ford F-450 LPG Stencil Truck in the Amount of \$133,535.50

City Manager Lansdell presented the Staff Report.

It was moved by Council Member Medina, seconded by Council Member Terauchi, and carried by the following roll call vote to Authorize the Purchase:

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

Noes: None

Absent: Mayor Tanaka

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

D. **TRANSPORTATION**

- (1) Authorize Funding Agreement between the Los Angeles County Metropolitan Transportation Authority (LACMTA) and The City of Gardena for Metro Expresslanes Net Toll Revenue Reinvestment Funds

City Manager Lansdell presented the Staff Report.

Council Member Terauchi asked about the expenditures by the City; they are going to be \$296,834 and will be funded by Measure R and passenger fares, is that correct?

City Manager Lansdell replied that is correct.

Mayor Pro Tem Henderson then asked, will we reduce our services back to where they were or will we apply for a new grant when the grant is up in 2 years?

City Manager Lansdell replied it will have to be evaluated whether it can sustain itself based on revenue received; hopefully we will be able to apply for a grant continuance.

Council Member Medina then stated that, with regard to Measure R, there is a Measure R-1 and a Measure R-2; he also mentioned that the SBCCOG is always in touch with LACMTA to see what money is available for our bus lines.

It was moved by Council Member Terauchi, seconded by Council Member Medina, and carried by the following roll call vote to Authorize the Funding Agreement:

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

Noes: None

Absent: Mayor Tanaka

8. **DEPARTMENTAL ITEMS (Continued)**

D. **TRANSPORTATION (Continued)**

- (2) Award of Contract to Complete Coach Works for Four Remanufactured Electric Transit Buses in the amount of \$2,578,643, including Tax and Delivery

City Manager Lansdell presented the Staff Report.

Ernie Crespo, Transportation Director, introduced Richard Sullivan from Complete Coach Works. Mayor Pro Tem Henderson asked Mr. Sullivan to introduce the project and explain the process.

Mr. Sullivan indicated that they are a remanufacturer of buses and have been in business for 30 years; they will be taking Gardena's hybrid vehicles and putting in a fully-electric barrier power system as well as additional interior modifications. They recently participated in the largest order of electric buses and are continuing to deliver them; this is part of the zero emission bus systems program (California initiative) that is going on at this moment.

Mayor Pro Tem Henderson asked if a majority of Transportation agencies are looking into making their fleets 100% electric.

Mr. Sullivan replied that all of the agencies are looking at electric buses for the immense savings and the environmental impact that their use has. He indicated that studies are being conducted at federal, state and local levels.

Council Member Henderson then stated the reason why he asked is that the City needs to start saving our money to move forward to make our fleet 100% electric.

Council Member Cerda indicated that she had the opportunity to go to the Complete Coach Works facility a few weeks ago and watched the whole assembly line production; she stated that it was an amazing project and it's great for Gardena; she is happy to support this project.

Mr. Sullivan thanked Ms. Cerda and stated that if any of the other Council Members would like to come to their facility, they are more than welcome to come.

Council Member Terauchi asked what the effective range of mileage for the electric buses will be.

Mr. Sullivan replied depending on their criteria, a bus could travel up to 130 to 150 miles.

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

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

Noes: None

Absent: Mayor Tanaka

- (3) Award of Contract to CALSTART for the Project Management, Project Administration and Data Collection and Performance Analysis Services for the Electric Bus Demonstration Project in the amount of \$297,419

Staff Recommendation: Approve Award of Contract

City Manager Lansdell presented the Staff Report.

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

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

Noes: None

Absent: Mayor Tanaka

9. COUNCIL ITEMS, DIRECTIVES & REMARKS

- A. COUNCIL ITEMS – No Items
- B. COUNCIL DIRECTIVES – No Directives Given
- C. COUNCIL REMARKS

- (1) COUNCILMEMBER TERAUCHI – stated that he recently attended a reception in Torrance at the Depot Restaurant hosted by the South Bay Association of Realtors. He thanked Gardena City Clerk Mina Semenza for the invitation. Ms. Semenza was the Master of Ceremonies for the reception. On Saturday, March 19, he represented the City of Gardena at the Koi show banquet. Dinner was quite delicious. He mentioned that the Koi show was initially started in Gardena by local gardeners, (Gardena Valley Gardeners Association) approximately forty-seven (47) years ago. It is now grown into an international event; people from all over the world participate in this competition. He expressed how important it is for the City of Gardena to continue to support and sponsor this event. He closed his remarks by reminding everyone to attend the Cinco de Mayo festivities and parade at the end of this month.
- (2) COUNCILMEMBER MEDINA – reported that he attended the following events: Installation for the new president for the Gardena Filipino Club at Freeman Park and congratulated all the new members; the South Bay Cities Council of Governments (SBCOG) Annual General Assembly at the Carson Community Center. Also, every 90 days, in conjunction with the Gardena Elks Lodge, he and Elks members visit the Long Beach Veterans Hospital. Donations of personal care items worth approximately \$4,500 given the hospitalized Veterans free of charge. This effort is a very rewarding experience. He also delivered birthday cakes to the local convalescent homes at the end of March. He reminded and invited residents to participate in upcoming city sponsored events.
- (3) COUNCILMEMBER CERDA – shared that, since the last Council Meeting she attended the City of Hawthorne’s State of the City Address by their new Mayor Alex Vargas. It was a very nice event and Mayor Vargas did a great job introducing himself to the people. She attended the Veterans 50th Anniversary of the Vietnam conflict. She was a judge at the Courtney’s School of Dance’s First Annual Beauty Pageant, which was not an easy task, but she was very happy to be part of the event. She attended the re-opening of Denny’s restaurant on Western and 186th Street; and she was a guest reader at Gardena Mayme Dear Library where she read a few books to young children.
- (4) MAYOR PRO TEM HENDERSON – Announced that, on Saturday, April 16, 2016, he will be hosting an “Open City Hall” event. He invited and encouraged the community to attend.

10. ANNOUNCEMENTS

Mayor Pro Tem Henderson announced that he will be hosting an “Open City Hall” on Saturday, April 16, 2016, from 8:00 a.m. to 11:00 a.m., in the City Council Office.

Councilman Medina announced that the Cinco de Mayo Queen Coronation will take place on Sunday, April 24, 2016, and the 30th Annual Cinco de Mayo Parade will be held on Saturday, April 30, 2016, beginning at 10:00 a.m. Following the parade, there will be entertainment, food, games, craft booths, and a classic car show at Mas Fukai Park.

11. REMEMBRANCES

Mr. Robert D. Bohan, 78 years of age, former Gardena Police Captain who retired on December 30, 1989, after 25½ years of City service; Mr. William Henry Knott, 88 years old, beloved father of City of Gardena Heavy Equipment Operator Don Knott, with the Public Works Division of the City; Mrs. Lidia Ruiz Rodriguez, 100 years of age, beloved grandmother of City of Gardena Engineering Technician Jose Espinoza, with the Engineering Division of the City; Mrs. Catherine Shishido, 91 years old, long-time resident of Gardena, and beloved sister-in-law of Mrs. Edna Kuriyama, former Accountant-Financial Planner with the City of Gardena Transportation Department, who retired in 2007 after 34½ years of City service; and Mr. Emmitt Maurice Burkett, 71 years of age, a 38-year resident of Gardena, and former Captain and Co-Captain of the Casimir Gatekeepers Neighborhood Watch Club.

12. ADJOURNMENT

At 9:10 p.m., Mayor Pro Tem Henderson announced that the Gardena City Council will adjourn to the next Regular City Council Meeting, at 7:00 p.m., on Tuesday, April 26, 2016.

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

By: _____
Becky Romero, Deputy City Clerk

APPROVED:

Mark E. Henderson, Mayor Pro Tem

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
TUESDAY, APRIL 5, 2016, MEETING

* * *

Called to order by Vice-Chairman Jamora at 7:01 P.M.

ROLL CALL

Present: Johnson, Jackson, Jamora, Sherman
Absent: Kaskanian
Also in Attendance: Mitchell G. Lansdell, City Manager
Peter L. Wallin, City Attorney
Lawson Chew, Planning Assistant
William Kavadas, Planning Assistant

PLEDGE OF ALLEGIANCE

Led by Commissioner Jackson.

APPROVAL OF MINUTES

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

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

PUBLIC HEARING

Agenda Item #5

Conditional Use Permit #01-16

A request to allow the on-site sale of beer and wine as part of meal service at an existing restaurant located in the Artesia Corridor Specific Plan

Project location: 1556 West Artesia Boulevard (APN: 6106-013-062)

Applicant: Johnny Simon/M Chain Inc.

Planning Assistant William Kavadas presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 04-16 adopting Conditional Use Permit #01-16 to allow the on-site sale of beer and wine as part of meal service at an existing restaurant located in the Artesia Corridor Specific Plan and directing staff to file a notice of exemption as an existing facility.

Vice-Chairman Jamora opened the public hearing.

Commissioner Sherman asked the applicant to come forward to discuss his project and its days of operation.

Applicant, George Simon, said that the sale of beer and wine would help to attract nighttime business to the establishment while also pairing well with the Mediterranean fare served at the restaurant. Days of operation would be seven days a week.

Commissioner Jackson asked for the proposed hours of alcohol sales.

George Simon stated that the sale of alcohol would commence upon opening and cease at the time of closing.

Vice-Chairman Jamora closed the public hearing.

MOTION: It was moved by Commissioner Jackson and seconded by Commissioner Sherman to adopt Resolution No. PC 04-16 adopting Conditional Use Permit #01-16 subject to the attached conditions of approval (Exhibit A) and directing staff to file a Notice of Exemption as an existing facility.

The motion passed by the following roll call vote:

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

Agenda Item #6

Site Plan Review #10-15

A request to allow the demolition of an existing 5,230 square foot commercial building, construction of a new 1,850 square foot drive through restaurant, and a complete façade renovation of the existing 4.12 acre commercial shopping center located in the Commercial (C-2) zone.

Project location: 15501 South Normandie Avenue (APN: 6105-008-013)

Applicant: Rich Development

Planning Assistant Lawson Chew informed the Planning and Environmental Quality Commission that the applicant, Rich Development, wants to continue the item to the following Planning Commission meeting.

MOTION: It was moved by Commissioner Jackson and seconded by Commissioner Sherman to continue the item to the April 19, 2016 Planning and Environmental Quality Commission Meeting.

The motion passed by the following roll call vote:

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

ORAL COMMUNICATIONS FROM THE PUBLIC

Vice-Chairman Jamora 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 there is a lot of construction in the City at the current time. Normandie Estates, the old Bus Yard, and Platinum Row are all moving forward with construction activity. Olson Company is holding a public meeting at the New Gardena Hotel to discuss a proposal for townhomes at the RoadEx property (1515 West 178th Street). The meeting will be held on Thursday April 7, 2016 and is not sponsored, endorsed, or acknowledged by the City of Gardena. Any type of project would need to move forward for the necessary entitlements. At this time, Olson Company is simply doing their due diligence. Mr. Lansdell and Mr. Wallin will be taking part in Gardena Dodger Day on May 13, 2016.

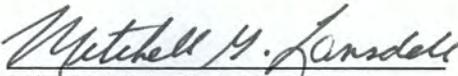
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

The Planning and Environmental Quality Commission had nothing to report.

ADJOURNMENT

Vice-Chairman Jamora adjourned the meeting at 7:17 p.m.

Respectfully submitted,


MITCHELL G. LANSDELL
City Manager


Nolan Jamora, Vice-Chairman
Planning & Environmental Quality Commission

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Treasurer's Department
DATE: April 22, 2016
SUBJECT: WARRANT REGISTERS
PAYROLL REGISTERS

(a) April 26, 2016 TOTAL WARRANTS ISSUED: \$1,649,949.44

Wire Transfer: 11471-11472, 11474-11479
Prepay: 138158-138167
Check Numbers: 138168-138418

Total Pages of Register: 27

April 15, 2016 TOTAL PAYROLL ISSUED: \$1,853,914.93

for: Maui In
J. Ingrid Tsukiyama, City Treasurer

Cc: City Clerk

vchlist
04/22/2016 8:08:29AM

Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
11471	3/18/2016	104058 ADMININSURE, INC.	031816		WORKERS' COMP CLAIMS ADMINISTR	84,116.72
					Total :	84,116.72
11472	3/22/2016	106110 ADVANCED BENEFIT SOLUTIONS, LLC	032216		HEALTH INSURANCE CLAIMS	94,136.02
					Total :	94,136.02
11474	4/5/2016	106110 ADVANCED BENEFIT SOLUTIONS, LLC	040516		HEALTH INSURANCE CLAIMS	91,333.44
					Total :	91,333.44
11475	4/6/2016	321408 U.S. POSTAL SERVICE	040616		TMX #259234 REPLENISH POSTAGE MI	6,000.00
					Total :	6,000.00
11476	4/13/2016	104058 ADMININSURE, INC.	041316		WORKERS' COMP CLAIMS ADMINISTR	45,903.53
					Total :	45,903.53
11477	4/13/2016	108902 VIRICITI B.V.	2016-0001	037-08845	DATA COLLECTION FOR ELECTRIC BU	8,294.00
					Total :	8,294.00
11478	4/18/2016	303331 STATE BOARD OF EQUALIZATION	2015		USE TAX RETURN	10,363.00
					Total :	10,363.00
11479	4/19/2016	106110 ADVANCED BENEFIT SOLUTIONS, LLC	041916		HEALTH INSURANCE CLAIMS	74,463.64
					Total :	74,463.64
138158	4/11/2016	125555 YWCA GARDENA	041516 GUEST		7TH ANNUAL YWCA CRIMSON AWARDS	55.00
					Total :	55.00
138159	4/11/2016	103312 SOUTH COAST AIR QUALITY, MGMT DISTRICT 2016			RULE 2202 - AIR QUALITY INVESTMENT	632.11
					Total :	632.11
138160	4/13/2016	109005 CRESPO, ERNIE	03/13-03/15/16		2016 APTA LEGISLATIVE CONFERENCE	1,856.62
					Total :	1,856.62
138161	4/13/2016	123178 WALLIN, KRESS, REISMAN & KRANITZ, LLP	MARCH 2016		CITY ATTORNEY SERVICES	19,291.19
					Total :	19,291.19
138162	4/13/2016	106435 L.A. COUNTY COMMUNITY & SENIOR, SERVIC OCT 2013-MAR 2014			REIMBURSEMENT - OVERBILLING TO 1	1,266.30

Bank code :	usb								
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount			
138162	4/13/2016	106435	106435 L.A. COUNTY COMMUNITY & SENIOR SE (Continued)			Total :	1,266.30		
138163	4/15/2016	125555	YWCA GARDENA		7TH ANNUAL YWCA CRIMSON AWARDS	Total :	110.00		
138164	4/20/2016	619005	GAS COMPANY, THE		GAS	Total :	3,361.25		
138165	4/20/2016	619003	SOUTHERN CALIFORNIA EDISON		LIGHT & POWER	Total :	83,464.50		
138166	4/20/2016	619004	GOLDEN STATE WATER CO.		WATER	Total :	4,217.31		
138167	4/20/2016	109039	FIGUEROA, YDANIA		REFUND - RUBBISH SERVICE OVERPA	Total :	887.51		
138168	4/26/2016	108980	AARON, LAWRENCE		SPORTS SCOREKEEPER	Total :	97.50		
138169	4/26/2016	101597	ACE BUSINESS MACHINES, INC.		RIBBON FOR RAPIDPRINT TIME/DATE :	Total :	39.02		
138170	4/26/2016	108989	ACOSTA, ANTONIO		SPORTS OFFICIAL	Total :	75.00		
138171	4/26/2016	108458	ADAMS, JAMIL		SPORTS SCOREKEEPER	Total :	90.00		
138172	4/26/2016	105149	ADAMSON POLICE PRODUCTS		CONVERSION KIT, H&K MP5 SMG	Total :	3,137.02		
138173	4/26/2016	106110	ADVANCED BENEFIT SOLUTIONS, LLC		HEALTH, DENTAL & LIFE INSURANCE	Total :	121,120.99		
138174	4/26/2016	104742	ADVANCED IMAGING OF SOUTH BAY, INC.		FIRST AID TREATMENT - S. BIGGERS ~	Total :	35.00		
138175	4/26/2016	101031	AFFORDABLE HOUSING, PROFESSIONALS, LP CP-9		PREPARATION OF 5-YEAR CONSOLIDAF	Total :	6,800.00		

Bank code :	usb			Invoice	PO #	Description/Account	Amount
Voucher	Date	Vendor					
138175	4/26/2016	101031 AFFORDABLE HOUSING, PROFESSIONALS, LP (Continued)		LS-Bolster		STATE HOME PROG - LOAN SERVICINC	275.00
						Total :	7,075.00
138176	4/26/2016	100925 AMERICAN MOVING PARTS		01A49919	037-09156	AIR FILTER	186.19
						Total :	186.19
138177	4/26/2016	108454 AMERICAN SOCCER COMPANY, INC.		6399668		YOUTH SPORTS UNIFORMS	32.59
						Total :	32.59
138178	4/26/2016	108625 ARAD OIL INC.		MARCH 2016		CAR WASH	184.00
						Total :	184.00
138179	4/26/2016	108703 ARMS UNLIMITED		CM1766		COLT M4 CARBINE LOWER RECEIVER	4,500.00
						Total :	4,500.00
138180	4/26/2016	109044 ASTRO ELECTRIC		BL #23305		BUSINESS LICENSE FEE OVERPAYMIE	76.00
						Total :	76.00
138181	4/26/2016	616090 AT&T		3232408 4/1/16		TELEPHONE	369.21
						Total :	369.21
138182	4/26/2016	102400 BAYSIDE MEDICAL CENTER		7716		CLASS H - M. VAZQUEZ	95.00
				8014 BUS		BAT & D/S (NIDA) - C. NOCHOLS, J.	70.00
				8014 PW		DOT/DMV/PE-NEW - R. JACKSON	50.00
				8094		BLOOD DRAW - F. BARRIOS, J. KIM, B.	254.40
						Total :	469.40
138183	4/26/2016	102035 BD WHITE TOP SOIL CO., INC.		76667		PARK MAINT SUPPLIES	239.80
						Total :	239.80
138184	4/26/2016	104302 BEE N' WASP NEST REMOVAL, SERVICE, LLC 843157		923146		HONEY BEE NEST REMOVAL - 1523 W	95.00
				950492		HONEY BEE NEST REMOVAL - 15443 H	95.00
						HONEY BEE NEST REMOVAL - 16428 S.	85.00
						Total :	275.00
138185	4/26/2016	109037 BEEMAN, RAYMOND		05/01-05/04		TYLER CONNECT 2016 - PER DIEM~	180.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138185	4/26/2016	109037 109037 BEEMAN, RAYMOND	(Continued)			180.00
138186	4/26/2016	102135 BEHREND'S, KENT	00001617		NETWORK SUPPORT	1,700.00
					Total :	1,700.00
138187	4/26/2016	107690 BELL, DONNETTA	MARCH 2016		CHILD CARE PROVIDER	6,421.00
					Total :	6,421.00
138188	4/26/2016	102243 BISHOP COMPANY	403917		PARK MAINT SUPPLIES	710.48
					Total :	710.48
138189	4/26/2016	102805 BLANCO, VERONICA	040616 041316		REIMBURSEMENT - FCC PROGRAM SL MILEAGE REIMBURSEMENT	204.36 84.64
					Total :	289.00
138190	4/26/2016	102331 BLUE DIAMOND MATERIALS	670854 670979		SCHOOL MIX~ AC 3/8 FINE~	205.32 82.29
					Total :	287.61
138191	4/26/2016	108715 BOBBS, CINDY	MARCH 2016		CHILD CARE PROVIDER	2,302.00
					Total :	2,302.00
138192	4/26/2016	101309 BOULEVARD FLORIST	01226005 01226009		VOLUNTEER DINER SUPPLIES VOLUNTEER DINER SUPPLIES	171.14 59.95
					Total :	231.09
138193	4/26/2016	103022 CABLEMASTERS	39506	023-01031	FIBER CABLING FROM IDF EAST TO CI	2,133.51
					Total :	2,133.51
138194	4/26/2016	105008 CALIFORNIA BUILDING STANDARDS, COMMIS	JAN-MAR 2016		BUILDING STANDARDS ADMIN SPECIA	568.80
					Total :	568.80
138195	4/26/2016	103383 CALPORTLAND	92775459		2500 PSI 3/8" GREENBOOK~	1,104.28
					Total :	1,104.28
138196	4/26/2016	100236 CAMPBELL, HENRY	0316-03/31/16 04/01-04/15/16		SPORTS OFFICIAL SPORTS OFFICIAL	200.00 280.00

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Voucher List
CITY OF GARDENA

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138196	4/26/2016	100236	100236 CAMPBELL, HENRY (Continued)			480.00
138197	4/26/2016	823003	CARL WARREN & COMPANY MARCH 2016		CLAIMS MANAGEMENT	6,561.17
					Total :	6,561.17
138198	4/26/2016	803420	CARPENTER, ROTHANS & DUMONT, LAW/OFI		PROFESSIONAL SERVICES - S. CASTR PROFESSIONAL SERVICES - S. FAATIL PROFESSIONAL SERVICES - G. DIXON PROFESSIONAL SERVICES - I. GALARZ	330.31 650.02 3,004.06 2,077.56
					Total :	6,061.95
138199	4/26/2016	103489	CF UNITED LLC		CAR WASH - MARCH 2016	93.00
					Total :	93.00
138200	4/26/2016	109031	CHAN, BEA		MEDICAL REIMBURSEMENT	246.96
					Total :	246.96
138201	4/26/2016	108378	CHARLES E. THOMAS COMPANY INC.	037-08348	ANNUAL REPLACEMENT OF ALL FILTEI BUSINESS LICENSE FEE OVERPAYMEI	535.16 75.00
					Total :	610.16
138202	4/26/2016	108751	CHEN, YING ZUO		PERMIT DEPOSIT REFUND - 15024 S.	500.00
					Total :	500.00
138203	4/26/2016	103127	CHILD 2 CHILD CONNECTION, FAMILY DAY C/		CHILD CARE PROVIDER	2,720.00
					Total :	2,720.00
138204	4/26/2016	203115	CILVA, ALICE		MEDICAL REIMBURSEMENT	224.95
					Total :	224.95
138205	4/26/2016	106107	CITY OF GLENDALE		AB109 TASK FORCE - SUPPLEMENTAL	108,014.08
					Total :	108,014.08
138206	4/26/2016	108708	CITY OF SIERRA MADRE		AB109 TASK FORCE ZONE 1	12,235.97
					Total :	12,235.97
138207	4/26/2016	109026	CLEAR VIEW SANITARIUM		PERMIT DEPOSIT REFUND - 15823 S.	2,000.00
					PERMIT #14645	

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138207	4/26/2016	109026 CLEAR VIEW SANITARIUM	(Continued)			Total : 2,000.00
138208	4/26/2016	106712 CODE 5 GROUP, LLC	1803		MONTHLY TRACKING SERVICES - APR.	Total : 1,200.00
						Total : 1,200.00
138209	4/26/2016	109038 COLLISION AND INJURY DYNAMICS, INC.	30560		CLAIM FOR DAMAGES - S. SURRAT V.	Total : 2,927.15
138210	4/26/2016	103465 COMMUNITY VETERINARY HOSPITAL	288532		VETERINARY SERVICES - RENO ~	Total : 103.00
138211	4/26/2016	108709 CONVERGINT TECHNOLOGIES LLC	W307472		CAMERA REPAIRS & MAINTENANCE - T	Total : 295.00
138212	4/26/2016	105448 COOPER, KRISTOPHER	04/01-04/15/16		SPORTS OFFICIAL	Total : 90.00
138213	4/26/2016	103461 CPS	SOP41398 SOP41495		TESTING MATERIALS - ACCOUNTANT E TESTING MATERIALS - PARATRANSIT E	Total : 512.60 1,116.50 1,629.10
138214	4/26/2016	103512 CRENSHAW LUMBER CO.	75181 76799		PW LUMBER SUPPLIES PW LUMBER SUPPLIES	Total : 668.66 42.22 710.88
138215	4/26/2016	108799 CSTARS NURSERY, INC.	28030		PARK MAINT SUPPLIES	Total : 1,219.71
138216	4/26/2016	107082 CXTEC	6820840	023-01032	CISCO 3702I ACCESS POINT	Total : 689.09 689.09
138217	4/26/2016	204776 DE ALWIS, MALLIKA	MARCH 2016		CHILD CARE PROVIDER	Total : 3,030.00 3,030.00
138218	4/26/2016	106540 DELTA MOTOR CO INC.	19910, 19911	037-09047 037-09047	REBUILD DRIVE MOTORS	Total : 5,282.40 5,282.40

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138219	4/26/2016	104310 DEPARTMENT OF CONSERVATION	JAN-MAR 2016		STRONG MOTION INSTRUMENTATION	2,039.00
					Total :	2,039.00
138220	4/26/2016	303459 DEPARTMENT OF JUSTICE	156302		FINGERPRINT APPS - MARCH 2016	2,505.00
					Total :	2,505.00
138221	4/26/2016	303322 DEPARTMENT OF MOTOR VEHICLES	041216		2016 CALIFORNIA VEHICLE CODE BOC	335.52
					Total :	335.52
138222	4/26/2016	105182 DIRECTV	28109459467		DIRECTV SERVICE - RSN FEE	7.99
					Total :	7.99
138223	4/26/2016	107268 DIVISION OF THE STATE, ARCHITECT	JAN-MAR 2016		SB 1186 DISABILITY ACCESS & EDUCATION	1,836.30
					Total :	1,836.30
138224	4/26/2016	104276 DREHS, LARRY W.	APRIL 2016		MARTIAL ARTS INSTRUCTOR	1,105.00
					Total :	1,105.00
138225	4/26/2016	108951 EAGLE RECOGNITION	0633213		FREIGHT - FOR RIBBONS	16.38
					Total :	16.38
138226	4/26/2016	107675 EAN SERVICES, LLC	9017581		CAR RENTAL - M. THOMPSON 3/09-3/12	166.28
					Total :	166.28
138227	4/26/2016	105418 EMPIRE CLEANING SUPPLY	865581 865581-1 866552		PARK MAINT SUPPLIES PARK MAINT SUPPLIES CUSTODIAL SUPPLIES	615.11 153.78 22.70
					Total :	791.59
138228	4/26/2016	105392 ENTENMANN-ROVIN COMPANY	0117172		GARDENA PD DOME BADGE - POLICE	209.21
					Total :	209.21
138229	4/26/2016	103795 ESCALANTE FAMILY CHILD CARE	MARCH 2016		CHILD CARE PROVIDER	4,753.00
					Total :	4,753.00
138230	4/26/2016	107510 ESCALANTE, WENDY E.	MARCH 2016		CHILD CARE PROVIDER	2,513.00
					Total :	2,513.00

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
Bank code :	usb					
138231	4/26/2016	109023 ESPINOZA, SILVIA	040516		REIMBURSEMENT - GFFC PROGRAM S	76.30
					Total :	76.30
138232	4/26/2016	105367 FACILITIES PROTECTION SYSTEMS	52424	037-09064	5 YEAR INSPECTION FOR FIRE SPRINK	3,124.00
					Total :	3,124.00
138233	4/26/2016	105539 FACTORY MOTOR PARTS CO.	12-2135927 25-891944 25-892262 25-892377 25-892429	037-09120 037-09112 037-09118 037-09119 037-09120	AIR FILTER PIGTAIL A/C COMPRESSOR - UNIT 575 REAR SHOCK - UNIT 845 IDLE VALVE - UNIT 839 AIR FILTER	14.94 40.49 72.90 105.41 14.94
					Total :	248.68
138234	4/26/2016	100055 FAIR HOUSING FOUNDATION	MARCH 2016		CDBG CONSULTANT	1,637.53
					Total :	1,637.53
138235	4/26/2016	106129 FEDEX	5-370-56757 5-377-64806 5-378-14011 5-385-61108 6-591-72819		SHIPPING SERVICES SHIPPING SERVICES SHIPPING SERVICES SHIPPING SERVICES SHIPPING SERVICES	25.27 125.07 183.05 36.04 20.58
					Total :	390.01
138236	4/26/2016	103962 FINISH LINE CHARTER	160329-2 160406-1		CHARTER BUS SERVICE TO HUNTING CHARTER BUS SERVICE TO DODGER	680.00 1,320.00
					Total :	2,000.00
138237	4/26/2016	103083 FIRST ADVANTAGE LNS OCC HEALTH, SOLUT	2509981603 BUS 2509981603 HR 2510321601 2525591603		DRUG TEST/ADMIN FEE DRUG TEST/ADMIN FEE DRUG TEST/ADMIN FEE DRUG TEST/ADMIN FEE	510.00 10.00 5.00 10.00
					Total :	535.00
138238	4/26/2016	108974 FLEX TECHNOLOGIES, INC.	17694	037-09113	SILICONE HEATER HOSE, 1.75" ID & 2(C	480.56
					Total :	480.56
138239	4/26/2016	106334 FLORENCE FILTER CORPORATION	0099313 0099388		PW SIGNS/SIGNALS SUPPLIES PW SIGNS/SIGNALS SUPPLIES	361.67 227.85

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138239	4/26/2016	106334	106334 FLORENCE FILTER CORPORATION		(Continued)	Total : 589.52
138240	4/26/2016	106607	FORD OF MONTEBELLO		PULLEY ASSY, SENDER & PUMP COVER, UPPER SEAT	1,642.25
					THRITTLE BODY & GASKET	197.42
					VALVE COVER & SPARK PLUG	303.43
						264.62
					Total :	2,407.72
138241	4/26/2016	106465	FOX FIRST AID & SAFETY		SEWER PROG SUPPLIES	130.80
					Total :	130.80
138242	4/26/2016	102394	FRANK SCOTTO TOWING		TOWING SERVICES FOR BUS #709	175.00
					TOWING SERVICES FOR BUS #768	175.00
					TOWING SERVICES FOR BUS #768	170.00
					TOWING SERVICES FOR BUS #768	175.00
					Total :	695.00
138243	4/26/2016	116894	FRED PRYOR SEMINARS		TRAINING REWARDS MEMBERSHIP - C	796.00
					Total :	796.00
138244	4/26/2016	112566	GALLS, LLC		PD UNIFORM SUPPLIES	-196.19
					PD UNIFORM SUPPLIES	50.03
					PD UNIFORM SUPPLIES	469.13
					PD UNIFORM SUPPLIES	125.34
					Total :	448.31
138245	4/26/2016	107724	GARCIA, CLAUDIA CRISTINA		CHILD CARE PROVIDER	7,620.00
					Total :	7,620.00
138246	4/26/2016	108875	GARCIA, GUADALUPE		REFUND - YOUTH FLAG FOOTBALL FE	35.00
					Total :	35.00
138247	4/26/2016	207133	GARCIA, NANCY C.		CHILD CARE PROVIDER	5,791.00
					Total :	5,791.00
138248	4/26/2016	107030	GARDENA AUTO PARTS		BRAKE BAR - UNIT 571	12.58
					FILTER KIT - UNIT 571	10.39
					WIPER BLADE - UNIT 843	40.32

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138248	4/26/2016	107030 GARDENA AUTO PARTS	(Continued)			
			029326	037-09116	WIPER BLADE - UNIT 571	35.71
			029339	037-09127	NOZZLE KIT, FUEL LINE, WELD - UNIT 571	71.00
			029343	037-09127	WIPER BLADE - UNIT 571	10.27
			029349	037-09127	BATTERY - UNIT 571	28.78
			029425	037-09127	CAP - UNIT 571	1.67
			029432	037-09127	CAP - UNIT 571	1.67
			029460	037-09127	SWITCHES & CONNECTOR - UNIT 571	112.71
			029629	037-09131	WIPER BLADE & PEDAL PAD - UNIT 571	40.99
			029645	037-09136	LAMPS	15.22
			029726	037-09145	OIL FILTER	92.34
			029731	037-09145	FUSE HOLDER	7.17
			029828	037-09152	MASTER CYLINDER - UNIT 426	85.55
					Total :	566.37
138249	4/26/2016	107495 GARDENA CAR WASH	MAR 2016 PD		CAR WASH - PD	510.65
					Total :	510.65
138250	4/26/2016	107005 GARDENA GLASS, INC.	60286	037-09162	REPAIR SIDE MIRROR - UNIT 888	40.00
					Total :	40.00
138251	4/26/2016	107229 GARDENA POLICE DEPARTMENT	16-10PW		CLAIM FOR DAMAGES REIMBURSEME	100.00
					Total :	100.00
138252	4/26/2016	106085 GBS LINENS	183760		LAUNDRY SERVICES - BANQUETS TAB	287.67
					Total :	287.67
138253	4/26/2016	106763 GENERAL INDUSTRIAL TOOL & SUPPLY	1128041		PW STREET MAINT SUPPLIES	251.05
					Total :	251.05
138254	4/26/2016	107056 GENFARE	90102684	037-09069	COIN MECH REPAIRS	483.96
					Total :	483.96
138255	4/26/2016	107775 GLOVER, CHANELL DENISE	MARCH 2016		CHILD CARE PROVIDER	1,938.00
					Total :	1,938.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138256	4/26/2016	106410 GOLDEN HAND GROUP, INC.	21158		POWDER FREE TEXTURED LATEX EXA	135.46
					Total :	135.46
138257	4/26/2016	109033 GONZALEZ, GUADALUPE	DR #15-7440		RETURN MONEY BOOKED AS EVIDENC	3,678.21
					Total :	3,678.21
138258	4/26/2016	104015 GOODYEAR TIRE & RUBBER CO.	43037498 43038163	037-09092 037-09102	TIRES - P215/75R15 FOR UNIT 571 TIRES - P215/75R15 FOR UNIT 571	145.20 145.20
					Total :	290.40
138259	4/26/2016	107513 GRAINGER	9051697861	037-09059	BUS SHOP SUPPLIES	98.25
					Total :	98.25
138260	4/26/2016	108044 HARD COPY	Y6322.12-A		MEDICAL RECORDS - S. SURRAT V. GA	137.40
					Total :	137.40
138261	4/26/2016	208114 HASSOLDT, MATTHEW S.	041316 GEPKO 2016		MEDICAL REIMBURSEMENT GEPKO LOAN	1,190.00 2,000.00
					Total :	3,190.00
138262	4/26/2016	108607 HENDERSON-BATISTE, TANEKA	MARCH 2016		CHILD CARE PROVIDER	1,651.00
					Total :	1,651.00
138263	4/26/2016	107104 HILLCO FASTENER WAREHOUSE INC.	5202774	037-09025	NUTS, EXHAUST FLANGED	32.58
					Total :	32.58
138264	4/26/2016	108434 HOME DEPOT CREDIT SERVICES	0044639 0342304 1051939 1054232 1925920 2231290 4301449 5351784 6094132 7054646 7232548 7342206		BLDG MAINT SUPPLIES BUS PROGRAM SUPPLIES BLDG MAINT SUPPLIES PW SIGNS/SIGNALS SUPPLIES HOME IMPROVEMENT PROGRAM PARK MAINT SUPPLIES PARK MAINT SUPPLIES BUS PROGRAM SUPPLIES BUS PROGRAM SUPPLIES SEWER PROGRAM SUPPLIES REC PROGRAM SUPPLIES BUS PROGRAM SUPPLIES	47.89 14.10 15.19 21.73 129.71 -129.71 404.55 51.94 69.35 580.95 -52.42 40.21

Bank code :	usb	Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138264	4/26/2016	108434	HOME DEPOT CREDIT SERVICES	(Continued)				
				7352151			HOME IMPROVEMENT PROGRAM	28.26
				8054498			BLDG MAINT SUPPLIES	156.33
				8352081			HOME IMPROVEMENT PROGRAM	66.40
				9352003			HOME IMPROVEMENT PROGRAM	113.95
							Total :	1,558.43
138265	4/26/2016	108430	HOME PIPE & SUPPLY	E76925			BLDG MAINT SUPPLIES	46.09
				E77206			BLDG MAINT SUPPLIES	32.07
							Total :	78.16
138266	4/26/2016	109047	HSMARKET INC.	B/L #16646			BUSINESS LICENSE FEE OVERPAYMEI	44.00
							Total :	44.00
138267	4/26/2016	102313	HUDSON COLLISION INC.	2985			2011 NISS FRNT #1374481 OIL CHANGE	47.00
				3004			2012 FORD E350 #1391819 REPLACE B	208.20
				3052			2010 DODG CHARG #1327044 BRAKE S	421.54
				3063			2015 FORD EXPL #1462840 OIL CHANG	51.05
				3183			2015 FORD EXPL #1462840 REPLACE E	766.03
				3197			2011 NISS FRNT #1374481 A/C RECHAF	284.65
				3198			2015 FORD EXPL #1462843 OIL CHANG	47.00
							Total :	1,825.47
138268	4/26/2016	208613	HUGHES FAMILY DAY CARE	MARCH 2016			CHILD CARE PROVIDER	1,068.00
							Total :	1,068.00
138269	4/26/2016	105513	INDUSTRIAL CLEANING SYSTEMS, INC.	35751			OIL PUMP	179.27
							Total :	179.27
138270	4/26/2016	108302	INGLEWOOD WHOLESALE ELECTRIC, CO.	251915			LED LIGHTING & LAMP	337.26
							Total :	337.26
138271	4/26/2016	103133	IRONMAN PARTS & SERVICE	397525			DURATHON CLEANING - UNIT #34-	409.95
							Total :	409.95
138272	4/26/2016	108555	JALISCO TIRE & AUTO REPAIR	041216			(6) FLAT REPAIRS	60.00
				041216 D11			FLAT REPAIR	10.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138272	4/26/2016	108555	108555 JALISCO TIRE & AUTO REPAIR		(Continued)	Total : 70.00
138273	4/26/2016	210001	JAMISON, JACQUELYN		CHILD CARE PROVIDER	Total : 4,038.00
138274	4/26/2016	105226	JEKAL FAMILY CHILD CARE		CHILD CARE PROVIDER	Total : 4,199.00
138275	4/26/2016	108968	JIMENEZ, ANGEL		MEDICAL REIMBURSEMENT	Total : 45.00
138276	4/26/2016	105473	JONES, MONJERO		SPORTS OFFICIAL	Total : 140.00
138277	4/26/2016	111016	KAISER FOUNDATION HEALTH PLAN		HEALTH INSURANCE	Total : 189,907.01
138278	4/26/2016	109025	KDC CONSTRUCTION		PERMIT DEPOSIT REFUND - 1346 W.	Total : 20,000.00
138279	4/26/2016	111149	KELLY PAPER COMPANY		REC OFFICE SUPPLIES	Total : 37.94
138280	4/26/2016	111045	KJ SERVICES		BOTTLE & CAN RECYCLING PROGRAM	956.28
					CALRECYCLE OIL PAYMENT PROGRAM	3,351.69
					NPDES PROGRAM (STORM DRAIN SCF	440.00
					NPDES PROGRAM (STORM DRAIN SCF	640.00
					Total :	5,387.97
138281	4/26/2016	312240	L.A. COUNTY DEPARTMENT OF PUBLIC WOR		TRAFFIC SIGNAL MAINT - HIGHWAY SA	Total : 1,153.86
138282	4/26/2016	312113	L.A. COUNTY SHERIFF'S DEPT		INMATE MEAL DELIVERY PROGRAM - I	Total : 1,185.72
138283	4/26/2016	104203	L.A. PAINT & BODY WORKS		REPAIR REAR BUMPER - BUS 718	Total : 402.20

Bank code :	usb								
Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount			
138284	4/26/2016	112015 LACERDA, DALVANICE	MARCH 2016		CHILLD CARE PROVIDER	6,865.00	Total :	6,865.00	
138285	4/26/2016	112129 LEE BROTHERS TRUCK BODY, INC.	116-206		TR#24 - FURNISH & INTALL (2) CONE	523.20	Total :	523.20	
138286	4/26/2016	112121 LEE'S ALIGNMENT SERVICES	93200	037-09164	2003 FORD E450 #11130076 FRONT WH-	211.30	Total :	211.30	
138287	4/26/2016	108023 LEXIPOL LLC	16362		IMPLEMENTATION SERVICES - CUSTO	816.75	Total :	816.75	
138288	4/26/2016	102376 LEXISNEXIS RISK SOLUTIONS	1328345-20160131		MONTHLY SUBSCRIPTION FEE	218.54	Total :	218.54	
138289	4/26/2016	108481 LIMA, OSCAR	1328345-20160229		MONTHLY SUBSCRIPTION FEE	437.08	Total :	437.08	
138290	4/26/2016	102233 LITTLE PEOPLE DAY CARE	04/01-04/15/16		SPORTS OFFICIAL	150.00	Total :	150.00	
138291	4/26/2016	100201 LOCAL BOY	MARCH 2016		CHILD CARE PROVIDER	6,209.00	Total :	6,209.00	
138292	4/26/2016	108757 LOPEZ-MAGANA, JESUS	13065		PW UNIFORM SUPPLIES	565.50	Total :	565.50	
138293	4/26/2016	112602 LUBRICATION ENGINEERS, INC.	03/27-04/09/16		INTERN MECHANIC	658.00	Total :	658.00	
138294	4/26/2016	112615 LUV'S LIGHTHOUSE, INC.	IN301250		MONOLEC TETRA-SYN ENGINE OIL	1,833.87	Total :	1,833.87	
138295	4/26/2016	113301 M & K METAL CO.	618167	037-09128	HALOGEN HEADLIGHT	47.28	Total :	47.28	
			618744	037-09147	BULB	8.07	Total :	8.07	
			014403		BLDG MAINT SUPPLIES	3.01	Total :	3.01	

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138296	4/26/2016	114143 MAILFINANCE	H5880963		POSTAGE MAILING MACHINE LEASE #	881.26
					Total :	881.26
138297	4/26/2016	105082 MAJESTIC LIGHTING, INC.	ML57549		BLDG MAINT SUPPLIES	9.81
					Total :	9.81
138298	4/26/2016	102454 MAJOR SURPLUS & SURVIVAL, INC.	2140265		PW STREET MAINT SUPPLIES	83.77
					Total :	83.77
138299	4/26/2016	813030 MANNING & KASS	452015 455141 455142 455143 455144 455145 455146 455147 455148		LEGAL SERVICES - E. MENDEZ V. GARI LEGAL SERVICES - E. MENDEZ V. GARI LEGAL SERVICES - M. MORALES V. GAR LEGAL SERVICES - J. MCGEE V. GARDI LEGAL SERVICES - I. RAMIREZ FOR M. LEGAL SERVICES - C. STEWART V. GAI LEGAL SERVICES - R. BANKHEAD IV V. LEGAL SERVICES - A. BELAY V. GARDE LEGAL SERVICES - E. REID V. GARDEN	820.42 4,477.30 312.50 401.94 2,629.11 3,775.93 248.56 289.10 2,094.60
					Total :	15,049.46
138300	4/26/2016	104841 MAR-CO EQUIPMENT COMPANY	132055		PW SWEEPER SUPPLIES	79.84
					Total :	79.84
138301	4/26/2016	107951 MARK HANDLER & ASSOCIATES	MARCH 2016		BUILDING INSPECTION SERVICES	10,221.25
					Total :	10,221.25
138302	4/26/2016	107644 MARTINEZ, CHERYL NAOMI	MARCH 2016		CHILD CARE PROVIDER	5,164.00
					Total :	5,164.00
138303	4/26/2016	104773 MARTINEZ, KAMBY	MARCH 2016		CHILD CARE PROVIDER	5,405.00
					Total :	5,405.00
138304	4/26/2016	104903 MARTIN'S QUALITY TRUCK BODY, INC.	6914	024-003444	TRUCK BED LINER, 10X7 ALUMINUM S	14,800.00
					Total :	14,800.00
138305	4/26/2016	109027 MASTER BUILDING SPECIALTIES, INC.	B/L #9425		BUSINESS LICENSE FEE OVERPAYMEI	89.00
					Total :	89.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138306	4/26/2016	104106 MCCAIN	INV0201644 INV0203675		PARTS TO REPAIR CITY TRAFFIC SIGN PW SIGNS/SIGNALS SUPPLIES	11,439.59 4,783.49
					Total :	16,223.08
138307	4/26/2016	113064 MCMMASTER-CARR SUPPLY COMPANY	52596983 52844137 52945591 53017091 53110034 53264302 53345806 53922208 53940659	037-09072 037-09072 037-09096 037-09094 037-09095 037-09084 037-09133 037-09133 037-09133	SHOP & FACILITY SUPPLIES SHOP & FACILITY SUPPLIES FACILITY LIGHTING & SUPPLIES FACILITY FLOODLIGHT BULB SHOP & FACILITY SUPPLIES PW MAINT SUPPLIES AIR TRANSFER PUMP MUFFLER SHOP & FACILITY SUPPLIES SHOP & FACILITY SUPPLIES	235.69 146.16 286.44 231.47 86.96 301.99 25.39 237.59 83.75
					Total :	1,635.44
138308	4/26/2016	108971 MEDRANO, JOSE	040116		5 STAR BUS ROADEO WORKSHOP -	153.86
					Total :	153.86
138309	4/26/2016	100730 MIDWEST ROOFING CO., INC.	B/L #17367		BUSINESS LICENSE FEE OVERPAYMEI	76.00
					Total :	76.00
138310	4/26/2016	103093 MOBILE RELAY ASSOCIATES, INC.	80004138 80004139 80004140		BUS RADIO SYSTEM RENTAL SERVICE BUS RADIO SYSTEM RENTAL SERVICE BUS RADIO SYSTEM RENTAL SERVICE	95.55 477.75 8,833.65
					Total :	9,406.95
138311	4/26/2016	108604 MOORE, VELTA	MARCH 2016		CHILD CARE PROVIDER	2,838.00
					Total :	2,838.00
138312	4/26/2016	101730 MOZAN, M.D., LAWRENCE	032216 040416		MEDICAL RECORD REVIEW - I, GALAR. MEDICAL RECORD REVIEW - I, GALAR.	900.00 1,925.00
					Total :	2,825.00
138313	4/26/2016	109045 MUNENAKI OKUYAMA	B/L #28848		BUSINESS LICENSE FEE OVERPAYMEI	51.00
					Total :	51.00
138314	4/26/2016	113295 MUNISERVICES, LLC	0000041364		LTC DISCOVERY SERVICES~	4,843.60

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138314	4/26/2016	113295	113295 MUNISERVICES, LLC		(Continued)	
138315	4/26/2016	113605	MUTUAL LIQUID GAS & EQUIPMENT, CO., INC 248591 249615		PROPANE GAS PROPANE GAS	229.09 191.81
					Total :	420.90
138316	4/26/2016	105622	N/S CORPORATION		REPAIR BUS WASH - BROKEN SHOCK MONTHLY BUS WASH EQUIPMENT MAI	282.44 285.00
					Total :	567.44
138317	4/26/2016	108991	NADALES, LUIS		SPORTS OFFICIAL	165.00
			04/01-04/15/16		Total :	165.00
138318	4/26/2016	103410	NELSON, KATHY ANN		MEDICAL REIMBURSEMENT	77.70
			040816		Total :	77.70
138319	4/26/2016	101748	NEW FLYER OF AMERICA		BELT WHEELCHAIR HARDWARE KIT HEATER VALVE, WASHER SEALING, SV SEATBELT KIT LEVER WIPER BLADES	93.09 69.55 1,890.31 354.86 204.98 256.15
					Total :	2,868.94
138320	4/26/2016	106951	OCC BUILDERS		PW YARD EQUIP AND STORAGE FACIL	17,343.74
			040116 RET		Total :	17,343.74
138321	4/26/2016	115168	OFFICE DEPOT		BUS MAINTENANCE OFFICE SUPPLIES CDD OFFICE SUPPLIES BUS OFFICE SUPPLIES PD OFFICE SUPPLIES CM OFFICE SUPPLIES CM OFFICE SUPPLIES CDD OFFICE SUPPLIES CDD OFFICE SUPPLIES PD OFFICE SUPPLIES FCC OFFICE SUPPLIES BUS OFFICE SUPPLIES	114.44 9.80 83.86 54.94 3.25 101.44 10.24 59.34 76.80 135.45 179.84
					Total :	17,343.74

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138321	4/26/2016	115168 OFFICE DEPOT	(Continued)	037-09109	BUS OFFICE SUPPLIES	74.68
			829990888		PD OFFICE SUPPLIES	30.90
			830246830		PD OFFICE SUPPLIES	26.86
			830247209		HR OFFICE SUPPLIES	6.75
			830636713		HR OFFICE SUPPLIES	65.91
			830636714		PD OFFICE SUPPLIES	61.36
			830863036		PD OFFICE SUPPLIES	224.73
			830882249	037-09108	BUS OFFICE SUPPLIES	58.55
			830882336	037-09108	BUS OFFICE SUPPLIES	4.79
			830882337	037-09108	BUS OFFICE SUPPLIES	83.86
					Total :	1,467.79
138322	4/26/2016	111358 O'REILLY AUTO PARTS	349048		BLEEDER AND ADAPTER FOR BRAKE ;	589.20
			350510		PWAUTO PARTS	170.69
			350663		PWAUTO PARTS	-7.62
			352557		PWAUTO PARTS	7.64
					Total :	759.91
138323	4/26/2016	103673 PACIFIC PRODUCTS & SERVICE, LLC	20625		PW SIGNS/SIGNALS SUPPLIES	208.38
					Total :	208.38
138324	4/26/2016	116793 PAGES, INC.	040516		PARENT PAGES NEWSLETTER RENEW	197.60
					Total :	197.60
138325	4/26/2016	116004 PARKHOUSE TIRE, INC.	1010488909	037-09138	ROAD/EMERGENCY SERVICE	298.50
					Total :	298.50
138326	4/26/2016	109043 PARTON, CYNTHIA	041816		REFUND - JUVENILE JUSTICE PROGR/	50.00
					Total :	50.00
138327	4/26/2016	109030 PATEL, RAMESH	PERMIT #14642		PERMIT DEPOSIT REFUND - 16119 S W	500.00
					Total :	500.00
138328	4/26/2016	108973 PEEKABOO PHOTO BOOTH	04680		5 STAR BUS ROADEO - ADDED OPTION	50.00
					Total :	50.00
138329	4/26/2016	100616 PEPE'S TOWING SERVICE, INC.	14821	037-09085	TOWING SERVICES FOR BUS #765	340.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138329	4/26/2016	100616 PEPE'S TOWING SERVICE, INC.	(Continued) 14824	037-09165	TOWING SERVICES FOR BUS #718	340.00
					Total :	680.00
138330	4/26/2016	116137 PETERSON HYDRAULICS, INC.	0000013274		HYDRAULIC PRESS REBUILD	211.37
					Total :	211.37
138331	4/26/2016	307101 PETTY CASH FUND	03/15-04/08/16		REPLENISH PETTY CASH	402.31
					Total :	402.31
138332	4/26/2016	307108 PETTY CASH FUND	01/28-04/15/16		REPLENISH PETTY CASH	405.39
					Total :	405.39
138333	4/26/2016	101996 PHILLIPS 66 CO/GECRB	040816		FUEL PURCHASES	389.15
					Total :	389.15
138334	4/26/2016	108410 PORKY'S BBQ	8051P		CATERING - GTRANS EMPLOYEE APPF	1,398.35
					Total :	1,398.35
138335	4/26/2016	108410 PORKY'S BBQ	8051P DEPOSIT		CATERING - GTRANS EMPLOYEE APPF	600.00
					Total :	600.00
138336	4/26/2016	103637 PROGSTIGS DISTRIBUTION, INC.	1969607	037-09139	FREIGHT - MCMASTER CARR INV #856	22.07
					Total :	22.07
138337	4/26/2016	108045 PROSOURCE FACILITY SUPPLY	10184 10185 10612		CUSTODIAL SUPPLIES CUSTODIAL SUPPLIES CUSTODIAL SUPPLIES	1,517.54 245.80 1,931.10
					Total :	3,694.44
138338	4/26/2016	102677 PROVIDENCE HEALTH & SERVICES	600000283 4/3/16		PRE-EMPLOY PHYS, DRUG SCREEN, P	810.00
					Total :	810.00
138339	4/26/2016	106773 PUN & MCGEADY LLP	1600098		CITY ANNUAL AUDIT YE 6/30/15~	8,000.00
					Total :	8,000.00
138340	4/26/2016	101372 QUANTUM CONSULTING, INC.	GA2016.004		CITY ENGINEERING SERVICES - MARC	2,890.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138340	4/26/2016	101372	101372 QUANTUM CONSULTING, INC.		(Continued)	Total : 2,890.00
138341	4/26/2016	103072	REACH		EAP SERVICES/REACHLINE NEWSLET	902.00
			0416236		Total :	902.00
138342	4/26/2016	101511	READYFRESH		DRINKING WATER SERVICE	27.32
			16C0019345271		DRINKING WATER SERVICE	136.22
			16D0010113405		Total :	163.54
138343	4/26/2016	108886	REDMON GROUP INC.		GTRANS WEBSITE MAINTENANCE ANI	681.25
			RG2016076	037-08738	Total :	681.25
138344	4/26/2016	118142	REFRIGERATION SUPPLIES, DISTRIBUTOR		DRIER FILTER	471.21
			48305117	037-09105	Total :	471.21
138345	4/26/2016	109041	RICHARD, MIKIA C.		SPORTS SCOREKEEPER	37.50
			03/16-03/31/16		SPORTS SCOREKEEPER	90.00
			04/01-04/15/16		Total :	127.50
138346	4/26/2016	118476	RICOH USA, INC.		LEASE, RICOH DD6650P DUPLICATOR	549.94
			21195880	023-00840	RICOH MPC5502 COPIER LEASE - S/N	263.24
			21195922		RICOH PRO 1107EX COPIER LEASE - S	853.72
			21195923		Total :	1,666.90
138347	4/26/2016	109046	RIGHTTIME HOME SERVICES		BUSINESS LICENSE FEE OVERPAYMEI	76.00
			BL #33472		Total :	76.00
138348	4/26/2016	109029	RILEY ELECTRIC, INC.		BUSINESS LICENSE FEE OVERPAYMEI	89.00
			BL #26861		Total :	89.00
138349	4/26/2016	102988	RODRIGUEZ, DANNY		TYLER CONNECT 2016 - PER DIEM-	140.00
			05/01-05/04		Total :	140.00
138350	4/26/2016	104092	ROSE MUFFLER & BRAKE SERVICE		#575 FORD E450 #1130075 SERVICE	264.40
			126649	037-09106	Total :	264.40
138351	4/26/2016	118423	ROTEX		PWAUTO PARTS	75.00
			S120723			

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138351	4/26/2016	118423	118423 ROTEX		(Continued)	75.00
138352	4/26/2016	119126	S.B.R.P.C.A.		BACK UP BATTERY REPLACEMENT FO 2-WIRE PALM MIC & WIRE EARPHONE	215.82 1,091.36
					Total :	1,307.18
138353	4/26/2016	119022	SAFEMART OF SOUTHERN, CALIFORNIA		DUPLICATE KEYS~ DUPLICATE KEYS~ DUPLICATE KEYS	13.08 16.35 17.71
					Total :	47.14
138354	4/26/2016	106482	SALAS, KAREN		GEPSCO LOAN	2,000.00
					Total :	2,000.00
138355	4/26/2016	102833	SAMAME, LILIANA		CHILD CARE PROVIDER	3,115.00
					Total :	3,115.00
138356	4/26/2016	119016	SAM'S CLUB		REC PROGRAM SUPPLIES	190.38
					Total :	190.38
138357	4/26/2016	109011	SANCARRANCO, SANDRA		ENGINEERING INTERN ENGINEERING INTERN	285.00 300.00
					Total :	585.00
138358	4/26/2016	105934	SANTIN, STEPHANY		GEPSCO LOAN	2,000.00
					Total :	2,000.00
138359	4/26/2016	108745	SASE COMPANY, INC.		SASE ELONGATED VACCUM BAG BOX	115.43
					Total :	115.43
138360	4/26/2016	119442	SC FUELS	037-09087	OIL AND COOLANT	5,464.70
					Total :	5,464.70
138361	4/26/2016	108654	SECTRAN SECURITY INC.		CURRENCY VERIFICATION	1,118.03
					Total :	1,118.03
138362	4/26/2016	105407	SEELY, CHRISTIAN		REIMBURSEMENT - COMBINATION INS	225.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138362	4/26/2016	105407 SEELY, CHRISTIAN	(Continued)			225.00
138363	4/26/2016	108440 SHAMBURGER, JR, JAMES	04/01-04/15/16		SPORTS OFFICIAL	180.00
					Total :	180.00
138364	4/26/2016	107006 SHAMROCK COMPANIES	2003595 2005292 2005293		PW SIGNS/SIGNALS SUPPLIES PW SIGNS/SIGNALS SUPPLIES PW SIGNS/SIGNALS SUPPLIES	34.56 115.64 232.90
					Total :	383.10
138365	4/26/2016	106050 SHEHATA, AMY	MARCH 2016		CHILD CARE PROVIDER	3,395.00
					Total :	3,395.00
138366	4/26/2016	119387 SHELL	65266983604		FUEL PURCHASES	232.62
					Total :	232.62
138367	4/26/2016	119233 SHERWIN-WILLIAMS CO.	1295-7. 1624-8		BLDG MAINT SUPPLIES GRAFFITI ABATEMENT SUPPLIES	48.60 60.50
					Total :	109.10
138368	4/26/2016	105229 SIAPIN HORTICULTURE, INC.	45619		MONTHLY MAINTENANCE	650.00
					Total :	650.00
138369	4/26/2016	119248 SIDEBOTHAM, RICHARD	08683 08687		MONTHLY SERVICE - COUNTING MACH DISCHARGE ROLLER	385.00 175.50
					Total :	560.50
138370	4/26/2016	101649 SILVIA ESPINOZA FAMILY CHILD, CARE	MARCH 2016		CHILD CARE PROVIDER	5,306.00
					Total :	5,306.00
138371	4/26/2016	104238 SIMONELL, MARY	05/01-05/04		TYLER CONNECT 2016 - PER DIEM-	140.00
					Total :	140.00
138372	4/26/2016	119378 SMARDAN SUPPLY CO.	S2798278 S2798882 S2810392 S2812917		BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES BLDG MAINT SUPPLIES	562.78 464.64 325.66 40.16

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138372	4/26/2016	119378	119378 SMARDAN SUPPLY CO.			1,393.24
			(Continued)			
138373	4/26/2016	119361	SMART & FINAL IRIS CO.		REC PROGRAM SUPPLIES	38.46
					REC PROGRAM SUPPLIES	114.19
					REC PROGRAM SUPPLIES	105.54
					REC PROGRAM SUPPLIES	40.65
					REC PROGRAM SUPPLIES	-20.69
					Total :	278.15
138374	4/26/2016	102328	SMITH MANUFACTURING CO.		SPS10 REAR WHEEL LIFTING FORK AS	564.78
					Total :	564.78
138375	4/26/2016	109048	SOCAL BEVERAGE MARKETING, LLC		BUSINESS LICENSE FEE OVERPAYMEI	50.00
					Total :	50.00
138376	4/26/2016	312665	SOUTH BAY MUNICIPAL COURT		PARKING CITATION SURCHARGE	53,259.00
					Total :	53,259.00
138377	4/26/2016	119906	SOUTHERN CALIFORNIA GOLF ASSOCIATION 04-0514		REGULAR MEMBER FEES - B. JOSHUA	33.00
					Total :	33.00
138378	4/26/2016	108238	SPARKLETTTS		DRINKING WATER FILTRATION SYSTEM	30.00
					Total :	30.00
138379	4/26/2016	108979	SPEARS, FRED		SPORTS OFFICIAL	300.00
					Total :	300.00
138380	4/26/2016	119548	ST. JOHN LUTHERAN CHURCH		SENIOR CITIZENS DAY CARE	750.00
					Total :	750.00
138381	4/26/2016	119594	STANLEY PEST CONTROL		PEST CONTROL SERVICE - 1670 W 162	540.00
					Total :	540.00
138382	4/26/2016	119010	STAPLES ADVANTAGE		PW OFFICE SUPPLIES	111.57
					PW ENGINEERING OFFICE SUPPLIES	-16.12
					PW ENGINEERING OFFICE SUPPLIES	16.12
					PW OFFICE SUPPLIES	66.35
					PW ENGINEERING OFFICE SUPPLIES	224.07

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138382	4/26/2016	119010 STAPLES ADVANTAGE	(Continued)			Total : 401.99
138383	4/26/2016	303331 STATE BOARD OF EQUALIZATION	JAN-MAR 2016		UNDERGROUND STORAGE TANK MAIN	Total : 2,930.94
138384	4/26/2016	106426 STELLA GRAFX	630		BUILDING NCR CARBONLESS FORMS	Total : 575.00
138385	4/26/2016	119550 SWRCB	SW-0113971		STORMWATER ANNUAL PERMIT FEES	Total : 1,282.00
138386	4/26/2016	220418 TALISON, LUCILLE	MARCH 2016		CHILD CARE PROVIDER	Total : 3,926.00
138387	4/26/2016	100609 TANK SPECIALISTS OF CALIFORNIA	26597		CERTIFIED DESIGNATED OPERATOR S	Total : 189.75
138388	4/26/2016	106870 TENDER LOVING CARE CATERING, INC.	04/01-04/15/16		SENIOR FEEDING PROGRAM	Total : 9,522.28
138389	4/26/2016	220479 THOMPSON, MARK	04/14-04/16		POST SHERMAN BLOCK SUPERVISOR	Total : 140.00
138390	4/26/2016	220479 THOMPSON, MARK	05/12-05/14		POST SHERMAN BLOCK SUPERVISOR	Total : 126.00
138391	4/26/2016	123122 THOMSON REUTERS - WEST	833836227		CA ANNOTATED CODES SUBSCRIPTIO	Total : 703.70
138392	4/26/2016	104126 TIME WARNER CABLE	040416 0519 040416 4322 041016		DED INTERNET ACCESS 60M - 1700 W BCF FIBER I-NET - 13999 S WESTERN / BUSINESS CLASS CABLE PACKAGE ~	Total : 1,320.00 800.00 233.71 2,353.71
138393	4/26/2016	105465 TK SERVICES, INC.	2437407	037-09032	KIT, SOLENOID REPAIR	Total : 178.22
138394	4/26/2016	109049 TORIO, EILEEN	GPD 01		GRANT WRITING SERVICES ~	Total : 3,460.50

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138394	4/26/2016	109049 TORIO, EILEEN	(Continued)			3,460.50
138395	4/26/2016	104806 TOYOTA LIFT OF L.A.	WO-337177	037-08963	PMI SERVICE - FORKLIFT	266.00
					Total :	266.00
138396	4/26/2016	220725 TURNER, THERON	04/01-04/15/16		SPORTS OFFICIAL	260.00
					Total :	260.00
138397	4/26/2016	108501 TMWSTBAND, INC.	B/L #32928 - 2016		BUSINESS LICENSE FEE OVERPAYMEI	115.00
					Total :	115.00
138398	4/26/2016	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	FAUST 3/22/16		CAL CARD STATEMENT 2/23-3/22/16	1,238.50
			FUJIO 3/22/16		CAL CARD STATEMENT 2/23-3/22/16	1,356.69
			JONES 3/22/16		CAL CARD STATEMENT 2/23-3/22/16	2,416.02
			NOLAN 3/22/16		CAL CARD STATEMENT 2/23-3/22/16	1,170.62
			PRENDERGAST 3/22/16		CAL CARD STATEMENT 2/23-3/22/16	1,239.71
			ROMERO 3/22/16		CAL CARD STATEMENT 2/23-3/22/16	880.51
			SANCHEZ 3/22/16		CAL CARD STATEMENT 2/23-3/22/16	3,032.62
					Total :	11,334.67
138399	4/26/2016	101448 U.S. HEALTHWORKS MEDICAL, GROUP, PC	2885720		DOT DMV RENEWAL EXAM	232.00
					Total :	232.00
138400	4/26/2016	121550 U.S. LIFE INSURANCE COMPANY	MARCH 2016		LIFE INSURANCE GRP PLANS G242198	5,915.04
					Total :	5,915.04
138401	4/26/2016	121550 U.S. LIFE INSURANCE COMPANY	APRIL 2016		LIFE INSURANCE GRP PLANS G242198	5,915.04
					Total :	5,915.04
138402	4/26/2016	121010 UNITED RENTALS	136096657		RENTAL - CHAIN W/G80 CLEVIS	124.26
			136599534		RENTAL - SAW CONCRETE 13HP HUSQV	197.34
					Total :	321.60
138403	4/26/2016	121407 UPS	649922156		SHIPPING SERVICE CHARGES	259.90
			914073126 3/19/16		SHIPPING SERVICE CHARGES	27.46
			914073146		SHIPPING SERVICE CHARGES	20.94
			914073156		SHIPPING SERVICE CHARGES	15.90
			Y458W2156 4/9/16		SHIPPING SERVICE CHARGES	8.13

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138403	4/26/2016	121407 UPS	(Continued)			332.33
138404	4/26/2016	105549 VALDEZ, MATILDE	MARCH 2016		CHILD CARE PROVIDER	6,018.00
					Total :	6,018.00
138405	4/26/2016	109042 VARGAS, VICKY	040116		5 STAR BUS ROADEO WORKSHOP -	50.32
					Total :	50.32
138406	4/26/2016	122050 VERIZON WIRELESS	9759153114 9762301043	037-09123	REC CELL PHONE SERVICE- TABLETS & BUS CELL PHONE SERVICE	75.14 1,488.64
					Total :	1,831.37
138407	4/26/2016	103841 VILLAGE AUTO SPA	03/01-04/01/16		CAR WASH	622.00
					Total :	622.00
138408	4/26/2016	101195 WASTE RESOURCES GARDENA	042116		WASTE COLLECTION	198,058.75
					Total :	198,058.75
138409	4/26/2016	101903 WATER TECHNIQUES	70362		DRINKING WATER SYSTEM RENTAL	45.00
					Total :	45.00
138410	4/26/2016	108568 WILSON, TRAVIS	04/01-04/15/16		SPORTS OFFICIAL	240.00
					Total :	240.00
138411	4/26/2016	223252 WINSTON, LINDA	MARCH 2016		CHILD CARE PROVIDER	5,786.00
					Total :	5,786.00
138412	4/26/2016	125001 YAMADA COMPANY, INC.	71733 71803 71849 71861 71886 71889		PARK MAINT SUPPLIES PW SEWER PROG SUPPLIES PARK MAINT SUPPLIES PARK MAINT SUPPLIES PARK MAINT SUPPLIES PARK MAINT SUPPLIES	139.30 482.94 40.28 14.41 99.44 126.06
					Total :	902.43
138413	4/26/2016	103601 YINCOM	5219	023-01036	(2) 24" ASUS MONITOR	507.22

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
138413	4/26/2016	103601 YINCOM	(Continued)			
			5224	023-01034	COMPUTER, DESKTOP WITH SOFTWA	1,747.18
			5237		LG BLUE-RAY COMBO DRIVE FOR PD	62.08
			5239	023-01037	COMPUTER, DESKTOP WITH SOFTWA	1,493.79
					Total :	3,810.27
138414	4/26/2016	109036 YOUNG, KARL D.	C15-1415		ADMINISTRATIVE CITATION REFUND	500.00
					Total :	500.00
138415	4/26/2016	105945 ZEMARC CORPORATION	3006825	037-09045	SILICONE COUPLING	4,969.80
			3007637	037-09045	SILICONE COUPLING	4,907.18
					Total :	9,876.98
138416	4/26/2016	226100 ZENDEJAS, GUADALUPE	041316		REIMBURSEMENT - GFCC MEETING SI	136.00
					Total :	136.00
138417	4/26/2016	126122 ZEP SALES & SERVICE	9002153740	037-09077	GRAFFITI REMOVER & SHOP SUPPLIE.	390.96
					Total :	390.96
138418	4/26/2016	104934 ZUMAR INDUSTRIES, INC.	0163475		SIGNS/SIGNALS SUPPLIES	228.94
					Total :	228.94
		269 Vouchers for bank code : usb			Bank total :	1,649,949.44
		269 Vouchers in this report			Total vouchers :	1,649,949.44

Bank code : usb

Voucher _____ Date _____ Vendor _____ Invoice _____ PO # _____ Description/Account _____ Amount _____

CLAIMS VOUCHER APPROVAL

I hereby certify that the demands or claims covered by the checks listed on pages 1 to 27 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 27 inclusive of the check register have been audited by the City Council of the City of Gardena and that all of the said checks are approved for payment except check numbers: _____

Mayor Date

Councilmember Date

Councilmember Date

Acknowledged:

Councilmember Date

Councilmember Date



**CITY OF GARDENA
Portfolio Management
Portfolio Summary
March 31, 2016**

City of Gardena
1700 W. 162nd St.
Gardena, CA 90247
(310)217-9693

Consent Calendar
Agenda No. 5.C.(2)(a)
April 26, 2016

I certify that this report accurately reflects all pooled investments and is in conformity with the investment policy statement adopted by the Gardena City Council on May 26, 2015. The investment program, herein, provides sufficient cash flow liquidity to meet the next six months estimated expenditures in accordance with Gov. Code, 53646(b)(1). The pricing of securities are done by US Bank and Interactive Data Services. Moody's Investor Service rates the Manage Pool Accounts AAA.

Treasury Rates as of March 31, 2016

3 Month 0.2030%
6 Month 0.3810%
1 Year 0.5700%

Total Earnings
Current Year March 2016 Month Ending Fiscal Year to Date
24,752.20 257,886.36

Security Type	Face Amount/Shares	Market Value	Book Value	% of Portfolio	YTM @ Cost	Days To Maturity
Certificate Of Deposit	1,249,000.00	1,249,000.00	1,249,000.00	3.92	0.92	190
Corporate Bond	1,000,000.00	998,390.00	1,000,000.00	3.14	0.87	760
FFCB Bond	2,000,000.00	2,000,370.00	2,000,000.00	6.27	1.57	1,310
FHLB Bond	1,000,000.00	1,005,480.00	1,000,000.00	3.14	1.35	1,063
FHLMC Bond	500,000.00	500,865.00	500,000.00	1.57	0.60	179
FNMA Bond	2,500,000.00	2,507,215.00	2,500,000.00	7.84	1.56	1,241
Local Government Investment Pool	16,130,059.68	16,130,059.68	16,130,059.68	50.59	0.51	1
Mutual Fund	802,165.20	8,079,823.47	8,061,771.57	2.52	0.00	0
Negotiable Certificate Of Deposit	6,703,000.00	6,754,618.77	6,703,000.00	21.02	1.41	858
Total / Average	31,884,224.88	39,225,821.92	39,143,831.25	100.00	0.73	348

Ingrid Tsukiyama 04-21-16
Ingrid Tsukiyama, City Treasurer Date



City of Gardena

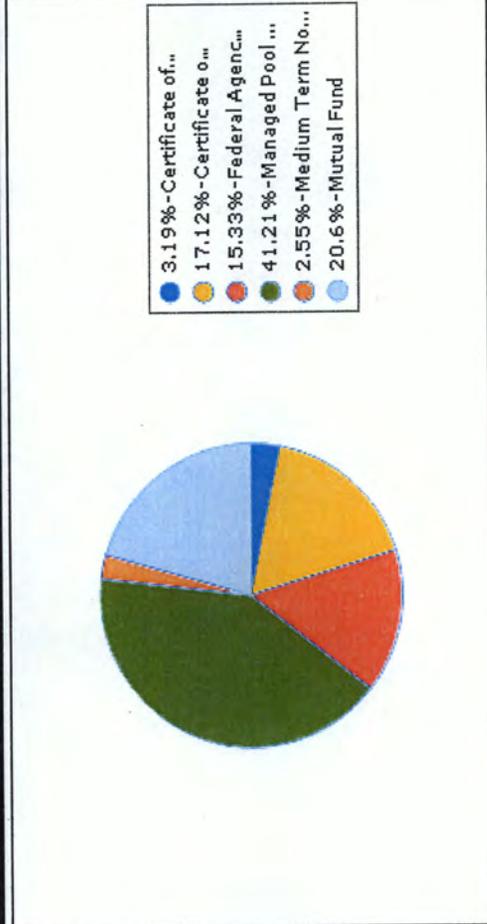
Distribution by Asset Category - Book Value

All Portfolios

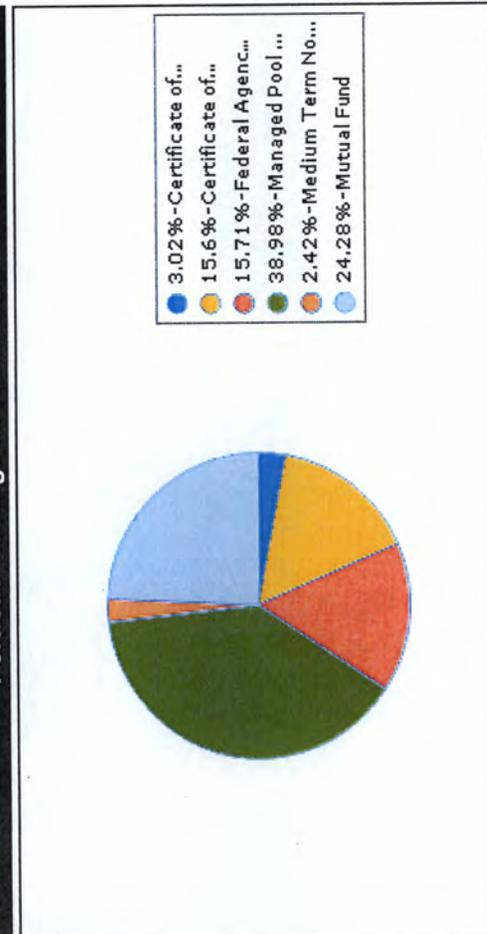
Begin Date: 2/29/2016, End Date: 3/31/2016

Asset Category Allocation			
Asset Category	Book Value 2/29/2016	% of Portfolio 2/29/2016	% of Portfolio 3/31/2016
Certificate of Deposit - Bank	1,249,000.00	3.02	3.19
Certificate of Deposit - Negotiable	6,455,000.00	15.60	17.12
Federal Agency Coupon Securities	6,500,000.00	15.71	15.33
Managed Pool Accounts	16,130,059.68	38.98	41.21
Medium Term Notes	1,000,000.00	2.42	2.55
Mutual Fund	10,048,580.69	24.28	20.60
Total / Average	41,382,640.37	100.00	100.00

Portfolio Holdings as of 3/31/2016



Portfolio Holdings as of 2/29/2016





**City of Gardena
Portfolio Holdings
Portfolio Details - Investments
March 31, 2016**

Description	CUSIP/ Ticker	Transaction ID	Settlement Date	Face Amount/ Shares	Market Value	Book Value	YTM @ Cost	Days To Maturity	Maturity Date
Certificate of Deposit - Bank									
ICB 0.4 5/22/2017	CD6553B		5/23/2015	249,000.00	249,000.00	249,000.00	0.4	417	5/22/2017
Preferred Bank 1.05 8/11/2016	CD4713		8/11/2015	1,000,000.00	1,000,000.00	1,000,000.00	1.05	133	8/11/2016
Sub Total / Average				1,249,000.00	1,249,000.00	1,249,000.00	0.92	190	
Certificate of Deposit - Negotiable									
Ally Bank, UT 0.65 4/11/2016	02005QV34	10328	4/10/2013	250,000.00	250,010.00	250,000.00	0.65	11	4/11/2016
AMEX CENT BK 2 5/7/2020	02587DXU7		5/14/2015	250,000.00	252,255.00	250,000.00	2	1498	5/7/2020
Bank NC Thom 1 6/19/2017	06414QTS8		12/19/2014	248,000.00	248,419.12	248,000.00	1	445	6/19/2017
Barclays Bk Delaware 2.1 8/13/2019	06740KHS9		8/13/2014	248,000.00	251,868.80	248,000.00	2.1	1230	8/13/2019
BMW 2.2 9/30/2020	05580ACZ5		9/30/2015	248,000.00	252,793.84	248,000.00	2.2	1644	9/30/2020
Capital One Bank 1 10/24/2016	140420QG8		10/22/2014	248,000.00	248,431.52	248,000.00	1	207	10/24/2016
Capital One NA 2.25 9/30/2020	14042RAK7		9/30/2015	248,000.00	252,788.88	248,000.00	2.25	1644	9/30/2020
Cardinal Bk Ntl 0.65 9/26/2016	14147VDX1		3/26/2014	248,000.00	248,096.72	248,000.00	0.65	179	9/26/2016
Cathay Bk 0.75 12/14/2016	149159JW6		3/14/2014	248,000.00	248,163.68	248,000.00	0.75	258	12/14/2016
CIT Bank, UT 0.9 5/1/2017	17284CCY8	10333	5/1/2013	250,000.00	251,087.50	250,000.00	0.9	396	5/1/2017
Comenity Capital, UT 1.1 10/17/2016	20033ACV6	10343	10/15/2013	250,000.00	250,842.50	250,000.00	1.1	200	10/17/2016
Compass Bank, AL 2 10/9/2018	20451PFD3	10344	10/9/2013	248,000.00	252,538.40	248,000.00	2	922	10/9/2018
Customers Bank 0.8 3/20/2017	23204HAW8		3/19/2014	248,000.00	248,895.28	248,000.00	0.8	354	3/20/2017
Discover 2 5/13/2020	254672NN4		5/14/2015	250,000.00	252,230.00	250,000.00	2	1504	5/13/2020
Enerbank 1.7 12/18/2018	29266NG43		12/18/2014	248,000.00	250,271.68	248,000.00	1.7	992	12/18/2018
First Bus Bk 1.55 3/6/2020	31938QL36		5/8/2015	248,000.00	250,460.16	248,000.00	1.55	1436	3/6/2020
Goldman Sachs 2.3 11/25/2020	38148J3E9		11/25/2015	245,000.00	248,991.05	245,000.00	2.3	1700	11/25/2020
Investors Comm Bk 1.5 2/26/2021	46147URQ5		3/31/2016	248,000.00	247,980.16	248,000.00	1.5	1793	2/26/2021
Key Bank 1.35 10/15/2018	49306SVH6		10/14/2015	248,000.00	250,643.68	248,000.00	1.35	928	10/15/2018
Leumi NY Bk 2 12/17/2019	063248EY0		12/17/2014	248,000.00	252,230.88	248,000.00	2	1356	12/17/2019
Meridian 0.9 9/29/2017	58958PCL6		3/31/2015	248,000.00	248,662.16	248,000.00	0.9	547	9/29/2017



City of Gardena
Portfolio Holdings
Portfolio Details - Investments
March 31, 2016

Description	CUSIP/ Ticker	Transaction ID	Settlement Date	Face Amount/ Shares	Market Value	Book Value	YTM @ Cost	Days To Maturity	Maturity Date
Merrick 0.7 6/30/2016	59013JCU1		12/30/2014	248,000.00	248,116.56	248,000.00	0.7	91	6/30/2016
Morton Cmnty BK 1.05 4/10/2018	619165GA5		4/10/2015	248,000.00	247,481.68	248,000.00	1.05	740	4/10/2018
Riverwood Bank, MN 1.25 10/10/2017	76951DAD2	10345	10/8/2013	248,000.00	250,281.60	248,000.00	1.25	558	10/10/2017
Sallie Mae Bk 2.1 8/13/2019	795450SJ5		8/13/2014	248,000.00	251,950.64	248,000.00	2.1	1230	8/13/2019
Wash Tr Co West 0.8 3/20/2017	940637FU0		3/19/2014	248,000.00	248,895.28	248,000.00	0.8	354	3/20/2017
WELL FARGO 1.55 11/19/2018	9497482T3		11/18/2015	248,000.00	250,232.00	248,000.00	1.55	963	11/19/2018
Sub Total / Average				6,703,000.00	6,754,618.77	6,703,000.00	1.412	858	
Federal Agency Coupon Securities									
FFCB 1.42 4/29/2019-16	3133EED56		4/29/2015	1,000,000.00	1,000,140.00	1,000,000.00	1.42	1124	4/29/2019
FFCB 1.72 5/4/2020-16	3133EEG46		5/4/2015	1,000,000.00	1,000,230.00	1,000,000.00	1.72	1495	5/4/2020
FHLB 1 7/7/2017-15	3130A2E51		7/7/2014	500,000.00	502,165.00	500,000.00	1	463	7/7/2017
FHLB 1.7 10/19/2020-17	3130A6LQ8		10/19/2015	500,000.00	503,315.00	500,000.00	1.7	1663	10/19/2020
FHLMC 0.6 9/26/2016-14	3134G4Z35		3/26/2014	500,000.00	500,865.00	500,000.00	0.6	179	9/26/2016
FNMA 1.01 10/26/2018-16	3136G2PJ0		10/26/2015	500,000.00	500,510.00	500,000.00	1.01	939	10/26/2018
FNMA 1.6 11/15/2018-16	3136G23H8		8/15/2014	500,000.00	501,835.00	500,000.00	1.6	959	11/15/2018
FNMA 1.6 5/19/2020-17	3136G2HF7		5/19/2015	1,000,000.00	1,002,920.00	1,000,000.00	1.6	1510	5/19/2020
FNMA 2 10/7/2019-16	3136G26Z5		10/10/2014	500,000.00	501,950.00	500,000.00	2	1285	10/7/2019
Sub Total / Average				6,000,000.00	6,013,930.00	6,000,000.00	1.449	1146	
Managed Pool Accounts									
Local Agency Investment Fund LGIP	LGIP9326		6/30/2013	16,130,059.68	16,130,059.68	16,130,059.68	0.506	1	N/A
Sub Total / Average				16,130,059.68	16,130,059.68	16,130,059.68	0.506	1	
Medium Term Notes									
Toyota Motor Credit Var. Corp 4/30/2018	89236TAJ4	10332	4/30/2013	1,000,000.00	998,390.00	1,000,000.00	0.866	760	4/30/2018
Sub Total / Average				1,000,000.00	998,390.00	1,000,000.00	0.866	760	



City of Gardena
Portfolio Holdings
Portfolio Details - Investments
March 31, 2016

Description	CUSIP/ Ticker	Transaction ID	Settlement Date	Face Amount/ Shares	Market Value	Book Value	YTM @ Cost	Days To Maturity	Maturity Date
Mutual Fund									
CalTrust - Medium Term	CalTrust2020		12/1/2015	448.25	4,522.84	4,504.91	N/A	N/A	N/A
CalTrust - Medium Term	CalTrust2020		6/26/2015	598,205.91	6,035,897.65	6,017,951.47	N/A	N/A	N/A
CalTrust - Medium Term	CalTrust2020		10/1/2015	433.91	4,378.17	4,373.83	N/A	N/A	N/A
CalTrust - Medium Term	CalTrust2020		3/1/2016	466.28	4,704.80	4,695.47	N/A	N/A	N/A
CalTrust - Medium Term	CalTrust2020		11/2/2015	432.12	4,360.11	4,351.47	N/A	N/A	N/A
CalTrust - Medium Term	CalTrust2020		8/3/2015	414.36	4,180.92	4,172.64	N/A	N/A	N/A
CalTrust - Medium Term	CalTrust2020		9/1/2015	416.27	4,200.19	4,183.54	N/A	N/A	N/A
CalTrust - Medium Term	CalTrust2020		1/4/2016	467.83	4,720.40	4,692.34	N/A	N/A	N/A
CalTrust - Medium Term	CalTrust2020		2/1/2016	476.72	4,810.09	4,800.56	N/A	N/A	N/A
CalTrust - Medium Term	CalTrust2020		7/1/2015	67.67	682.82	680.79	N/A	N/A	N/A
CalTrust - Short Term	CalTrust2010		8/3/2015	83.95	841.21	841.21	N/A	N/A	N/A
CalTrust - Short Term	CalTrust2010		7/1/2015	13.79	138.17	138.17	N/A	N/A	N/A
CalTrust - Short Term	CalTrust2010		1/4/2016	93.6	937.86	936.93	N/A	N/A	N/A
CalTrust - Short Term	CalTrust2010		6/26/2015	199,600.80	2,000,000.00	2,000,000.00	N/A	N/A	N/A
CalTrust - Short Term	CalTrust2010		3/31/2016	100.19	1,003.87	1,003.87	N/A	N/A	N/A
CalTrust - Short Term	CalTrust2010		2/1/2016	98.08	982.74	982.74	N/A	N/A	N/A
CalTrust - Short Term	CalTrust2010		11/2/2015	83.96	841.24	841.24	N/A	N/A	N/A
CalTrust - Short Term	CalTrust2010		9/1/2015	84.83	849.99	849.99	N/A	N/A	N/A
CalTrust - Short Term	CalTrust2010		12/1/2015	88.8	889.8	889.8	N/A	N/A	N/A
CalTrust - Short Term	CalTrust2010		10/1/2015	87.88	880.6	880.6	N/A	N/A	N/A
Sub Total / Average				802,165.20	8,079,823.47	8,061,771.57	N/A	N/A	N/A
Total / Average				31,884,224.88	39,225,821.92	39,143,831.25	0.912	439	N/A



**City of Gardena
Monthly Activity - by Portfolio
March 31, 2016**

Description	CUSIP/ Ticker	Settlement Date	Maturity Date	Beginning Cost Value	Buy Principal	Buy Accrued Interest	Sell Principal	Sell Accrued Interest	Interest/ Dividends	Ending Cost Value	Purchased Interest Outstanding
City of Gardena - CalTrust Medium Term											
CalTrust - Medium Term	CalTrust2020	2/1/2016	N/A	6,381.65	0	0	1,584.23	0	4.95	4,800.56	0
CalTrust - Medium Term	CalTrust2020	6/26/2015	N/A	8,000,000.00	0	0	1,987,959.20	0	6,209.05	6,017,951.48	0
CalTrust - Medium Term	CalTrust2020	7/1/2015	N/A	904.93	0	0	224.8	0	0.7	680.79	0
CalTrust - Medium Term	CalTrust2020	8/3/2015	N/A	5,546.79	0	0	1,376.88	0	4.3	4,172.64	0
CalTrust - Medium Term	CalTrust2020	11/2/2015	N/A	5,784.63	0	0	1,436.01	0	4.49	4,351.47	0
CalTrust - Medium Term	CalTrust2020	9/1/2015	N/A	5,561.40	0	0	1,383.34	0	4.32	4,183.54	0
CalTrust - Medium Term	CalTrust2020	10/1/2015	N/A	5,814.26	0	0	1,441.86	0	4.5	4,373.83	0
CalTrust - Medium Term	CalTrust2020	1/4/2016	N/A	6,237.76	0	0	1,554.67	0	4.86	4,692.34	0
CalTrust - Medium Term	CalTrust2020	12/1/2015	N/A	5,988.59	0	0	1,489.59	0	4.65	4,504.91	0
CalTrust - Medium Term	CalTrust2020	3/1/2016	N/A	0	6,241.82	0	1,549.42	0	0	4,995.47	0
Sub Total/Average City of Gardena - CalTrust Medium Term				8,042,220.01	6,241.82	0	2,000,000.00	0	6,241.82	6,054,407.03	0
City of Gardena - CalTrust Short Term											
CalTrust - Short Term	CalTrust2010	10/1/2015	N/A	880.6	0	0	0	0	0.44	880.6	0
CalTrust - Short Term	CalTrust2010	12/1/2015	N/A	889.8	0	0	0	0	0.45	889.8	0
CalTrust - Short Term	CalTrust2010	2/1/2016	N/A	982.74	0	0	0	0	0.49	982.74	0
CalTrust - Short Term	CalTrust2010	1/4/2016	N/A	936.93	0	0	0	0	0.47	936.93	0
CalTrust - Short Term	CalTrust2010	11/2/2015	N/A	841.24	0	0	0	0	0.42	841.24	0
CalTrust - Short Term	CalTrust2010	8/3/2015	N/A	841.21	0	0	0	0	0.42	841.21	0
CalTrust - Short Term	CalTrust2010	7/1/2015	N/A	138.17	0	0	0	0	0.07	138.17	0
CalTrust - Short Term	CalTrust2010	9/1/2015	N/A	849.99	0	0	0	0	0.43	849.99	0
CalTrust - Short Term	CalTrust2010	6/26/2015	N/A	2,000,000.00	0	0	0	0	1,000.69	2,000,000.00	0
CalTrust - Short Term	CalTrust2010	3/31/2016	N/A	0	1,003.87	0	0	0	0	1,003.87	0
Sub Total/Average City of Gardena - CalTrust Short Term				2,006,360.68	1,003.87	0	0	0	1,003.87	2,007,364.55	0
City of Gardena - Fixed Income											
ICB 0.4 5/22/2017	CD6553B	5/23/2015	5/22/2017	249,000.00	0	0	0	0	83	249,000.00	0
Preferred Bank 1.05 8/11/2016	CD4713	8/11/2015	8/11/2016	1,000,000.00	0	0	0	0	834.25	1,000,000.00	0
Sub Total/Average City of Gardena - Fixed Income				1,249,000.00	0	0	0	0	917.25	1,249,000.00	0



**City of Gardena
Monthly Activity - by Portfolio
March 31, 2016**

Description	CUSIP/ Ticker	Settlement Date	Maturity Date	Beginning Cost Value	Buy Principal	Buy Accrued Interest	Sell Principal	Sell Accrued Interest	Interest/ Dividends	Ending Cost Value	Purchased Interest Outstanding
City of Gardena - Liquid Assets											
Local Agency Investment Fund LGIP	LGIP9326	6/30/2013	N/A	16,130,059.68	0	0	0	0	0	16,130,059.68	0
Sub Total/Average City of Gardena - Liquid Assets				16,130,059.68	0	0	0	0	0	16,130,059.68	0
City of Gardena - US Bank											
Ally Bank, UT 0.65 4/1/2016	02005QV34	4/10/2013	4/11/2016	250,000.00	0	0	0	0	0	250,000.00	0
AMEX CENT BK 2 5/7/2020	02587DXU7	5/14/2015	5/7/2020	250,000.00	0	0	0	0	0	250,000.00	0
Bank NC Thom 1 6/19/2017	06414QTS8	12/19/2014	6/19/2017	248,000.00	0	0	0	0	197.04	248,000.00	0
Barclays Bk Delaware 2.1 8/13/2019	06740KHS9	8/13/2014	8/13/2019	248,000.00	0	0	0	0	0	248,000.00	0
BMW 2.2 9/30/2020	05580ACZ5	9/30/2015	9/30/2020	248,000.00	0	0	0	0	2,720.53	248,000.00	0
Capital One Bank 1 10/24/2016	140420QG8	10/22/2014	10/24/2016	248,000.00	0	0	0	0	0	248,000.00	0
Capital One NA 2.25 9/30/2020	14042RAK7	9/30/2015	9/30/2020	248,000.00	0	0	0	0	2,782.36	248,000.00	0
Cardinal Bk Ntl 0.65 9/26/2016	14147VDX1	3/26/2014	9/26/2016	248,000.00	0	0	0	0	128.08	248,000.00	0
Cathay Bk 0.75 12/14/2016	149159JW6	3/14/2014	12/14/2016	248,000.00	0	0	0	0	147.78	248,000.00	0
CIT Bank, UT 0.9 5/1/2017	17284CCY8	5/1/2013	5/1/2017	250,000.00	0	0	0	0	0	250,000.00	0
Comenity Capital, UT 1.1 10/17/2016	20033ACV6	10/15/2013	10/17/2016	250,000.00	0	0	0	0	218.49	250,000.00	0
Compass Bank, AL 2 10/9/2018	20451PFD3	10/9/2013	10/9/2018	248,000.00	0	0	0	0	0	248,000.00	0
Customers Bank 0.8 3/20/2017	23204HAW8	3/19/2014	3/20/2017	248,000.00	0	0	0	0	989.28	248,000.00	0
Discover 2 5/13/2020	254672NN4	5/14/2015	5/13/2020	250,000.00	0	0	0	0	0	250,000.00	0
Enerbank 1.7 12/18/2018	29266NG43	12/18/2014	12/18/2018	248,000.00	0	0	0	0	334.97	248,000.00	0
FFCB 1.42 4/29/2019-16	3133EED56	4/29/2015	4/29/2019	1,000,000.00	0	0	0	0	0	1,000,000.00	0
FFCB 1.72 5/4/2020-16	3133EEG46	5/4/2015	5/4/2020	1,000,000.00	0	0	0	0	0	1,000,000.00	0
FHLB 1 7/7/2017-15	3130A2E51	7/7/2014	7/7/2017	500,000.00	0	0	0	0	0	500,000.00	0
FHLB 1.7 10/19/2020-17	3130A6L08	10/19/2015	10/19/2020	500,000.00	0	0	0	0	0	500,000.00	0
FHLMC 0.6 9/26/2016-14	3134G4Z35	3/26/2014	9/26/2016	500,000.00	0	0	0	0	1,500.00	500,000.00	0
FHLMC 0.8 3/28/2017-16	3134G4XN3	3/28/2014	3/28/2017	500,000.00	0	0	500,000.00	0	2,000.00	0	0
First Bus Bk 1.55 3/6/2020	31938QL36	5/8/2015	3/6/2020	248,000.00	0	0	0	0	0	248,000.00	0
FNMA 1.01 10/26/2018-16	3136G2PJ0	10/26/2015	10/26/2018	500,000.00	0	0	0	0	0	500,000.00	0
FNMA 1.6 11/15/2018-16	3136G23H8	8/15/2014	11/15/2018	500,000.00	0	0	0	0	0	500,000.00	0
FNMA 1.6 5/19/2020-17	3136G2HF7	5/19/2015	5/19/2020	1,000,000.00	0	0	0	0	0	1,000,000.00	0
FNMA 2 10/7/2019-16	3136G26Z5	10/10/2014	10/7/2019	500,000.00	0	0	0	0	0	500,000.00	0



City of Gardena
Monthly Activity - by Portfolio
March 31, 2016

Description	CUSIP/ Ticker	Settlement Date	Maturity Date	Beginning Cost Value	Buy Principal	Buy Accrued Interest	Sell Principal	Sell Accrued Interest	Interest/ Dividends	Ending Cost Value	Purchased Interest Outstanding
Goldman Sachs 2.3 11/25/2020	38148J3E9	11/25/2015	11/25/2020	245,000.00	0	0	0	0	0	245,000.00	0
Investors Comm Bk 1.5 2/26/2021	46147URQ5	3/31/2016	2/26/2021	0	248,000.00	0	0	0	0	248,000.00	0
Key Bank 1.35 10/15/2018	49306SVH6	10/14/2015	10/15/2018	248,000.00	0	0	0	0	0	248,000.00	0
Leumi NY Bk 2 12/17/2019	063248EY0	12/17/2014	12/17/2019	248,000.00	0	0	0	0	0	248,000.00	0
Meridian 0.9 9/29/2017	58958PCL6	3/31/2015	9/29/2017	248,000.00	0	0	0	0	177.34	248,000.00	0
Merrick 0.7 6/30/2016	59013JCU1	12/30/2014	6/30/2016	248,000.00	0	0	0	0	142.68	248,000.00	0
Morton Cmnty BK 1.05 4/10/2018	619165GA5	4/10/2015	4/10/2018	248,000.00	0	0	0	0	206.89	248,000.00	0
Riverwood Bank, MN 1.25 10/10/2017	76951DAD2	10/8/2013	10/10/2017	248,000.00	0	0	0	0	0	248,000.00	0
Sallie Mae Bk 2.1 8/13/2019	795450SJ5	8/13/2014	8/13/2019	248,000.00	0	0	0	0	0	248,000.00	0
Toyota Motor Credit Var. Corp 4/30/2017	89236TAJ4	4/30/2013	4/30/2018	1,000,000.00	0	0	0	0	0	1,000,000.00	0
Wash Tr Co West 0.8 3/20/2017	940637FU0	3/19/2014	3/20/2017	248,000.00	0	0	0	0	989.28	248,000.00	0
WELL FARGO 1.55 11/19/2018	9497482T3	11/18/2015	11/19/2018	248,000.00	0	0	0	0	305.41	248,000.00	0
Sub Total/Average City of Gardena - US Bank				13,955,000.00	248,000.00	0	500,000.00	0	12,840.13	13,703,000.00	0
Total / Average				41,382,640.37	255,245.69	0	2,500,000.00	0	21,003.07	39,143,831.26	0



City of Gardena
Portfolio Holdings
Interest Earned During Period - Book Value
March 31, 2016

Description	CUSIP/ Ticker	Sell Accrued Interest	Buy Accrued Interest	Interest/ Dividends	Amortized Discount	Amortized Premium	Difference in Accrued Interest	Interest Earned During Period-BV
City of Gardena - CalTrust Medium Term								
CalTrust - Medium Term	CalTrust2020	0	0	4.95	N/A	N/A	0	4.95
CalTrust - Medium Term	CalTrust2020	0	0	6,209.05	N/A	N/A	0	6,209.05
CalTrust - Medium Term	CalTrust2020	0	0	0.7	N/A	N/A	0	0.7
CalTrust - Medium Term	CalTrust2020	0	0	4.3	N/A	N/A	0	4.3
CalTrust - Medium Term	CalTrust2020	0	0	4.49	N/A	N/A	0	4.49
CalTrust - Medium Term	CalTrust2020	0	0	4.32	N/A	N/A	0	4.32
CalTrust - Medium Term	CalTrust2020	0	0	4.5	N/A	N/A	0	4.5
CalTrust - Medium Term	CalTrust2020	0	0	4.86	N/A	N/A	0	4.86
CalTrust - Medium Term	CalTrust2020	0	0	4.65	N/A	N/A	0	4.65
CalTrust - Medium Term	CalTrust2020	0	0	0	N/A	N/A	0	0
Sub Total/Average City of Gardena - CalTrust Medium Term		0	0	6,241.82	0	0	0	6,241.82
City of Gardena - CalTrust Short Term								
CalTrust - Short Term	CalTrust2010	0	0	0.44	N/A	N/A	0	0.44
CalTrust - Short Term	CalTrust2010	0	0	0.45	N/A	N/A	0	0.45
CalTrust - Short Term	CalTrust2010	0	0	0.49	N/A	N/A	0	0.49
CalTrust - Short Term	CalTrust2010	0	0	0.47	N/A	N/A	0	0.47
CalTrust - Short Term	CalTrust2010	0	0	0.42	N/A	N/A	0	0.42
CalTrust - Short Term	CalTrust2010	0	0	0.42	N/A	N/A	0	0.42
CalTrust - Short Term	CalTrust2010	0	0	0.07	N/A	N/A	0	0.07
CalTrust - Short Term	CalTrust2010	0	0	0.43	N/A	N/A	0	0.43
CalTrust - Short Term	CalTrust2010	0	0	1,000.69	N/A	N/A	0	1,000.69
CalTrust - Short Term	CalTrust2010	0	0	0	N/A	N/A	0	0
Sub Total/Average City of Gardena - CalTrust Short Term		0	0	1,003.87	0	0	0	1,003.87
City of Gardena - Fixed Income								
ICB 0.4 5/22/2017	CD6553B	0	0	83	0	0	5.46	88.46
Preferred Bank 1.05 8/11/2016	CD4713	0	0	834.25	0	0	57.53	891.78
Sub Total/Average City of Gardena - Fixed Income		0	0	917.25	0	0	62.99	980.24



City of Gardena
Portfolio Holdings
Interest Earned During Period - Book Value
March 31, 2016

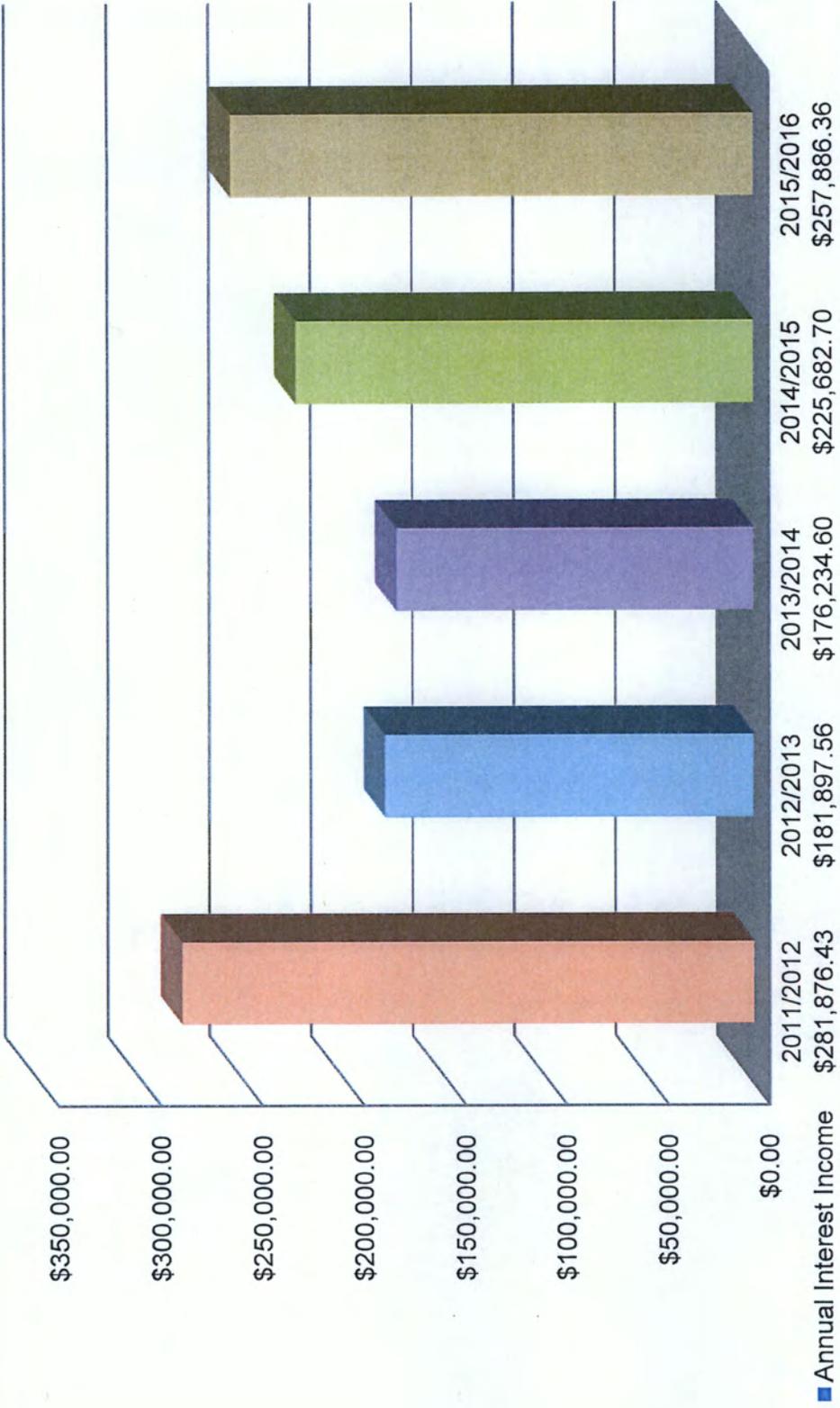
Description	CUSIP/ Ticker	Sell Accrued Interest	Buy Accrued Interest	Interest/ Dividends	Amortized Discount	Amortized Premium	Difference in Accrued Interest	Interest Earned During Period-BY
City of Gardena - Liquid Assets								
Local Agency Investment Fund LGIP	LGIP9326	0	0	0	0	0	0	0
Sub Total/Average City of Gardena - Liquid Assets		0	0	0	0	0	0	0
City of Gardena - US Bank								
Ally Bank, UT 0.65 4/11/2016	02005QV34	0	0	0	0	0	138.02	138.02
AMEX CENT BK 2 5/7/2020	02587DXU7	0	0	0	0	0	424.65	424.65
Bank NC Thom 1 6/19/2017	06414QTS8	0	0	197.04	0	0	13.58	210.62
Barclays Bk Delaware 2.1 8/13/2019	06740KHS9	0	0	0	0	0	442.32	442.32
BMW 2.2 9/30/2020	05580ACZ5	0	0	2,720.53	0	0	-2,257.14	463.39
Capital One Bank 1 10/24/2016	140420QG8	0	0	0	0	0	210.63	210.63
Capital One NA 2.25 9/30/2020	14042RAK7	0	0	2,782.36	0	0	-2,308.44	473.92
Cardinal Bk Ntl 0.65 9/26/2016	14147VDX1	0	0	128.08	0	0	8.83	136.91
Cathay Bk 0.75 12/14/2016	149159JW6	0	0	147.78	0	0	10.19	157.97
CIT Bank, UT 0.9 5/1/2017	17284CCY8	0	0	0	0	0	191.09	191.09
Comenity Capital, UT 1.1 10/17/2016	20033ACV6	0	0	218.49	0	0	15.07	233.56
Compass Bank, AL 2 10/9/2018	20451PFD3	0	0	0	0	0	421.26	421.26
Customers Bank 0.8 3/20/2017	23204HAW8	0	0	989.28	0	0	-820.78	168.5
Discover 2 5/13/2020	254672NN4	0	0	0	0	0	424.66	424.66
Enerbank 1.7 12/18/2018	29266NG43	0	0	334.97	0	0	23.1	358.07
FFCB 1.42 4/29/2019-16	3133EED56	0	0	0	0	0	1,262.23	1,262.23
FFCB 1.72 5/4/2020-16	3133EEG46	0	0	0	0	0	1,528.89	1,528.89
FHLB 1 7/7/2017-15	3130A2E51	0	0	0	0	0	444.45	444.45
FHLB 1.7 10/19/2020-17	3130A6LQ8	0	0	0	0	0	755.56	755.56
FHLMC 0.6 9/26/2016-14	3134G4Z35	0	0	1,500.00	0	0	-1,233.33	266.67
FHLMC 0.8 3/28/2017-16	3134G4XN3	0	0	2,000.00	0	0	-1,677.78	322.22
First Bus Bk 1.55 3/6/2020	31938QL36	0	0	0	0	0	326.48	326.48
FNMA 1.01 10/26/2018-16	3136G2PJ0	0	0	0	0	0	448.89	448.89
FNMA 1.6 11/15/2018-16	3136G23H8	0	0	0	0	0	711.11	711.11



City of Gardena
Portfolio Holdings
Interest Earned During Period - Book Value
March 31, 2016

Description	CUSIP/ Ticker	Sell Accrued Interest	Buy Accrued Interest	Interest/ Dividends	Amortized Discount	Amortized Premium	Difference in Accrued Interest	Interest Earned During Period-BV
FNMA 1.6 5/19/2020-17	3136G2HF7	0	0	0	0	0	1,422.23	1,422.23
FNMA 2 10/7/2019-16	3136G26Z5	0	0	0	0	0	888.89	888.89
Goldman Sachs 2.3 11/25/2020	38148J3E9	0	0	0	0	0	478.59	478.59
Investors Comm Bk 1.5 2/26/2021	46147JURQ5	0	0	0	0	0	0	0
Key Bank 1.35 10/15/2018	49306SVH6	0	0	0	0	0	284.35	284.35
Leumi NY Bk 2 12/17/2019	063248EY0	0	0	0	0	0	421.26	421.26
Meridian 0.9 9/29/2017	58958PCL6	0	0	177.34	0	0	12.23	189.57
Merrick 0.7 6/30/2016	59013JCU1	0	0	142.68	0	0	9.51	152.19
Morton Cmnty BK 1.05 4/10/2018	619165GA5	0	0	206.89	0	0	14.27	221.16
Riverwood Bank, MN 1.25 10/10/2017	76951DAD2	0	0	0	0	0	263.29	263.29
Sallie Mae Bk 2.1 8/13/2019	795450SJ5	0	0	0	0	0	442.32	442.32
Toyota Motor Credit Var. Corp 4/30/2018	89236TAJ4	0	0	0	0	0	745.38	745.38
Wash Tr Co West 0.8 3/20/2017	940637FU0	0	0	989.28	0	0	-820.78	168.5
WELL FARGO 1.55 11/19/2018	9497482T3	0	0	305.41	0	0	21.06	326.47
Sub Total/Average City of Gardena - US Bank		0	0	12,840.13	0	0	3,686.14	16,526.27
Total / Average		0	0	21,003.07	0	0	3,749.13	24,752.20

**Interest Earnings
Fiscal Years 2011/2012 through 2015/2016**



Average Portfolio Interest Income

2011/2012	\$34,939,099.72	\$281,876.43
2012/2013	\$35,200,625.70	\$181,897.56
2013/2014	\$41,984,315.33	\$176,234.60
2014/2015	\$47,248,923.96	\$225,682.70
2015/2016	\$41,652,946.93	\$257,886.36

As of March 2016

Monthly Portfolio Balances
Fiscal Years 2010/2011 through 2015/2016

<i>Average Annual Portfolio</i>	<i>Fiscal Year</i>	<i>Annual Interest Income</i>	<i>2011/2012</i>	<i>2012/2013</i>	<i>2013/2014</i>	<i>2014/2015</i>	<i>2015/2016</i>
\$ 34,939,099.72	2011/2012	\$281,876.43	36,512,779.56	32,370,862.84	41,296,919.90	39,934,618.16	44,344,002.47
\$ 35,200,625.70	2012/2013	\$181,897.56	34,764,275.56	32,470,862.84	43,981,082.33	47,326,618.16	43,850,390.47
\$ 41,984,315.33	2013/2014	\$176,234.60	32,530,171.56	32,070,862.84	41,881,084.18	47,226,618.16	41,752,801.86
\$ 47,248,923.96	2014/2015	\$225,682.70	34,143,924.26	30,288,799.70	39,343,647.38	45,293,716.40	39,773,348.62
\$ 41,652,946.93	2015/2016	\$257,886.36	32,351,680.26	27,738,799.70	37,593,647.38	44,693,716.40	38,774,975.22
			30,851,693.73	29,038,799.70	36,293,647.38	45,685,716.40	44,201,585.16
			35,050,770.01	34,304,357.71	41,509,709.38	48,705,206.89	41,382,640.37
			36,281,004.01	34,494,357.71	41,909,709.38	49,705,206.89	39,143,831.25
			35,678,679.01	41,949,357.71	42,751,709.38	47,953,229.92	
			34,300,739.54	41,472,125.52	45,217,475.76	48,772,146.70	
			41,251,739.54	43,105,142.12	47,416,575.76	53,270,146.70	
			35,551,739.54	43,103,180.00	44,616,575.76	48,420,146.70	
Average			34,939,099.72	35,200,625.70	41,984,315.33	47,248,923.96	41,652,946.93

<i>Treasury Rates as of March 31, 2016</i>	<i>LAIF Rate</i>	<i>Our Rate of Return</i>
3 Month	0.203%	March 2016
6 Month	0.381%	0.730%
1 Year	0.570%	



City of Gardena
Portfolio Holdings
GASB 31 Compliance Detail
March 31, 2016

Description	CUSIP/ Ticker	Settlement Date	Maturity Date	Beginning Face Amount/ Shares	Beginning MV	Buy Principal	Sell Principal	Change in MV	Ending MV	Ending Face Amount/Shares
Certificate Of Deposit										
ICB 0.4 5/22/2017	CD6553B	5/23/2015	5/22/2017	249,000.00	249,000.00	0	0	0	249,000.00	249,000.00
Preferred Bank 1.05 8/11/2016	CD4713	8/11/2015	8/11/2016	1,000,000.00	1,000,000.00	0	0	0	1,000,000.00	1,000,000.00
Sub Total/Average Certificate Of Deposit				1,249,000.00	1,249,000.00	0	0	0	1,249,000.00	1,249,000.00
Corporate Bond										
Toyota Motor Credit Var. Corp 4/30/2018	89236TAJ4	4/30/2013	4/30/2018	1,000,000.00	998,280.00	0	0	110	998,390.00	1,000,000.00
Sub Total/Average Corporate Bond				1,000,000.00	998,280.00	0	0	110	998,390.00	1,000,000.00
FFCB Bond										
FFCB 1.42 4/29/2019-16	3133EED56	4/29/2015	4/29/2019	1,000,000.00	1,000,180.00	0	0	-40	1,000,140.00	1,000,000.00
FFCB 1.72 5/4/2020-16	3133EEG46	5/4/2015	5/4/2020	1,000,000.00	1,000,420.00	0	0	-190	1,000,230.00	1,000,000.00
Sub Total/Average FFCB Bond				2,000,000.00	2,000,600.00	0	0	-230	2,000,370.00	2,000,000.00
FHLB Bond										
FHLB 1 7/7/2017-15	3130AE51	7/7/2014	7/7/2017	500,000.00	501,900.00	0	0	265	502,165.00	500,000.00
FHLB 1.7 10/19/2020-17	3130A6LQ8	10/19/2015	10/19/2020	500,000.00	503,390.00	0	0	-75	503,315.00	500,000.00
Sub Total/Average FHLB Bond				1,000,000.00	1,005,290.00	0	0	190	1,005,480.00	1,000,000.00
FHLMC Bond										
FHLMC 0.6 9/26/2016-14	3134G4Z35	3/26/2014	9/26/2016	500,000.00	500,700.00	0	0	165	500,865.00	500,000.00
FHLMC 0.8 3/28/2017-16	3134G4XN3	3/28/2014	3/28/2017	500,000.00	500,145.00	0	500,000.00	-145	0	0
Sub Total/Average FHLMC Bond				1,000,000.00	1,000,845.00	0	500,000.00	20	500,865.00	500,000.00
FNMA Bond										
FNMA 1.01 10/26/2018-16	3136G2PJ0	10/26/2015	10/26/2018	500,000.00	500,345.00	0	0	165	500,510.00	500,000.00
FNMA 1.6 11/15/2018-16	3136G23H8	8/15/2014	11/15/2018	500,000.00	502,065.00	0	0	-230	501,835.00	500,000.00
FNMA 1.6 5/19/2020-17	3136G2HF7	5/19/2015	5/19/2020	1,000,000.00	1,002,990.00	0	0	-70	1,002,920.00	1,000,000.00
FNMA 2 10/7/2019-16	3136G26Z5	10/10/2014	10/7/2019	500,000.00	502,210.00	0	0	-260	501,950.00	500,000.00
Sub Total/Average FNMA Bond				2,500,000.00	2,507,610.00	0	0	-395	2,507,215.00	2,500,000.00
Local Government Investment Pool										
Local Agency Investment Fund LGIP	LGIP9326	6/30/2013	N/A	16,130,059.68	16,130,059.68	0	0	0	16,130,059.68	16,130,059.68
Sub Total/Average Local Government Investment Pool				16,130,059.68	16,130,059.68	0	0	0	16,130,059.68	16,130,059.68



City of Gardena
Portfolio Holdings
GASB 31 Compliance Detail
March 31, 2016

Description	CUSIP/ Ticker	Settlement Date	Maturity Date	Beginning Face Amount/ Shares	Beginning MV	Buy Principal	Sell Principal	Change in MV	Ending MV	Ending Face Amount/Shares
Mutual Fund										
CalTrust - Medium Term	CalTrust2020	2/1/2016	N/A	633.73	6,381.65	0	1,584.23	12.66	4,810.09	476.72
CalTrust - Medium Term	CalTrust2020	6/26/2015	N/A	795,228.63	8,007,952.28	0	1,987,959.20	15,904.59	6,035,897.65	598,205.91
CalTrust - Medium Term	CalTrust2020	7/1/2015	N/A	89.95	905.83	0	224.8	1.82	682.82	67.67
CalTrust - Medium Term	CalTrust2020	8/3/2015	N/A	550.82	5,546.79	0	1,376.88	11.04	4,180.92	414.36
CalTrust - Medium Term	CalTrust2020	11/2/2015	N/A	574.44	5,784.63	0	1,436.01	11.51	4,360.11	432.12
CalTrust - Medium Term	CalTrust2020	9/1/2015	N/A	553.37	5,572.47	0	1,383.34	11.09	4,200.19	416.27
CalTrust - Medium Term	CalTrust2020	10/1/2015	N/A	576.81	5,808.50	0	1,441.86	11.56	4,378.17	433.91
CalTrust - Medium Term	CalTrust2020	1/4/2016	N/A	621.91	6,262.63	0	1,554.67	12.43	4,720.40	467.83
CalTrust - Medium Term	CalTrust2020	12/1/2015	N/A	595.88	6,000.51	0	1,489.59	11.92	4,522.84	448.25
CalTrust - Medium Term	CalTrust2020	3/1/2016	N/A	0	0	6,241.82	1,549.42	12.43	4,704.80	466.28
CalTrust - Short Term	CalTrust2010	10/1/2015	N/A	87.88	880.6	0	0	0.04	880.6	87.88
CalTrust - Short Term	CalTrust2010	12/1/2015	N/A	88.8	889.8	0	0	0.02	889.8	88.8
CalTrust - Short Term	CalTrust2010	2/1/2016	N/A	98.08	982.74	0	0	-0.02	982.74	98.08
CalTrust - Short Term	CalTrust2010	1/4/2016	N/A	93.6	937.86	0	0	-0.01	937.86	93.6
CalTrust - Short Term	CalTrust2010	11/2/2015	N/A	83.96	841.24	0	0	-0.04	841.24	83.96
CalTrust - Short Term	CalTrust2010	8/3/2015	N/A	83.95	841.21	0	0	0.03	841.21	83.95
CalTrust - Short Term	CalTrust2010	7/1/2015	N/A	13.79	138.17	0	0	-0.01	138.17	13.79
CalTrust - Short Term	CalTrust2010	9/1/2015	N/A	84.83	849.99	0	0	-0.01	849.99	84.83
CalTrust - Short Term	CalTrust2010	6/26/2015	N/A	199,600.80	1,999,999.98	0	0	0	2,000,000.00	199,600.80
CalTrust - Short Term	CalTrust2010	3/31/2016	N/A	0	0	1,003.87	0	-0.03	1,003.87	100.19
Sub Total/Average Mutual Fund				999,661.23	10,056,576.88	7,245.69	2,000,000.00	16,001.02	8,079,823.47	802,165.20
Negotiable Certificate Of Deposit										
Ally Bank, UT 0.65 4/1/2016	02005QV34	4/10/2013	4/11/2016	250,000.00	250,060.00	0	0	-50	250,010.00	250,000.00
AMEX CENT BK 2 5/7/2020	02587DXU7	5/14/2015	5/7/2020	250,000.00	251,125.00	0	0	1,130.00	252,255.00	250,000.00
Bank NC Thom 1 6/19/2017	06414QTS8	12/19/2014	6/19/2017	248,000.00	248,153.76	0	0	265.36	248,419.12	248,000.00
Barclays Bk Delaware 2.1 8/13/2019	06740KHS9	8/13/2014	8/13/2019	248,000.00	250,926.40	0	0	942.4	251,868.80	248,000.00
BMW 2.2 9/30/2020	05580ACZ5	9/30/2015	9/30/2020	248,000.00	251,600.96	0	0	1,192.88	252,793.84	248,000.00
Capital One Bank 1 10/24/2016	140420QG8	10/22/2014	10/24/2016	248,000.00	248,372.00	0	0	59.52	248,431.52	248,000.00
Capital One NA 2.25 9/30/2020	14042RAK7	9/30/2015	9/30/2020	248,000.00	251,596.00	0	0	1,192.88	252,788.88	248,000.00
Cardinal Bk Ntl 0.65 9/26/2016	14147VDX1	3/26/2014	9/26/2016	248,000.00	248,007.44	0	0	89.28	248,096.72	248,000.00
Cathay Bk 0.75 12/14/2016	149159JW6	3/14/2014	12/14/2016	248,000.00	248,019.84	0	0	143.84	248,163.68	248,000.00



City of Gardena
Portfolio Holdings
GASB 31 Compliance Detail
March 31, 2016

Description	CUSIP/ Ticker	Settlement Date	Maturity Date	Beginning Face Amount/ Shares	Beginning MV	Buy Principal	Sell Principal	Change in MV	Ending MV	Ending Face Amount/Shares
CIT Bank, UT 0.9 5/1/2017	17284CCY8	5/1/2013	5/1/2017	250,000.00	250,912.50	0	0	175	251,087.50	250,000.00
Comenity Capital, UT 1.1 10/17/2016	20033ACV6	10/15/2013	10/17/2016	250,000.00	250,857.50	0	0	-15	250,842.50	250,000.00
Compass Bank, AL 2 10/9/2018	20451PPD3	10/9/2013	10/9/2018	248,000.00	251,896.08	0	0	642.32	252,538.40	248,000.00
Customers Bank 0.8 3/20/2017	23204HAW8	3/19/2014	3/20/2017	248,000.00	248,756.40	0	0	138.88	248,895.28	248,000.00
Discover 2 5/13/2020	254672NN4	5/14/2015	5/13/2020	250,000.00	251,095.00	0	0	1,135.00	252,230.00	250,000.00
Enerbank 1.7 12/18/2018	29266NG43	12/18/2014	12/18/2018	248,000.00	249,490.48	0	0	781.2	250,271.68	248,000.00
First Bus Bk 1.55 3/6/2020	31938QL36	5/8/2015	3/6/2020	248,000.00	249,316.88	0	0	1,143.28	250,460.16	248,000.00
Goldman Sachs 2.3 11/25/2020	38148J3E9	11/25/2015	11/25/2020	245,000.00	247,766.05	0	0	1,225.00	248,991.05	245,000.00
Investors Comm Bk 1.5 2/26/2021	46147URQ5	3/31/2016	2/26/2021	0	0	248,000.00	0	-19.84	247,980.16	248,000.00
Key Bank 1.35 10/15/2018	49306SVH6	10/14/2015	10/15/2018	248,000.00	249,929.44	0	0	714.24	250,643.68	248,000.00
Leumi NY Bk 2 12/17/2019	063248EY0	12/17/2014	12/17/2019	248,000.00	251,181.84	0	0	1,049.04	252,230.88	248,000.00
Meridian 0.9 9/29/2017	58958PCL6	3/31/2015	9/29/2017	248,000.00	248,409.20	0	0	252.96	248,662.16	248,000.00
Merrick 0.7 6/30/2016	59013JCU1	12/30/2014	6/30/2016	248,000.00	248,104.16	0	0	12.4	248,116.56	248,000.00
Morton Cmnty BK 1.05 4/10/2018	619165GA5	4/10/2015	4/10/2018	248,000.00	247,057.60	0	0	424.08	247,481.68	248,000.00
Riverwood Bank, MN 1.25 10/10/2017	76951DAD2	10/8/2013	10/10/2017	248,000.00	250,117.92	0	0	163.68	250,281.60	248,000.00
Sallie Mae Bk 2.1 8/13/2019	795450SJ5	8/13/2014	8/13/2019	248,000.00	251,008.24	0	0	942.4	251,950.64	248,000.00
Wash Tr Co West 0.8 3/20/2017	940637FU0	3/19/2014	3/20/2017	248,000.00	248,756.40	0	0	138.88	248,895.28	248,000.00
WELL FARGO 1.55 11/19/2018	9497482T3	11/18/2015	11/19/2018	248,000.00	249,475.60	0	0	756.4	250,232.00	248,000.00
Sub Total/Average Negotiable Certificate Of Deposit				6,455,000.00	6,491,992.69	248,000.00	0	14,626.08	6,754,618.77	6,703,000.00
Total / Average				32,333,720.91	41,440,254.25	255,245.69	2,500,000.00	30,322.10	39,225,821.92	31,884,224.88



City of Gardena
Portfolio Holdings
GASB 40 Compliance Report
March 31, 2016

Description	CUSIP/ Ticker	Face Amount/ Shares	Book Value	Market Value	Moody's	S&P	% of Portfolio	Days To Maturity	Days To Call/Mat.	Maturity Date	Next Call Date	Duration To Mat.
Certificate Of Deposit												
ICB 0.4 5/22/2017	CD6553B	249,000.00	249,000.00	249,000.00	NR	NR	0.78	417	417	5/22/2017		1.14
Preferred Bank 1.05 8/11/2016	CD4713	1,000,000.00	1,000,000.00	1,000,000.00	NR	NR	3.14	133	133	8/11/2016		0.36
Sub Total / Average		1,249,000.00	1,249,000.00	1,249,000.00			3.92	190	190			0.52
Corporate Bond												
Toyota Motor Credit Var. Corp 4/30/ 89236TAJ4		1,000,000.00	1,000,000.00	998,390.00	Aa3	AA-	3.14	760	760	4/30/2018		0
Sub Total / Average		1,000,000.00	1,000,000.00	998,390.00			3.14	760	760			0
FFCB Bond												
FFCB 1.42 4/29/2019-16	3133EED56	1,000,000.00	1,000,000.00	1,000,140.00	Aaa	AA+	3.14	1124	29	4/29/2019	4/29/2016	3
FFCB 1.72 5/4/2020-16	3133EEG46	1,000,000.00	1,000,000.00	1,000,230.00	Aaa	AA+	3.14	1495	44	5/4/2020	5/14/2016	3.94
Sub Total / Average		2,000,000.00	2,000,000.00	2,000,370.00			6.27	1310	36			3.47
FHLB Bond												
FHLB 1 7/7/2017-15	3130A2E51	500,000.00	500,000.00	502,165.00	Aaa	AA+	1.57	463	463	7/7/2017		1.26
FHLB 1.7 10/19/2020-17	3130A6LQ8	500,000.00	500,000.00	503,315.00	Aaa	AA+	1.57	1663	567	10/19/2020	10/19/2017	4.37
Sub Total / Average		1,000,000.00	1,000,000.00	1,005,480.00			3.14	1063	515			2.81
FHLMC Bond												
FHLMC 0.6 9/26/2016-14	3134G4Z35	500,000.00	500,000.00	500,865.00	Aaa	AA+	1.57	179	179	9/26/2016		0.49
Sub Total / Average		500,000.00	500,000.00	500,865.00			1.57	179	179			0.49
FNMA Bond												
FNMA 1.01 10/26/2018-16	3136G2PJ0	500,000.00	500,000.00	500,510.00	Aaa	AA+	1.57	939	209	10/26/2018	10/26/2016	2.53
FNMA 1.6 11/15/2018-16	3136G23H8	500,000.00	500,000.00	501,835.00	Aaa	AA+	1.57	959	137	11/15/2018	8/15/2016	2.56
FNMA 1.6 5/19/2020-17	3136G2HF7	1,000,000.00	1,000,000.00	1,002,920.00	Aaa	AA+	3.14	1510	414	5/19/2020	5/19/2017	3.99
FNMA 2 10/7/2019-16	3136G26Z5	500,000.00	500,000.00	501,950.00	Aaa	AA+	1.57	1285	190	10/7/2019	10/7/2016	3.38
Sub Total / Average		2,500,000.00	2,500,000.00	2,507,215.00			7.84	1241	273			3.29



City of Gardena
Portfolio Holdings
GASB 40 Compliance Report
March 31, 2016

Description	CUSIP/ Ticker	Face Amount/ Shares	Book Value	Market Value	Moody's	S&P	% of Portfolio	Days To Maturity	Days To Call/Mat.	Maturity Date	Next Call Date	Duration To Mat.
Local Government Investment Pool												
Local Agency Investment Fund LGIF	LGIP9326	16,130,059.68	16,130,059.68	16,130,059.68	NR	NR	50.59	1	1	N/A	N/A	0
Sub Total / Average		16,130,059.68	16,130,059.68	16,130,059.68			50.59	1	1			0
Mutual Fund												
CalTrust - Medium Term	CalTrust2020	448.25	4,504.91	4,522.84	NR	NR	0	N/A	N/A			N/A
CalTrust - Medium Term	CalTrust2020	598,205.91	6,017,951.47	6,035,897.65	NR	NR	1.88	N/A	N/A			N/A
CalTrust - Medium Term	CalTrust2020	433.91	4,373.83	4,378.17	NR	NR	0	N/A	N/A			N/A
CalTrust - Medium Term	CalTrust2020	466.28	4,695.47	4,704.80	NR	NR	0	N/A	N/A			N/A
CalTrust - Medium Term	CalTrust2020	432.12	4,351.47	4,360.11	NR	NR	0	N/A	N/A			N/A
CalTrust - Medium Term	CalTrust2020	414.36	4,172.64	4,180.92	NR	NR	0	N/A	N/A			N/A
CalTrust - Medium Term	CalTrust2020	416.27	4,183.54	4,200.19	NR	NR	0	N/A	N/A			N/A
CalTrust - Medium Term	CalTrust2020	467.83	4,692.34	4,720.40	NR	NR	0	N/A	N/A			N/A
CalTrust - Medium Term	CalTrust2020	476.72	4,800.56	4,810.09	NR	NR	0	N/A	N/A			N/A
CalTrust - Medium Term	CalTrust2020	67.67	680.79	682.82	NR	NR	0	N/A	N/A			N/A
CalTrust - Short Term	CalTrust2010	83.95	841.21	841.21	NR	NR	0	N/A	N/A			N/A
CalTrust - Short Term	CalTrust2010	13.79	138.17	138.17	NR	NR	0	N/A	N/A			N/A
CalTrust - Short Term	CalTrust2010	93.6	936.93	937.86	NR	NR	0	N/A	N/A			N/A
CalTrust - Short Term	CalTrust2010	199,600.80	2,000,000.00	2,000,000.00	NR	NR	0.63	N/A	N/A			N/A
CalTrust - Short Term	CalTrust2010	100.19	1,003.87	1,003.87	NR	NR	0	N/A	N/A			N/A
CalTrust - Short Term	CalTrust2010	98.08	982.74	982.74	NR	NR	0	N/A	N/A			N/A
CalTrust - Short Term	CalTrust2010	83.96	841.24	841.24	NR	NR	0	N/A	N/A			N/A
CalTrust - Short Term	CalTrust2010	84.83	849.99	849.99	NR	NR	0	N/A	N/A			N/A
CalTrust - Short Term	CalTrust2010	88.8	889.8	889.8	NR	NR	0	N/A	N/A			N/A
CalTrust - Short Term	CalTrust2010	87.88	880.6	880.6	NR	NR	0	N/A	N/A			N/A
Sub Total / Average		802,165.20	8,061,771.57	8,079,823.47			2.52	N/A	N/A			N/A
Negotiable Certificate Of Deposit												
Aly Bank, UT 0.65 4/11/2016	02005QV34	250,000.00	250,000.00	250,010.00	NR	NR	0.78	11	11	4/11/2016		0.03
AMEX CENT BK 2 5/7/2020	02587DXU7	250,000.00	250,000.00	252,255.00	NR	NR	0.78	1498	1498	5/7/2020		3.93
Bank NC Thom 1 6/19/2017	06414QTS8	248,000.00	248,000.00	248,419.12	None	None	0.78	445	445	6/19/2017		1.21
Barclays Bk Delaware 2.1 8/13/2019	06740KHS9	248,000.00	248,000.00	251,868.80	None	None	0.78	1230	1230	8/13/2019		3.26

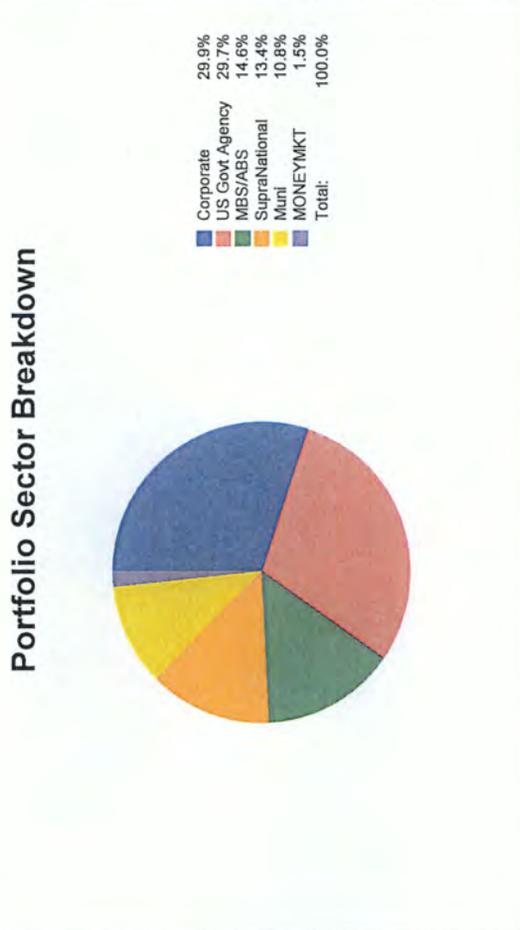


City of Gardena
Portfolio Holdings
GASB 40 Compliance Report
March 31, 2016

Description	CUSIP/ Ticker	Face Amount/ Shares	Book Value	Market Value	Moody's	S&P	% of Portfolio	Days To Maturity	Days To Call/Mat.	Maturity Date	Next Call Date	Duration To Mat.
BMW 2.2 9/30/2020	05580ACZ5	248,000.00	248,000.00	252,793.84	NR	NR	0.78	1644	1644	9/30/2020		4.31
Capital One Bank 1 10/24/2016	140420QG8	248,000.00	248,000.00	248,431.52	None	None	0.78	207	207	10/24/2016		0.56
Capital One NA 2.25 9/30/2020	14042RAK7	248,000.00	248,000.00	252,788.88	NR	NR	0.78	1644	1644	9/30/2020		4.3
Cardinal Bk Ntl 0.65 9/26/2016	14147VDX1	248,000.00	248,000.00	248,096.72	NR	NR	0.78	179	179	9/26/2016		0.49
Cathay Bk 0.75 12/14/2016	149159JW6	248,000.00	248,000.00	248,163.68	NR	NR	0.78	258	258	12/14/2016		0.7
CIT Bank, UT 0.9 5/1/2017	17284CCY8	250,000.00	250,000.00	251,087.50	NR	NR	0.78	396	396	5/1/2017		1.08
Comenity Capital, UT 1.1 10/17/201	20033ACV6	250,000.00	250,000.00	250,842.50	NR	NR	0.78	200	200	10/17/2016		0.54
Compass Bank, AL 2 10/9/2018	20451PFD3	248,000.00	248,000.00	252,538.40	NR	NR	0.78	922	922	10/9/2018		2.45
Customers Bank 0.8 3/20/2017	23204HAW8	248,000.00	248,000.00	248,895.28	NR	NR	0.78	354	354	3/20/2017		0.97
Discover 2 5/13/2020	254672NN4	250,000.00	250,000.00	252,230.00	NR	NR	0.78	1504	1504	5/13/2020		3.95
Enerbank 1.7 12/18/2018	29266NG43	248,000.00	248,000.00	250,271.68	NR	NR	0.78	992	992	12/18/2018		2.65
First Bus Bk 1.55 3/6/2020	31938QL36	248,000.00	248,000.00	250,460.16	NR	NR	0.78	1436	1436	3/6/2020		3.81
Goldman Sachs 2.3 11/25/2020	38148J3E9	245,000.00	245,000.00	248,991.05	NR	NR	0.77	1700	1700	11/25/2020		4.41
Investors Comm Bk 1.5 2/26/2021	46147JURQ5	248,000.00	248,000.00	247,980.16	NR	NR	0.78	1793	1793	2/26/2021		4.66
Key Bank 1.35 10/15/2018	49306SVH6	248,000.00	248,000.00	250,643.68	None	None	0.78	928	928	10/15/2018		2.49
Leumi NY Bk 2 12/17/2019	063248EY0	248,000.00	248,000.00	252,230.88	NR	NR	0.78	1356	1356	12/17/2019		3.58
Meridian 0.9 9/29/2017	58958PCL6	248,000.00	248,000.00	248,662.16	None	None	0.78	547	547	9/29/2017		1.49
Merrick 0.7 6/30/2016	59013JCU1	248,000.00	248,000.00	248,116.56	None	None	0.78	91	91	6/30/2016		0.25
Morton Cmnty BK 1.05 4/10/2018	619165GA5	248,000.00	248,000.00	247,481.68	None	None	0.78	740	740	4/10/2018		2.01
Riverwood Bank, MN 1.25 10/10/20	76951DAD2	248,000.00	248,000.00	250,281.60	NR	NR	0.78	558	558	10/10/2017		1.51
Sallie Mae Bk 2.1 8/13/2019	795450SJ5	248,000.00	248,000.00	251,950.64	None	None	0.78	1230	1230	8/13/2019		3.26
Wash Tr Co West 0.8 3/20/2017	940637FU0	248,000.00	248,000.00	248,895.28	NR	NR	0.78	354	354	3/20/2017		0.97
WELL FARGO 1.55 11/19/2018	9497482T3	248,000.00	248,000.00	250,232.00	NR	NR	0.78	963	963	11/19/2018		2.58
Sub Total / Average		6,703,000.00	6,703,000.00	6,754,618.77			21.02	858	858			2.27
Total / Average		31,884,224.88	39,143,831.25	39,225,821.92			100	439	261			1.1



	CalTrust Short Term	LAIF	CalTrust Short Term	CalTrust Short Term	CalTrust Short Term	LAIF Yield Return
Market Value	\$1,075,237,151.19	N/A	0.11%	0.06%	0.04%	
NAV per Share	\$10.02	N/A	0.27%	0.16%	0.12%	
Yield	0.69%	0.51%	0.26%	0.29%	0.21%	
Period Total Return	0.11%	N/A	0.48%	0.54%	0.37%	
Period Yield Return	0.06%	0.04%	0.42%	0.47%	0.31%	
Effective Duration	0.42 yrs.	N/A	0.43%	0.44%	0.29%	
Average Maturity	1.09 yrs.	0.42 yrs.	0.45%	0.44%	0.32%	
			1.63%	1.60%	1.55%	
			1.82%	1.80%	1.73%	



Disclosure to Performance Information

- This performance information is based on an inception date of February 13, 2005, when the CalTrust Short-Term portfolio commenced investment operations according to its investment objective, and does not include any investment returns from temporary investments held before the commencement of those operations.
- First-month index returns, February 13-28, 2005, are intra-period and were calculated by calculating the average daily return during the month and multiplying the average daily return by number of days in the shortened period.
- Performance was calculated net of investment advisory and program administration fees.
- The Local Agency Investment Fund (LAIF) is a diversified portfolio managed by the State of California for local governments and special districts.
- Performance for the CalTrust Short Term Account is on a trade date basis. LAIF's monthly performance was calculated by taking the average monthly effective yield and dividing it by 365 then multiplying the result by the number of days in the month.
- Yield represents the 7-day net distribution on investments for the period.
- Rating source - Standard & Poor's.
- Past performance is no guarantee of future results.



	CalTrust Medium Term	Merrill Lynch 1-3 Corp & Gov't, A Rated & Above
Market Value	\$857,248,594.65	N/A
NAV per Share	\$10.09	N/A
Distribution Yield	1.00%	N/A
Period Return	0.33%	0.27%
Effective Duration	1.68 yrs.	1.88 yrs.
Average Maturity	1.95 yrs.	1.95 yrs.

	CalTrust Medium Term Total Return	CalTrust Medium Term Yield Return	Merrill Lynch 1-3 Corp & Gov't, A Rated & Above
One Month	0.33%	0.08%	0.27%
Three Month	0.91%	0.24%	0.94%
Six Month	0.64%	0.47%	0.57%
One Year*	1.03%	0.88%	1.03%
Two Year*	0.94%	0.81%	1.06%
Three Year*	0.77%	0.76%	0.90%
Five Year*	0.94%	0.89%	1.08%
Ten Year*	2.31%	2.19%	2.67%
Since Inception*	2.28%	2.16%	2.61%

*Annualized

Portfolio Sector Breakdown



Portfolio Quality Breakdown



Disclosure to Performance Information

- This performance information is based on an inception date of February 13, 2005, when the CalTrust Medium-Term portfolio commenced investment operations according to its investment objective, and does not include any investment returns from temporary investments held before the commencement of those operations.
- Performance was calculated net of investment advisor and program administration fees.
- Yield represents the 7-day net distribution on investments for the period.
- Rating source - Standard & Poor's.
- Past performance is no guarantee of future results.



5. D. (1)
CITY MANAGER
Report No. P-2016-6
Date: April 26, 2016

CITY of GARDENA

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

1. Report the *Promotion* of the following individuals:
 - a. **GEORGINA PLACIDO**, Clerk Typist, Schedule 17 (\$2,106 - \$2,688/month) to the position of Permit/Licensing Technician I, Schedule 41 (\$3,809 - \$4,860/month) effective April 10, 2016.
 - b. **WILLIAM POLANCO**, Right-of-Way Maintenance Worker, Schedule 32 (\$3,051 - \$3,894/month) to the position of Graffiti Technician, Schedule 34 (\$3,205 - \$4,091/month) effective April 10, 2016.
2. Report that Transitional Customer Service Clerk II, **HORACIO CARRANZA**, has returned to his regular position of Part-Time Police Assistant, Schedule 21 (\$2,325 - \$2,967/month) effective April 18, 2016.
3. Report the following *Reclassifications*:
 - a. **JOSEPH FLETCHER**, Customer Service Clerk II, Schedule 33 (\$3,127 - \$3,990/month) to the position of Permit/Licensing Technician I, Schedule 41 (\$3,809 - \$4,860/month) effective April 10, 2016.
 - b. **HILDA OLVERA**, Police Service Technician, Schedule 33 (\$3,127 - \$3,990/month) to the position of Permit/Licensing Technician I, Schedule 41 (\$3,809 - \$4,860/month) effective April 10, 2016.
 - c. **ALICIA RAMOS**, Customer Service Clerk II, Schedule 33 (\$3,127 - \$3,990/month) to the position of Permit/Licensing Technician I, Schedule 41 (\$3,809 - \$4,860/month) effective April 10, 2016.
4. Report the *Resignations* of the following employees:
 - a. Police Officer **JOHN SANDS** effective March 26, 2016. Officer Sands had been with the City for eight months.
 - b. Junior Accountant **BEA CHAN** effective April 8, 2016. Mrs. Chan had been with the City for over eight months.

- c. Graffiti Technician **ARTHUR PEREYRA** effective April 5, 2016. Mr. Pereyra had been with the City for over eight years.
5. Report that Bus Operator **ARLESTER LAVINE** return from Family Medical Leave effective April 11, 2016.
6. Report that Custodian **MORRIS HOWARD's** Family Medical Leave (FMLA) has been extended through April 12, 2016. Additionally, Mr. Howard is requesting an extension his leave, via a Medical Leave of Absence, to care for his spouse though May 15, 2016. Mr. Howard exhausted his FMLA on April 12, 2016. Request City Council approval to extend Mr. Howard a Medical Leave of Absence through May 15, 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: 04/26/2016

AGENDA REPORT SUMMARY

TO: THE HONORABLE MAYOR AND CITY COUNCIL

**AGENDA TITLE: APPROVAL OF SPECIAL EVENT PERMIT
ANNUAL STRAWBERRY PARK FIESTA: MAY 13 - 15, 2016
ST. ANTHONY OF PADUA CATHOLIC CHURCH
1050 WEST 163RD STREET, GARDENA, CA 90247**

<u>COUNCIL ACTION REQUIRED:</u>	<u>Action Taken</u>
Approve Annual/Periodic Event (Circus/Carnival) Permit	

RECOMMENDATION AND STAFF SUMMARY:

Staff respectfully recommends that the City Council issue an annual/periodic event permit to St. Anthony of Padua Catholic Church for their Annual Strawberry Park Fiesta to be held Friday, May 13, 2016, through Sunday, May 15, 2016, between the hours of 5:00 p.m. and 11:30 p.m. on Friday, May 13th, and between the hours of 12:00 p.m. and 11:30 p.m. on Saturday and Sunday, May 14 and 15 at its premises, 1050 W. 163rd St., Gardena, CA 90247.

The Annual Strawberry Fiesta will feature food, games and rides. It has been held annually for over 80 years and is anticipated to have approximately 10,000 people in attendance.

Pursuant to Gardena Municipal Code (GMC) Section 18.60.060, carnivals, bazaars, fairs, festivals, pageants, exhibitions, and religious observances are exempt from the provisions of a Temporary Use Permit provided such events do not exceed three days in duration.

All fire and building inspections shall be conducted and meet City and County of Los Angeles Fire Department approval prior to the start of the event.

The applicant shall properly dispose of trash at the end of the event and prevent the entry of wash water and other impermissible non-storm water discharges from the event area.

Departmental inspections and/or investigations have revealed no reason to deny this request, provided the conditions imposed by the permit are met.

FINANCIAL IMPACT/COST:

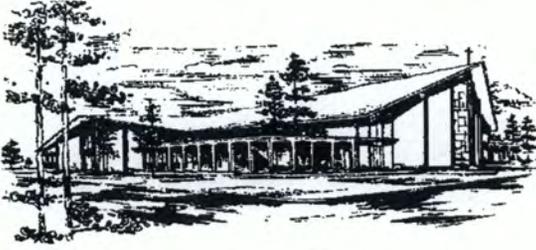
N/A

ATTACHMENTS:

- Permit Application Cover Letter
- City of Gardena Application for Special Event (Annual/Periodic Event) Permit
- Memorandum: Department Inspection and Investigation Request
- Memorandum: Planning Staff Recommendations on Permit Conditions
- Certificate of Liability Insurance
- Map/Layout of Event at St. Anthony of Padua

Submitted by: Edward Medrano, Edward Medrano, Director
Police, Streets & Development Services Date: 4/20/16

Concurred by: Mitchell G. Lansdell, Mitchell G. Lansdell, City Manager Date: 4/20/16



**ST. ANTHONY OF PADUA
CATHOLIC CHURCH**

(310) 327-5830
1050 W. 163rd St.
Gardena, California 90247-4401

March 15, 2016

City of Gardena
Community Development Department
1700 West 162nd Street
Gardena, CA 90247

Dear Business Office,

In the name of the members of Saint Anthony of Padua Church, I present for your consideration a request to schedule our **80th Annual Strawberry Park Day's Fiesta** on the parish grounds from Friday through Sunday night, May 13, 14, and 15, 2016. Hours: Friday 5 pm. -11pm, Saturday 12 pm – 11pm., and Sunday 12 pm – 11:30 pm.

As in previous years, we request permission to close 163rd Street (between Berendo and New Hampshire) and 162nd Street (between Budlong and Berendo). In addition, we are requesting the closing of Berendo (between 162nd and 163rd Streets) and New Hampshire (between 163rd and 164th). The purpose of these closures is to provide safety for the multitude of pedestrians in the area, as well as to secure additional parking, particularly for the Fiesta workers.

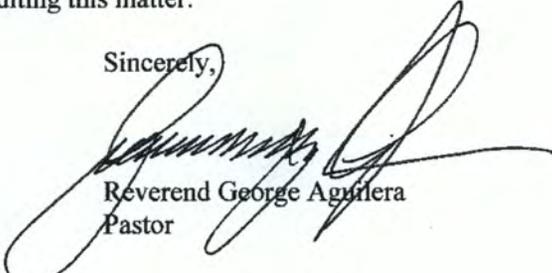
A check for the permit license and application processing fees for the carnival is enclosed. In conducting the Fiesta, we shall abide by all requirements of the City of Gardena and its Departments. We have hired Management Security Service Inc. to handle our security needs. Management Security Inc. will contact you with the regard to business license fees. In addition, our carnival operator, Helm and Sons Amusements Inc. will also be contacting you separately.

My representatives who will assist the Building and Safety Division inspectors are:

Set-Up Chair: Jim Torii (310) 753-9429

I'd like to thank you in advance for expediting this matter.

Sincerely,



Reverend George Aguilera
Pastor

Enclosures (3)

1. Application
2. Carnival plot plan
3. Check



8

City of Gardena
 04/04/2016 13: CASHIER_COMDEV2
 Validation Rec
 Payor: ST ANTHONY'S OF PADUA
 CHARGES-
 0100020033220 \$ 710.00
 ST ANTHONY'S
 0100090033785 \$ 54.00
 ST ANTHONY'S

Y DEVELOPMENT DEPARTMENT

. 162nd Street, Gardena CA 90247
 (310) 217-9530 FAX: (310) 217-9698 CASHIER_CONSOLE

Application

The undersigned
 Municipal Code Section
 event permit you:

Sub-total \$*****764.00
 PAYMENT-
 Check - 5310 \$ 764.00

is required under the provisions of the Gardena
 ribed below. Please check the appropriate special

Annual Change \$*****0.00
 Circus

Other _____

Section 1

Business Name	st. Anthony of Padua Church	Phone No.	310 327.5830
Business Address	1050 W. 163 rd St.		
Name of Applicant	Fr. George Aguilera		
Applicant is:	<input type="checkbox"/> An Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Association <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Other:		

Section 2

If the applicant is an individual, complete the following personal information about the applicant.

Residence Address		Phone No.
Business Address		
Driver's License No.	Date of Birth	Social Security No.

Section 3

If the applicant is not an individual then complete the following information about each principal officer of the corporation, or each director of the association, or each partner of a partnership. Please list each stockholder owning more than 10% of the stock of the corporation (attach a separate sheet if necessary)

Name	Fr. George Aguilera	Title	Pastor
Residence Address	1050 W. 163 rd St Gardena CA 90247		
Business Address	Same as Residence		
Title or Nature of Interest	Pastor		
Driver's License No.	Date of Birth	Social Security No.	



Name		Title
Residence Address		
Business Address		
Title or Nature of Interest		
Driver's License No.	Date of Birth	Social Security No.

Section 4

Event Title	Strawberry Park Days Fiesta	
Describe the proposed event in detail	An annual weekend carnival (80th anniversary) for fund raising purposes. Food, games and rides.	
Admission	Free	
Anticipated Attendance:	Total 10,000	Per Day 5,000
		Anticipated Participants 300
Location Description	Church parking lot	
Is this an Annual Event?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how many years has this event been held? 80 years
Number of Amusement Devices (if applicable, attach a location list)	(Helm & Co will apply for permit) see plot plan	

Additional Elements (Check all that apply):

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Amplified Sound | <input checked="" type="checkbox"/> Games/Rides | <input checked="" type="checkbox"/> Restrooms |
| <input checked="" type="checkbox"/> Street/Lane Closure | <input type="checkbox"/> Barricades | <input type="checkbox"/> Alcohol Consumption |
| <input checked="" type="checkbox"/> Tent | <input checked="" type="checkbox"/> Food Sales | <input type="checkbox"/> Dance |
| <input checked="" type="checkbox"/> Generator/Electrical Source | <input type="checkbox"/> Animals | <input type="checkbox"/> Signs/Banners Vendors |
| <input type="checkbox"/> Other | | |

Describe where you will be parking the vehicles for the event

street parking & church parking lot



Describe how you will clean-up after the event

Volunteers will cleanup

Date/Time (for each day)	Date	Time	Day of the Week
Setup	5/7/16	7AM - 5pm	Saturday
Event Starts	5/13/16	5pm	Friday
Event Ends	5/15/16	11:30 pm	Sunday
Dismantle	5/16/16	7AM - 5pm	Monday

Private Security

Name of Firm: Management Security Service Inc.
 Address: 1450 E. Compton Blvd. #147
 Contact Person: Carmen Alvarez Phone No.:
 License No. PPO 17523 Number of Guards 19 Armed? Yes No
 (11) (8)

Explain in detail any past experience applicant(s) have had in connection with the proposed event
 Volunteer for the past 20 yrs (Jim TORII)

Name, address, and phone numbers of each person who will have authority or control over the proposed event and their job title:
 Jim TORII, Fiesta chairman 310.753.9429 Fr. Georg Aguilera, pastor 310.327.5830

Name and phone number of emergency contact person: Jim TORII

Has any permit ever been revoked or denied applicant in the past? Yes No
 If yes, explain in detail the circumstances of such revocation or denial and give name and address of the governmental agency:

Mailing address where any required notice should be sent: Same as section 1

Jim @ LandmarkIT.com



COMMUNITY DEVELOPMENT DEPARTMENT

1700 W. 162nd Street, Gardena CA 90247

TEL: (310) 217-9530 FAX: (310) 217-9698

A detailed site plan/route map (drawn to scale or dimension) of your premises must be attached to this application, which clearly shows the layout of the event and the event's location. The plan is to be submitted on an 8 1/2" x 11" sheet of paper. The layout must show the location of the requested event with street names and/or area names and related equipment, as well as the other pertinent features of the event, such as seating (scaffolding and/or bleachers), stages, exits, street/lane closures with the direction of the traffic, ride areas, fences and/or barricades, equipment, cooking areas, generators and other sources of electricity, temporary structures, and all other event components and fixtures not already listed.

The undersigned applicant understands that the application may be considered by the City Council or by the Community Development Director only after full investigation and report has been made by the Police, Fire, Building & Safety, Planning, and Health Departments of the City of Gardena.

The undersigned applicant understands and agrees that any business or activity conducted or operated under any permit and license issued under the application, must and shall be operated in full conformity with all laws of the State of California and the laws and regulations of the City of Gardena applicable thereto, and that any violation of any such laws or regulations in said place of business, or in connection therewith, shall render any permit and license therefore subject to cancellation or revocation, pursuant to Section 5.04.160(l) or Section 5.04.240 of the Gardena Municipal Code.

I, Jim Torii declare under penalty of perjury that the statements contained in the attached Application for Special Business Activity Permit are true and correct to the best of my knowledge and belief and that this statement is executed with the knowledge that misrepresentation or failure to reveal information requested may be deemed sufficient cause for the refusal to issue or revocation of a permit and/or license hereunder.

Signature of Applicant(s)	<u>Jim Torii</u>	Date	<u>4/4/16</u>
Print Name	<u>Jim Torii</u>		

City Use Only

Documents Required:

- | | |
|---|----------------|
| <input type="checkbox"/> Department of Justice Permit | Received _____ |
| <input type="checkbox"/> ABC License with Conditions | Received _____ |
| <input type="checkbox"/> Insurance Certificate | Received _____ |
| <input type="checkbox"/> Bond | Received _____ |
| <input type="checkbox"/> Temporary Use Permit | Received _____ |
| <input type="checkbox"/> Conditional Use Permit | Received _____ |



Action Check List

Event Element	Action Required
<input type="checkbox"/> Sound Permit	
<input type="checkbox"/> No Parking	
<input type="checkbox"/> Lane Closure	
<input type="checkbox"/> Street Closure	
<input type="checkbox"/> Barricades	
<input type="checkbox"/> Tent	
<input type="checkbox"/> Vendors	
<input type="checkbox"/> Food Preparation	
<input type="checkbox"/> Food Sales	
<input type="checkbox"/> Notifications	
<input type="checkbox"/> Insurance Certificate	
<input type="checkbox"/> Generator	
<input type="checkbox"/> Games/Rides	
<input type="checkbox"/> Restrooms	
<input type="checkbox"/> Parks	
<input type="checkbox"/> Repeat Event	
<input type="checkbox"/> Animals	
<input type="checkbox"/> Private Property	
<input type="checkbox"/> Public Property	
<input type="checkbox"/> Other	
<input type="checkbox"/> Other	
<input type="checkbox"/> Other	



Memorandum

Department Inspection and Investigation Request

To: Police Department, Fire Department, Planning
From: Edward Medrano, Director, Police, Streets and Development Services
Date: April 4, 2016
Response Requested by: April 6, 2016

Type of Application: Carnival Permit
Business: SAINT ANTHONY OF PADUA CATHOLIC CHURCH
Owner: Rev. George Aguilera
Location: 1050 West 163rd Street, Gardena, CA 90247
Request Approval to: Hold 80th Annual Strawberry Park Days Fiesta

Background:

Attached for your information is a permit application from Reverend George Aguilera, Pastor of Saint Anthony of Padua Church, located at 1050 West 163rd Street in Gardena, requesting Council approval to hold their 80th Annual Strawberry Park Days Fiesta, Friday through Sunday night, May 13, 14, and 15, 2016, on parish grounds at the subject address. The applicant is also requesting permission to close 163rd Street (between Berendo and New Hampshire Avenues) and 162nd Street (between Budlong and Berendo). In addition the applicant is requesting the closing of Berendo (between 162nd and 163rd Streets) and New Hampshire (between 163rd and 164th) to provide safety for the pedestrians in the area as well as additional parking.

Please conduct the necessary inspections and/or investigation and reply by the response due date above.

Your prompt attention to this request is greatly appreciated so that we can dispose of this matter without delay. Please call Joseph Fletcher at ext. 527 if you have any questions.

Department Response

Name of Department: Police, Streets and Development Services

Complaints have been received in the past regarding this location (if yes, see attached information): Yes No

- Recommend Approval
Recommend Approval with Additional Conditions (see List of Conditions)
Recommend Denial - See comments below/attached Memo.

Comments (Please list conditions/comments here or attach a separate memo)

Department Head Signature

Edward Medrano

Date

4/3/16



MEMORANDUM

TO: Joseph Fletcher, Community Development Department

FROM: Lawson Chew, Planning Assistant

DATE: April 4, 2016

SUBJECT: Carnival/Bazaar Permit
Project location: 1050 West 163rd Street
Applicant: Saint Anthony of Padua Catholic Church

Staff respectfully recommends that the City Council grant permission to St. Anthony of Padua Catholic Church to hold their 80th Annual Strawberry Park Days fiesta on Friday, May 13, 2016 to Sunday, May 15, 2016, provided that the following conditions of approval are met:

1. The Applicant shall contact the County of Los Angeles Fire Department at (310) 263-2732 prior to the event to schedule an inspection and complete all necessary forms. A fire safety inspection shall be conducted and approval of the inspection is required prior to the start of the carnival;
2. The Applicant shall contact the City of Gardena Community Development Department at (310) 217-9530, 48 hours prior to the event to schedule an inspection after the site is set-up, but prior to the commencement of any activities. Please note that any electrical work with the exception of plug-in will require a electrical permit obtained by a licensed electrical contractor;
3. The Applicant shall have all fire and building safety inspections conducted and approval prior to the start of the carnival;
4. The Applicant shall contact the Health Department and obtain all required permits prior to start of the carnival;
5. The Applicant shall ensure that coals used in preparation of food shall be properly disposed (viz., after "cool-down" place in metal containers for subsequent curbside refuse collection);
6. The Applicant shall properly dispose of trash at the end of the event(in closed trash bins or containers);
7. The Applicant shall use damp or dry cleaning techniques to clean outdoor surface areas (if hose water must be applied runoff must not leave the site and enter curb and gutter);

8. The Applicant shall use covered sandbags in catch basins in the public right of way to prevent the entry of wash water and other impermissible non-storm water discharges from the event area;
9. The Applicant shall abide by the conditions and payment amount as specified in the Police Departments' employment proposal included herein as an attachment; and
10. The Applicant shall deploy trash receptacles at various outdoor food serving areas.

Pursuant to Gardena Municipal Code Section 18.60.060, carnivals and bazaars are exempt from the provisions of a temporary use permit when the event does not exceed three days in duration. The Strawberry Park Days Fiesta takes place over a day and therefore does not require approval of a temporary use permit.



**City of
Gardena**

COMMUNITY DEVELOPMENT DEPARTMENT

1700 W. 162nd Street, Gardena CA 90247
TEL: (310) 217-9530 FAX: (310) 217-9698

Memorandum

Department Inspection and Investigation Request

To: Police Department, Fire Department, Planning
From: Edward Medrano, Director, Police, Streets and Development Services
Date: April 4, 2016
Response Requested by: April 6, 2016

Type of Application: Carnival Permit
Business: SAINT ANTHONY OF PADUA CATHOLIC CHURCH
Owner: Rev. George Aguilera
Location: 1050 West 163rd Street
Gardena, CA 90247
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Attached for your information is a permit application from Reverend George Aguilera, Pastor of Saint Anthony of Padua Church, located at 1050 West 163rd Street in Gardena, requesting Council approval to hold their 80th Annual Strawberry Park Days Fiesta, Friday through Sunday night, May 13, 14, and 15, 2016, on parish grounds at the subject address. The applicant is also requesting permission to close 163rd Street (between Berendo and New Hampshire Avenues) and 162nd Street (between Budlong and Berendo). In addition the applicant is requesting the closing of Berendo (between 162nd and 163rd Streets) and New Hampshire (between 163rd and 164th) to provide safety for the pedestrians in the area as well as additional parking.

Please conduct the necessary inspections and/or investigation and reply by the response due date above.

Your prompt attention to this request is greatly appreciated so that we can dispose of this matter without delay. Please call Joseph Fletcher at ext. 527 if you have any questions.

Department Response

Name of Department: L.A. County Fire Department

Complaints have been received in the past regarding this location (if yes, see attached information): Yes No

Recommend Approval

Recommend Approval with
Additional Conditions (see List of
Conditions)

Recommend Denial - See comments
below/attached Memo.

Comments (Please list conditions/comments here or attach a separate memo)

Department Head Signature

Date

4-8-16



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/1/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher & Co. Insurance Brokers of CA, Inc. LIC #0726293 1255 Battery Street, Suite 450 San Francisco CA 94111	CONTACT NAME:	
	PHONE (A/C, No., Ext): 415-546-9300	FAX (A/C, No.):
E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Princeton Excess & Surplus Lines In		10786
INSURER B: Safety National Casualty Corporatio		15105
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED
 Roman Catholic Archbishop of Los Angeles
 3424 Wilshire Blvd.
 Los Angeles, CA 90010

COVERAGES **CERTIFICATE NUMBER:** 760752128 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			N2A3FF0000012-03	7/1/2015	7/1/2016	EACH OCCURRENCE	\$10,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$Included
							MED EXP (Any one person)	\$5,000
							PERSONAL & ADV INJURY	\$10,000,000
							GENERAL AGGREGATE	\$10,000,000
							PRODUCTS - COM/OP AGG	\$
								\$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			N2A3FF0000012-03	7/1/2015	7/1/2016	COMBINED SINGLE LIMIT (Ea accident)	\$10,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$Included
								\$
							EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	SP4054409	1/1/2016	1/1/2017	PER STATUTE <input checked="" type="checkbox"/> OTHER	50,000,000
							E.L. EACH ACCIDENT	\$2,000,000
							E.L. DISEASE - EA EMPLOYEE	\$2,000,000
							E.L. DISEASE - POLICY LIMIT	\$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

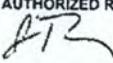
Above limits are inclusive of retention*

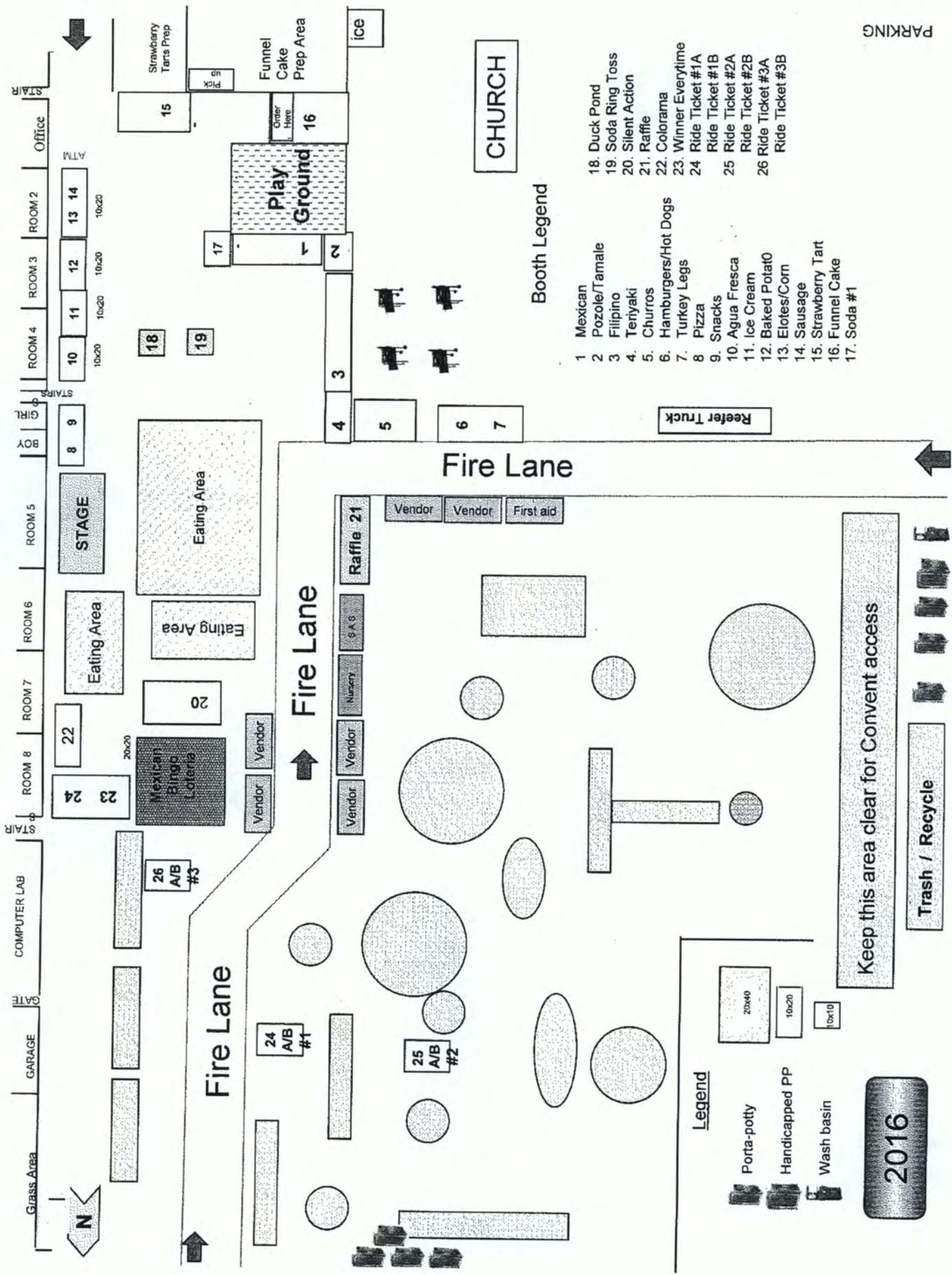
RE: St. Anthony of Padua Catholic Church, 1050 W 163rd St., Gardena, CA 90247. As respects Annual Carnival for Church Fundraising being held on May 13, 14 and 15, 2016.

CERTIFICATE HOLDER**CANCELLATION**

City of Gardena and their officers, agents and employees
 1700 W. 162nd St.
 Gardena CA 90247

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE




Booth Legend

- 1 Mexican
- 2 Pozole/Tamale
- 3 Filipino
- 4 Teriyaki
- 5 Churros
- 6 Hamburgers/Hot Dogs
- 7 Turkey Legs
- 8 Pizza
- 9 Snacks
- 10 Agua Fresca
- 11 Ice Cream
- 12 Baked Potato
- 13 Elotes/Corn
- 14 Sausage
- 15 Strawberry Tart
- 16 Funnel Cake
- 17 Soda #1
- 18 Duck Pond
- 19 Soda Ring Toss
- 20 Silent Action
- 21 Raffle
- 22 Colobrama
- 23 Winner Everytime
- 24 Ride Ticket #1A
- 25 Ride Ticket #1B
- 26 Ride Ticket #2A
- 27 Ride Ticket #2B
- 28 Ride Ticket #3A
- 29 Ride Ticket #3B

Legend

- Porta-potty
- Handicapped PP
- Wash basin

2016

Keep this area clear for Convent access

Trash / Recycle

PARKING

CHURCH

Fire Lane

Fire Lane

Fire Lane

Reefer Truck





CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
CITY COUNCIL CHAMBER ■ 1700 WEST 162nd STREET ■ 7:00 P.M.
Telephone: (310) 217-9526 ■ E-mail address: PlanningCommission@ci.gardena.ca.us

REPORT OF ACTIONS
April 19, 2016

5. **Negative Declaration (EA #6-16), Zoning Map Amendment (ZPA #1-16), and Zoning Code Amendment (ZCA #2-16) regarding the creation of a Billboard Overlay Zone**

Planning Commission recommendation that the City Council adopt the Negative Declaration for the Billboard Overlay Zone, Zone Map Amendment, and the Zoning Code Amendment and recommend adoption of the Billboard Overlay Zone, Zone Map Amendment, and the Zoning Code Amendment allowing electronic billboards on properties that are within 50 feet of the public right of way on either side of Artesia Boulevard subject to a Development Agreement.

Project location: Properties that are within 50 feet of the public right of way on either side of Artesia Boulevard in the City of Gardena

Applicant: City of Gardena

Commission Action: Commission denied Resolution No. PC 06-16 recommending that the City Council adopt the Negative Declaration for the Billboard Overlay Zone Ordinance, Zone Map Amendment, and the Zoning Code Amendment and recommending that the City Council adopt the Billboard Overlay Zone Ordinance, Zone Map Amendment, and the Zoning Code Amendment.

Ayes: Johnson, Jamora

Noes: Jackson, Sherman

Abstain: Kaskanian

Absent: None

City Clerk Action: Receive and File

City Council Action: Receive and File

6. **Conditional Use Permit #03-15**

A request for conditional use permit to allow the on-site tasting and sale of beer as part of a microbrewery in the General Industrial (M-2) zone.

Project location: 13723 Harvard Place (APN: 6102-013-032)

Applicant: Brian K. Hall – Benediction Brewing Company

Commission Action: Commission adopted Resolution No. PC07-16 approving a conditional use permit for the on-site tasting and sale of beer as part of a microbrewery in the General Industrial (M-2) zone and directing staff to file a notice of exemption as an existing facilities project.

Ayes: Jackson, Sherman, Johnson, Jamora

Noes: None

Abstain: Kaskanian

Absent: None

City Clerk Action: Receive and File

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

7. **Site Plan Review #10-15**

A request to allow the demolition of an existing 5,230 square foot commercial building, construction of a new 1,850 square foot drive through restaurant, and a complete façade renovation of the existing 4.12 acre commercial shopping center located in the Commercial (C-2) zone.

Project location: 15501 South Normandie Avenue (APN: 6105-008-013)

Applicant: Rich Development

Commission Action: Commission continued the item until a future Planning and Environmental Quality Commission Hearing date uncertain.

City Clerk Action: Receive and File

City Council Action: Receive and File

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

City of Gardena

Gardena, California

Single Audit and Independent Auditors' Reports

For the Year Ended June 30, 2015

**City of Gardena
Single Audit Reports
For the Year Ended June 30, 2015**

Table of Contents

Page

Independent Auditors' Reports:

**Report on Internal Control over Financial Reporting and on Compliance and
Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards* 1**

**Report on Compliance for Each Major Federal Program;
Report on Internal Control over Compliance; and Report on the Schedule
of Expenditures of Federal Awards Required by OMB Circular A-133 3**

Schedule of Expenditures of Federal Awards..... 7

Notes to the Schedule of Expenditures of Federal Awards 9

Schedule of Findings and Questioned Costs..... 10

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200 E. Sandpointe Avenue
Suite 600
Santa Ana, CA 92707

Phone: (949) 777-8800
Fax: (949) 777-8850
www.pm-llp.com

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Independent Auditors' Report

To the Honorable Mayor and Members of City Council
of the City of Gardena
Gardena, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Gardena, California (the "City"), as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 1, 2015.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting ("internal control") to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

To the Honorable Mayor and Members of City Council
of the City of Gardena
Gardena, California
Page 2

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Rud & Mc Geady LLP

Santa Ana, California
December 1, 2015



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**REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM;
REPORT ON INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON THE
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY OMB CIRCULAR A-133**

Independent Auditors' Report

To the Honorable Mayor and Members of City Council
of the City of Gardena
Gardena, California

Report on Compliance for Each Major Federal Program

We have audited the City of Gardena, California's (the "City") compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2015. The City's major federal programs are identified in the summary of the auditors' results section of the accompanying Schedule of Findings and Questioned Costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audit of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2015.

To the Honorable Mayor and Members of City Council
of the City of Gardena
Gardena, California
Page 2

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with OMB Circular A-133 and which are described in the accompanying Schedule of Findings and Questioned Costs as items 2015-001, 2015-002, 2015-003, 2015-005 and 2015-008. Our opinion on each major federal program is not modified with respect to these matters.

The City's response to the noncompliance findings identified in our audit is described in the accompanying Schedule of Findings and Questioned Costs. The City's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, we identified certain deficiencies in internal control over compliance, as described in the accompanying Schedule of Findings and Questioned Costs as items 2015-001 to 2015-008 that we consider to be significant deficiencies.

The City's response to the internal control over compliance findings identified in our audit is described in the accompanying Schedule of Findings and Questioned Costs. The City's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

To the Honorable Mayor and Members of City Council
of the City of Gardena
Gardena, California
Page 3

Report on Schedule of Expenditures of Federal Awards Required by OMB Circular A-133

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated December 1, 2015, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming our opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by OMB Circular A-133 and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Rudolph Mc Geady LLP

Santa Ana, California
March 25, 2016, except for the Schedule of Expenditures of Federal Awards, which is as of December 1, 2015.

To the Honorable Member of the Council
of the City of Chicago
Chicago, Illinois
April 1, 1907

Report on the progress of the work of the
Department of Public Health during the
year 1906. The report contains a
detailed account of the work done
in the various branches of the
Department, and a summary of the
results achieved. It also contains
a list of the names of the
officers and employees of the
Department, and a list of the
names of the members of the
Board of Health.

Very respectfully,
John D. H. [Signature]

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City of Gardena
Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2015

Federal Grantor/Pass-Through Grantor Program Title	Federal CFDA Number	Agency or Pass-Through Number	Federal Expenditures
U.S. Department of Housing and Urban Development			
<i>CDBG - Entitlement Grants Cluster</i>			
<i>Direct Programs:</i>			
Community Development Block Grants / Entitlement Grants	14.218	B-13-MC-06-0577	\$ 314,179
Community Development Block Grants / Entitlement Grants	14.218	B-14-MC-06-0577	423,701
Total CDBG - Entitlement Grants Cluster			737,880
<i>Pass-through the State of California Department of Housing and Community Development:</i>			
HOME Investment Partnerships Program	14.239	Program Income	43,577
HOME Investment Partnerships Program	14.239	11-HOME-7651	255,766
HOME Investment Partnerships Program	14.239	13-HOME-8531	260,749
Total HOME Investment Partnerships Program			560,092
Total U.S. Department of Housing and Urban Development			1,297,972
U.S. Department of Justice			
<i>Direct Program:</i>			
Equitable Sharing Program	16.922	CA0192400	605,045
Bulletproof Vest Partnership Program	16.607		6,031
			611,076
<i>JAG Program Cluster</i>			
<i>Direct Program:</i>			
Edward Byrne Memorial Justice Assistance Grant Program	16.738	2014-DJ-BX-0068	25,000
Total U.S. Department of Justice			636,076
U.S. Department of Transportation			
<i>Federal Transit Cluster</i>			
<i>Direct Programs:</i>			
Federal Transit - Capital Investment Grants	20.500	CA-04-0058-00	\$ 20,760
Federal Transit - Formula Grants (Urbanized Area Formula Program)	20.507	CA-90-Y202-00	323
Federal Transit - Formula Grants (Urbanized Area Formula Program)	20.507	CA-90-Y340-00	323
Federal Transit - Formula Grants (Urbanized Area Formula Program)	20.507	CA-90-Y607-00	59,300
Federal Transit - Formula Grants (Urbanized Area Formula Program)	20.507	CA-90-Y707-00	65,809
Federal Transit - Formula Grants (Urbanized Area Formula Program)	20.507	CA-90-Z090-01	1,691,525
Total Federal Transit Cluster			1,838,040
<i>Highway Safety Cluster</i>			
<i>Pass-through the State of California Office of Traffic Safety:</i>			
State and Community Highway Safety	20.600	PT1507	39,991
State and Community Highway Safety	20.600	PT14125	18,555
Total Highway Safety Cluster			58,546

(Continued)

City of Gardena
Schedule of Expenditures of Federal Awards (Continued)
For the Year Ended June 30, 2015

Federal Grantor/Pass-Through Grantor Program Title	Federal CFDA Number	Agency or Pass-Through Number	Federal Expenditures
U.S. Department of Transportation (Continued)			
<i>Pass-through the University of California, Berkeley, School of Public Health:</i>			
Minimum Penalties for Repeat Offenders for Driving While Intoxicated	20.608	SC14155	45,025
<i>Pass-through the State of California Office of Traffic Safety:</i>			
Minimum Penalties for Repeat Offenders for Driving While Intoxicated	20.608	AL1433	202,038
Minimum Penalties for Repeat Offenders for Driving While Intoxicated	20.608	PT1507	135,279
Minimum Penalties for Repeat Offenders for Driving While Intoxicated	20.608	PT14125	44,045
Total Minimum Penalties for Repeat Offenders for Driving While Intoxicated			<u>426,387</u>
Total U.S. Department of Transportation			<u>2,322,973</u>
U.S. Department of Health and Human Services			
<i>Aging Cluster</i>			
<i>Pass-through the County of Los Angeles:</i>			
Special Programs for the Aging - Title III, Part B - Grants for Supportive Services and Senior Centers	93.044	SSP141807	\$ 41,850
Special Programs for the Aging - Title III, Part B - Grants for Supportive Services and Senior Centers	93.044	ENP-1216-007	1,030
Special Programs for the Aging - Title III, Part C - Nutrition Services	93.045	ENP-1216-007	353,480
Nutrition Services Incentive Program	93.053	ENP-1216-007	41,350
Total Aging Cluster			<u>437,710</u>
<i>CCDF Cluster</i>			
<i>Pass-through the State of California Department of Education:</i>			
Child Care and Development Block Grant	93.575	CCTR-4076	227,035
Child Care Mandatory and Matching Funds of the Child Care and Development Fund	93.596	CCTR-4076	412,662
Total CCDF Cluster			<u>639,697</u>
Total U.S. Department of Health and Human Services			<u>1,077,407</u>
Total Expenditures of Federal Awards			<u>\$ 5,334,428</u>

(Concluded)

City of Gardena
Notes to the Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2015

Note 1 – Reporting Entity

The financial reporting entity, as defined by the Governmental Accounting Standards Board (“GASB”) Codification, consists of the primary government, which is the City of Gardena (the “City”), organizations for which the primary government is financially accountable, and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the City’s financial statements to be misleading or incomplete.

The City Council acts as the governing body and is able to impose its will on the following organization, establishing financial accountability:

- City of Gardena Public Improvement Corporation

Note 2 – Summary of Significant Accounting Policies

Basis of Accounting

Funds received under the various grant programs have been recorded within the special revenue funds and enterprise fund of the City. The City utilizes the modified accrual basis of accounting for the special revenue funds and the accrual basis of accounting for the enterprise funds. The accompanying Schedule of Expenditures of Federal Awards (the “Schedule”) is presented in accordance with the requirements of Office of Management and Budget (“OMB”) Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in the Schedule may differ from amounts presented in, or used in, the preparation of City’s basic financial statements.

Schedule of Expenditures of Federal Awards

The accompanying Schedule presents the activity of all federal financial assistance programs of the City. Federal financial assistance received directly from federal agencies, as well as federal financial assistance passed through the State of California Department of Housing and Community Development, the State of California Office of Traffic Safety, the State of California Department of Education, the County of Los Angeles, and the University of California, Berkeley, School of Public Health, are included in the Schedule. The Schedule was prepared from only the accounts of various grant programs and, therefore, does not present the financial position or results of operations of the City.

City of Gardena
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2015

Section I – Summary of Auditor’s Results

Financial Statements

Types of auditors’ report issued:	Unmodified
Internal control over financial reporting:	
• Material weakness(es) identified?	No
• Significant deficiency(ies) identified?	None Reported
Noncompliance material to financial statements noted?	No

Federal Awards

Internal control over major federal programs:	
• Material weakness(es) identified?	No
• Significant deficiency(ies) identified?	2015-001 to 2015-008
Type of auditor’s report issued on compliance for major federal programs	Unmodified
Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of OMB Circular A-133?	Yes

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

Section I – Summary of Auditor’s Results (Continued)

Identification of major federal programs:

CFDA Numbers	Major Program or Cluster	Federal Expenditures
14.239	HOME Investment Partnerships Program	\$ 560,092 ✓
16.922	Equitable Sharing Program	605,045 ✓
	<i>Federal Transit Cluster:</i>	
20.500	Federal Transit - Capital Investment Grants	20,760
20.507	Federal Transit - Formula Grants	1,817,280
	Total Federal Transit Cluster	<u>1,838,040</u> ✓
	<i>Aging Cluster:</i>	
	Special Programs for the Aging - Title III, Part B - Grants for	
93.044	Supportive Services and Senior Centers	42,880
93.045	Special Programs for the Aging - Title III, Part C - Nutrition Services	353,480
93.053	Nutrition Services Incentive Program	41,350
	Total Aging Cluster	<u>437,710</u> ✓
	<i>CCDF Cluster:</i>	
93.575	Child Care and Development Block Grant	227,035
	Child Care Mandatory and Matching Funds of the	
93.596	Child Care and Development Fund	412,662
	Total CCDF Cluster	<u>639,697</u> ✓
	Total Expenditures of All Major Federal Programs	<u>\$ 4,080,584</u>
	Total Expenditures of Federal Awards	<u>\$ 5,334,428</u>
	Percent of Total Expenditures of Federal Awards	<u>76.50%</u>

Dollar threshold for distinguishing type A and type B programs: **\$300,000**

Auditee qualified as a low-risk auditee under Section 530 of OMB Circular A-133? **No**

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

Section II – Financial Statement Findings

No financial statement findings were noted for the year ended June 30, 2015.

Section III – Federal Awards Findings and Questions Costs

A. Current Year Findings and Questioned Costs – Major Federal Award Program Audit

2015-001 Cash Management – Internal Control and Compliance over Reimbursement Requests

Programs:

Special Programs for the Aging- Title III, Part B – Grants for Supportive Services and Senior Centers, and Special Program for the Aging – Title III, Part C - Nutrition Services, Nutrition Services Incentive Program, (CFDA Numbers 93.044, 93.045 and 93.053, U.S. Department of Health and Human Services, County of Los Angeles, Award Numbers ENP-1216-007 and SSP141807)

Criteria:

Pursuant to the Paragraph 5.10.4.1 under the Contract by and between County of Los Angeles Community and Senior Services and City of Gardena for Elderly Nutrition Program Contract Period July 2014 – June 2018 Contract Number SSP-141807 (the “SSP Contract”), Contractor shall submit monthly invoices to County by the 10th calendar day of the month following the month of Services.

Pursuant to the Paragraph 5.10.4.4 under the Contract by and between County of Los Angeles Community and Senior Services and City of Gardena for Elderly Nutrition Program Contract Period July 2014 – June 2018 Contract Number SSP-141807 (the “SSP Contract”), Contractor is responsible for the accuracy of invoices submitted to County. Contractor shall reconcile its invoices it submits to County.

Pursuant to the Paragraph 5.10.9 under the Contract by and between County of Los Angeles Community and Senior Services and City of Gardena for Elderly Nutrition Program Contract Period July 2012 – June 2016 Contract Number ENP-1216-007 (the “ENP Contract”), Contractor is responsible for the accuracy of invoices and correct inaccuracies or inconsistencies in the invoices it submits to County.

Condition:

During our testing of the City’s reimbursement requests submitted to the County of Los Angeles, we noted that the invoice for September 2014 for the SSP Contract was not submitted by 10th calendar day of the following month.

During our testing of the City’s reimbursement requests submitted to the County of Los Angeles for ENP Contract, we noted that 4 out of 4 monthly invoices to the County did not agree to the City’s internal Meal Data Summary Sheets for the meals consumed.

During our testing of the City’s reimbursement request submitted to the County of Los Angeles for SSP Contract, we noted that 1 out of 4 monthly invoice to the County did not agree to the City’s internal Employee Timesheet/Sign in Sheet.

Cause:

The City does not have sufficient monitoring procedures in place to ensure the reimbursement requests are being reconciled and reviewed properly for accuracy and timeliness for the Aging programs.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

Section III – Federal Awards Findings and Questions Costs (Continued)

A. Current Year Findings and Questioned Costs – Major Federal Award Program Audit (Continued)

2015-001 Cash Management – Internal Control and Compliance over Reimbursement Requests (Continued)

Effect:

Inadequate a review process resulted in the City not in compliance for the Aging program.

Questioned Cost:

No questioned costs over \$10,000 noted.

Recommendation:

We recommended that the City follow its Grant Management Policy that requires the second review of the invoice as well as the internal Meal Data Summary Sheets and Employee Timesheets/Sign in Sheets prior to submission for payment. We also recommended that the City establish a process to ensure timely submission of the reimbursement requests.

Views of Responsible Officials and Planned Corrective Actions:

Brian Tanaka, Recreation Leader II will ensure that the City follows its Grant Management Policy that requires a second review of invoices, internal meal data summary sheets and employee timesheets prior to submission for payment. Brian Tanaka will establish and document a process to ensure timely submission of the reimbursement requests to avoid any future late submissions. The expected implementation date is June 1, 2016.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

Section III – Federal Awards Findings and Questions Costs (Continued)

A. Current Year Findings and Questioned Costs – Major Federal Award Program Audit (Continued)

2015-002 Cash Management - Internal Control and Compliance over Forfeiture Funds Received

Program:

Equitable Sharing Program (CFDA Number 16.922, U.S. Department of Justice, Award Number CA0192400)

Criteria:

Pursuant to Equitable Sharing Agreement, the Agency agrees to account separately for federal equitable sharing funds received from the Department of Justice and Department of the Treasury. Funds from state and local forfeitures, joint law enforcement operations funds, and other sources must not be commingled with federal equitable sharing funds.

Condition:

During our testing, we noted that the City did not separate different funding sources in different funds.

Cause:

The City did not set up different funds to keep track of difference funding sources.

Effect:

The City could provide incorrect program information to the Department of Justice on funding received and expended.

Questioned Cost:

None

Recommendation:

We also recommended the City to set up different funds to keep track of different funding sources.

Views of Responsible Officials and Planned Corrective Actions:

Ray Beeman, Accounting/Finance Manager will ensure that the City accounts separately for federal equitable sharing funds received form the Department of Justice and Department of Treasury. The expected implementation date is June 1, 2016.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

Section III – Federal Awards Findings and Questions Costs (Continued)

A. Current Year Findings and Questioned Costs – Major Federal Award Program Audit (Continued)

2015-003 Eligibility - Internal Control and Compliance over Eligibility

Programs:

Special Program for the Aging – Title III, Part C - *Nutrition Services and Nutrition Services Incentive Program* (CFDA Numbers 93.045 and 93.053, U.S. Department of Health and Human Services, County of Los Angeles, Award Numbers ENP-1216-007 and SSP141807)

Criteria:

Pursuant to Congregate Meal and Home Delivered Meal Volunteers Meal Policy, at no time shall a volunteer under the age of 60 or staff member deprive an older individual (60 years and older) of a meal.

Pursuant to Exhibit A Statement of Work Section 2.0 Eligibility Criteria 2.3 Home-Delivered Meal Services under the Contract, older individuals are eligible to become clients and receive home-deliver meal service when they meet at least one of the following criteria: 1) an older individual who is frail and homebound by reason of illness, disability, or is otherwise isolated, 2) the spouse of the older individual that the City determined necessary, or 3) an individual with a disability who resides in the home of the older individual.

Pursuant to Exhibit A Statement of Work Section 3.6 Client Assessment for Congregate Meal Service under the contract, the City shall complete an initial assessment 2 weeks before or after congregate meal services first begin to determine the eligibility by using the Universal Intake Form (“UIF”) and perform a reassessment annually for each participant by completing a new UIF.

Pursuant to Exhibit A Statement of Work Section 3.7 Client Assessment for Home-Delivered Meal under the contract, the City shall complete an initial assessment 2 weeks before or after home-deliver meal services first begin to determine the eligibility by using the Universal Intake Form (“UIF”). The City shall perform an update of the participant’s need at minimum once every three months. By the third and ninth months, a telephone reassessment is need. By the sixth month, The City shall conduct an in-home visit. At the Twelfth month, the City shall perform a reassessment by completing a new UIF in the participant’s home.

Condition:

During our testing of the City’s internal control over eligibility, we noted that no formal signature was documented on the intake forms to indicate the forms were reviewed by City staff for 5 out of the 40 forms for the congregated meal services and 1 out of the 40 forms for the home-delivered meal program.

In addition, we noted that 4 out of the 40 forms for the congregated meal services and 1 out of the 40 home-delivered meals program tested did not either have the age stated or accurate age stated on the intake forms.

We also noted that 4 out of the 40 samples selected for Home Delivery eligibility testing were volunteers and 2 out of the 4 volunteers who consumed Home Delivered Meals were under 60 and were not eligible to consume the meals.

Furthermore, we noted that 1 out of 40 samples selected for Home Delivery eligibility testing intake form was signed after the City started providing meals.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

Section III – Federal Awards Findings and Questions Costs (Continued)

A. Current Year Findings and Questioned Costs – Major Federal Award Program Audit (Continued)

2015-003 Eligibility - Internal Control and Compliance over Eligibility (Continued)

Cause:

The monitoring controls are lacking to enforce the eligibility requirements to consume meals.

Effect:

Due tot 4 out of the 40 forms for the congregated meal services tested did not either have the age stated or accurate age on the intake forms and total population during the fiscal year 2015 to the congregate consume the meals was 1,288, it is projected that the City could entered approximately 129 incorrect participant data for Congregate meals into Get Care, the County's invoicing system.

Due to 1 out of the 40 home-delivered meals program tested did not either have the age stated or accurate age stated on the intake forms and the total population during the fiscal year 2015 to consume the Home Delivery meals was 207, it is projected that the City could provide meals to approximately 5 incorrect participant data for Home Delivery meals into Get Care, the County's invoicing system.

Due to 4 out of 40 samples selected for Home Delivery eligibility testing were ineligible to consume the meals and total population during the fiscal year 2015 to consume the meals was 207, it is projected that the City could provide meals to approximately 21 ineligible individuals for Home Delivery meals

Questioned Cost:

No questioned costs over \$10,000 noted.

Recommendation:

We recommended the City follow its policy requiring staff knowledgeable with program eligibility requirements to review and sign intake forms when determining participant eligibility. We also recommend the City develop a formal policy on second review of the participants' data in Get Care.

Views of Responsible Officials and Planned Corrective Actions:

Evette Wedlow-Benjamin, Recreation Supervisor will ensure that the City is following its policy requiring staff knowledgeable with program eligibility requirements to review and sign intake forms when determining participant eligibility. Evette Wedlow-Benjamin will develop a policy on second review of participants' data in Get Care. The expected implementation date is June 1, 2016.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

Section III – Federal Awards Findings and Questions Costs (Continued)

A. Current Year Findings and Questioned Costs – Major Federal Award Program Audit (Continued)

2015-004 Matching, Level of Effort and Earmarking – Internal Control over Matching

Programs:

Special Programs for the Aging- Title III, Part B – Grants for Supportive Services and Senior Centers, and Special Program for the Aging – Title III, Part C - Nutrition Services, Nutrition Services Incentive Program, (CFDA Numbers 93.044, 93.045 and 93.053, U.S. Department of Health and Human Services, County of Los Angeles, Award Numbers ENP-1216-007 and SSP141807)

Criteria:

In accordance with the OMB A-133 June 2015 Compliance Supplement, under the matching monitoring requirement, it states that a supervisory review of matching activities should be performed to assess the accuracy and allowability of transactions.

Condition:

During our testing of volunteer matching requirement, 3 out of 40 applications were signed after the volunteers started providing volunteer service

The volunteer hours are the matching funds used by the City in accordance with the grant agreement. During our testing of the City's internal control over the matching monitoring requirement, we noted that volunteer timesheets were missing supervisory approvals for 3 out of 4 months tested at Rowley Site, for 2 out of 4 months tested at Nokaoka Congregate Meal Site, and 1 of 4 months tested for Nokaoka Home Delivery Program.

In addition, we also noted that clerical errors occurred when the City staff transferred data from each location's volunteer time sheets to the Monthly Data Summary Sheets. 3 out of the 4 months tested were not transferred correctly.

Furthermore, we noted that the City incorrectly transfer data from the Monthly Data Summary Sheets into its internal used work sheets – Program Invoices to prepare Get Care Invoices. 2 out of 4 months tested were transferred incorrectly. The volunteer hours were not accounted correctly for in the Data Collection Forms.

Cause:

The review process over volunteer's timesheet is lacking to ensure the matching fund used is calculated correctly. The review process over the Get Care invoices preparation is also inadequate to ensure the data is transferred correctly.

Effect:

The incorrectly calculated matching fund could lead to disallowance of reimbursement requests and noncompliance of matching requirement.

Questioned Cost:

No questioned costs over \$10,000 noted.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

Section III – Federal Awards Findings and Questions Costs (Continued)

A. Current Year Findings and Questioned Costs – Major Federal Award Program Audit (Continued)

2015-004 Matching, Level of Effort and Earmarking – Internal Control over Matching (Continued)

Recommendation:

We recommended that supervisory review and sign off on all volunteer timesheets and that all locations have the same procedures for approving volunteer time sheets. We also recommended that a supervisor review and sign off on the Monthly Data Summary Sheet and Program Invoices to ensure the data transferred correctly.

Views of Responsible Officials and Planned Corrective Actions:

Evette Wedlow-Benjamin, Recreation Supervisor will develop a universal policy for all volunteer locations for approving volunteer time sheets, which will include supervisory review and sign off on all volunteer time sheets. Evette Wedlow-Benjamin will also include as subsection in these policies that a supervisor needs to review and sign off on the Monthly Data Summary Sheet and Program Invoices in a timely manner to ensure the data is transferred correctly. The expected implementation date is June 1, 2016.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

A. Current Year Findings and Questioned Costs – Major Federal Award Program Audit (Continued)

2015-005 Period of Performance – Internal Control and Compliance over Period of Performance

Programs:

Federal Transit - Capital Investment Grants and Federal Transit - Formula Grants (Urbanized Area Formula Program), (CFDA Numbers 20.500 and 20.507, U.S. Department of Transportation, Award Numbers CA-04-0058-00, CA-90-Y202-00, and CA-90-Y340-00)

Criteria:

Pursuant to the OMB A-133 June 2015 Compliance Requirements *Period of Performance*, Federal awards may specify a time period during which the non-Federal entity may use the Federal funds. Where a funding period is specified, a non-Federal entity may charge to the award only costs resulting from obligations incurred during the funding period and any preaward costs authorized by the Federal awarding agency. Also, if authorized by the Federal program, unobligated balances may be carried over and charged for obligations of a subsequent funding period. Obligations means the amounts of orders placed, contracts and subgrants awarded, goods and services received, and similar transactions during a given period that will require payment by the non-Federal entity during the same or a future period (A-102 Common Rule, §___.23; OMB Circular A-110 (2 CFR section 215.28)).

Non-Federal entities shall liquidate all obligations incurred under the award not later than 90 days after the end of the funding period (or as specified in a program regulation). The Federal agency may extend this deadline upon request (A-102 Common Rule, §___.23; OMB Circular A-110 (2 CFR section 215.71)).

Condition:

During our audit, we noted that the City did not close grants timely. The grants CA-04-0058-00, CA-90-Y-202-00, and CA-90-Y340-00 have passed the period of performance for 5, 10, and 8 years at June 30, 2015, respectively. Extensions have been requested; however, there were no new expiration dates obtained by the City.

Cause:

The City did not have a formal policy in place to ensure the grants were closeout timely.

Effect:

This caused the City spent funding sources after the allowed period of performance and resulted in noncompliance with the Period of Performance requirements.

Questioned Cost:

None

Recommendation:

We recommended the City adopt a formal policy to review all grants on a regular basis and determine whether any grant is expiring and close the grant timely to ensure the City spends the grant in compliance with the Period of Performance requirements.

Views of Responsible Officials and Planned Corrective Actions:

Raphael Guillen, Finance and Admin Services Manager will be responsible for ensuring that we create a policy to review all grants on a regular basis to ensure the City spends the grant funding in compliance with Period of Performance requirements. The expected implementation date is June 1, 2016.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

A. Current Year Findings and Questioned Costs – Major Federal Award Program Audit (Continued)

2015-006 Procurement and Suspension, and Debarment – Internal Control over Verification Against the System for Award Management (“SAM”)

Program:

Equitable Sharing Program (CFDA Number 16.922, U.S. Department of Justice, Award Number CA0192400)

Criteria:

In accordance with the OMB A-133 June 2015 Compliance Supplement, non-Federal entities are prohibited from contracting with or making subawards under covered transactions to parties that are suspended or debarred. “Covered transactions” include those procurement contracts for goods and services awarded under a nonprocurement transaction (e.g., grant or cooperative agreement) that are expected to equal or exceed \$25,000 or meet certain other criteria as specified in 2 CFR section 180.220. All nonprocurement transactions entered into by a recipient (i.e., subawards to subrecipients), irrespective of award amount, are considered covered transactions, unless they are exempt as provided in 2 CFR section 180.215.

When a non-Federal entity enters into a covered transaction with an entity at a lower tier, thenon-Federal entity must verify that the entity, as defined in 2 CFR section 180.995 and agency adopting regulations, is not suspended or debarred or otherwise excluded from participating in the transaction. This verification may be accomplished by (1) checking the Excluded Parties List System (EPLS) maintained by the General Services Administration (GSA) and available at <https://www.sam.gov/portal/public/SAM/> (Note: EPLS is no longer a separate system; however, the OMB guidance and agency implementing regulations still refer to it as EPLS), (2) collecting a certification from the entity, or (3) adding a clause or condition to the covered transaction with that entity (2 CFR section 180.300).

Condition:

During our audit, we noted that the City did not have any proof of verifying the vendors made purchases with against the SAM to ensure that they were not suspended or debarred from federally—funded purchases.

Cause:

The City does not have a formal policy to require departments to perform suspension or debarment over vendors that the City makes purchases with federally-funded projects.

Effect:

Without verifying whether vendors are suspended or debarred from working on federally-funded projects, the City could be purchasing with vendors that are prohibited from working on federally-funded projects.

Questioned Cost:

None

Recommendation:

We recommended the City establish proper internal control to monitor compliance requirements to ensure vendors made purchases with are not prohibited from federally-funded purchases.

Views of Responsible Officials and Planned Corrective Actions:

Gina Ayers, Administrative Analyst III will print out and save the evidence that for eligible purchases the City verified the vendor against the SAM database to ensure that they were not suspended or debarred from federally-funded purchases. The expected implementation date is May 1, 2016.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

Section III – Federal Awards Findings and Questions Costs (Continued)

A. Current Year Findings and Questioned Costs – Major Federal Award Program Audit (Continued)

2015-007 Program Income – Internal Control over Donation Cash Receipt Process

Programs:

Special Programs for the Aging- Title III, Part B – Grants for Supportive Services and Senior Centers, and Special Program for the Aging – Title III, Part C - Nutrition Services, Nutrition Services Incentive Program, (CFDA Numbers 93.044, 93.045 and 93.053, U.S. Department of Health and Human Services, County of Los Angeles, Award Numbers ENP-1216-007 and SSP141807)

Criteria:

In accordance with the OMB A-133 June 2015 Compliance Supplement, under the program income requirement, to provide reasonable assurance that the program income is correctly earned, recorded, and used in accordance with the program requirement, a mechanism is in place to ensure that program income is properly recorded as earned and deposited in the bank as collected (control activities) and internal audit of program income is performed (monitoring).

Pursuant to the City's Donation Procedures C-1 Senior Meal Site Programs, at the end of lunch program donations are tailed by site manager and a volunteer receptionist or other staff member.

Condition:

5 out of 40 cash count sheets tested were not signed by two City staffs to ensure the cash count was performed correctly.

4 out of 40 cash count sheets tested did not agree to Meal Site Data Collection form or the GL posting.

3 out of 4 months selected for testing Data Collection Form did not agree to amount reported on the monthly CSS Invoice.

Cause:

Various locations were involved in this program and the City policy requiring for 2 City staffs to sign off on the cash count sheets were followed. In addition, the reviewing process over recondition of the Data Collection Form to monthly CSS Invoice is lacking.

Effect:

The City could inaccurately report the donations amounts to the County of Los Angeles.

Questioned Cost:

No questioned costs over \$10,000 noted.

Recommendation:

We recommended the City establish and follow appropriate internal control procedures over the cash receipts for donation revenue.

Views of Responsible Officials and Planned Corrective Actions:

Evette Wedlow-Benjamin, Recreation Supervisor will develop a set of internal control procedures over the cash receipts for donation revenue and ensure that these controls are being followed. The expected implementation date is June 1, 2016.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

Section III – Federal Awards Findings and Questions Costs (Continued)

A. Current Year Findings and Questioned Costs – Major Federal Award Program Audit (Continued)

2015-008 Special Tests and Provisions – Internal Control and Compliance over Quality Control Plan

Program:

Special Programs for the Aging- Title III, Part B – Grants for Supportive Services and Senior Centers, and Special Program for the Aging – Title III, Part C - Nutrition Services, Nutrition Services Incentive Program, (CFDA Numbers 93.044, 93.045 and 93.053, U.S. Department of Health and Human Services, County of Los Angeles, Award Number ENP-1216-007)

Criteria:

Pursuant to Exhibit A Statement of Work Section 10.0 Quality Control Plan under the Contract, the Contractor shall establish and utilize a comprehensive Quality Control Plan (“QCP”) to assure the County a consistently high level of service throughout the term of the Control. The QCP shall be retained on file at the Contractor’s main administrative office. The QCP shall include, but not limited to, the following: 1) A method of monitoring to ensure that Contract requirements are being met; 2) a record of all inspections conducted by the Contractor, any corrective action taken, the time a problem was first identified, a clear description of the problem, and the time elapsed between identification and completed corrective action, shall be provided to the County upon request.

Condition:

During our audit, we noted that the Aging Program had internal controls issues over Eligibility determination and Program Income, and compliance issues over Eligibility determination despite having the QCPs in place.

Cause:

The QCPs were not fully executed by the Program and the QCPs were not updated or reviewed periodically to ensure the Program met the contract requirements.

Effect:

Not utilizing the City’s QCPs resulted in non-compliance with the contract agreement.

Questioned Cost:

None

Recommendation:

We recommended the City follow its QCPs and monitor the performance of the Aging staff to ensure the City utilize its QCPs effectively.

Views of Responsible Officials and Planned Corrective Actions:

Evette Wedlow-Benjamin, Recreation Supervisor will ensure that the City follows its QCPs and will monitor the performance of the Aging staff to ensure the City utilizes its QCPs effectively. The expected implementation date is June 1, 2016.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

Section III – Federal Awards Findings and Questions Costs (Continued)

B. Prior Year Findings and Questioned Costs – Major Federal Award Program Audit

2014-01 Allowable Costs/Cost Principles – Internal Control over Payroll Expenditures

Program:

WIA Youth Activities, (CFDA Number 17.259, U.S. Department of Labor, City of Inglewood, Award Number 12-W159)

Condition:

During our testing of the City's internal control over allowable costs, we noted that one of the employee's salary expenditure was not correctly allocated to the account number associated with the program at the percentage indicated in the Personnel Action Form for the pay period ended July 20, 2013 and August 17, 2013. Per review of personnel action form effective July 1, 2013, 5% of salary and benefits were to be allocated to the WIA Youth Program; however, 50% of the salary and benefits were allocated to the WIA Youth Program. Each pay period was over-allocated by \$1,287 until it was corrected for the pay period ended August 30, 2013.

Recommendation:

We recommended the City follow its policy of requiring staff knowledgeable with program requirements to review and sign off the labor distribution report. We also recommended the City identify the allocation percentage to difference programs on the timesheet.

Status:

Finding was resolved during the year ended June 30, 2015.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the year ended June 30, 2015

Section III – Federal Awards Findings and Questions Costs (Continued)

B. Prior Year Findings and Questioned Costs – Major Federal Award Program Audit (Continued)

2014-02 Cash Management – Internal Control and Compliance over Reimbursement Requests

Programs:

Special Programs for the Aging- Title III, Part B – Grants for Supportive Services and Senior Centers, and Special Program for the Aging – Title III, Part C - Nutrition Services, Nutrition Services Incentive Program, (CFDA Numbers 93.044, 93.045 and 93.053, U.S. Department of Health and Human Services, County of Los Angeles, Award Number ENP-1216-007)

Condition:

During our testing of the City’s reimbursement requests submitted to the County of Los Angeles, we noted that the invoice for December 2013 were not submitted by 10th working day of the following month.

We also noted that the City invoiced the County of Los Angeles \$5.95 per meal for the hot meal served under the Supplemental/One-Time-Only (“OTO”) funding – *Home Delivery Program* instead of \$5.65 for service period October 2013, November 2013, December 2013, January 2014, February 2014, and March 2014. The cumulative over charge was less than \$10,000.

During our testing of internal control over the OTO reimbursement requests, we noted that three out of eight invoices were missing the supervisory approvals.

Recommendation:

We recommended that the City follow its Grant Management Policy that requires the second review of the invoice prior to submission for payment. We also recommended that the City establish a process to ensure timely submission of the reimbursement requests.

Status:

See current year finding 2015-001.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

Section III – Federal Awards Findings and Questions Costs (Continued)

B. Prior Year Findings and Questioned Costs – Major Federal Award Program Audit (Continued)

2014-03 Eligibility - Internal Control over Eligibility

Programs:

Special Program for the Aging – Title III, Part C - *Nutrition Services and Nutrition Services Incentive Program* (CFDA Numbers 93.045 and 93.053, U.S. Department of Health and Human Services, County of Los Angeles, Award Number ENP-1216-007)

Condition:

During our testing of the City's internal control over eligibility, we noted that no formal signature was documented on the intake forms to indicate the forms were reviewed by City staff for two out of the 40 forms for the congregated meal services and one out of the 40 forms for the home-delivered meal program.

In addition, we noted that six out of the 40 forms for the congregated meal services and seven out of the 40 home-delivered meals program tested did not either have the age stated or correct age stated on the intake forms.

We also noted that the participants' data entered into Get Care, the County's invoicing system was not reviewed by knowledgeable City staff. The County will inform the City if any mistakes occurred after the fact.

Recommendation:

We recommended the City follow its policy requiring staff knowledgeable with program eligibility requirements to review and sign intake forms when determining participant eligibility. We also recommend the City develop a formal policy to adopt a second review procedure after the participants' data is input into Get Care.

Status:

See current year finding 2015-003.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

Section III – Federal Awards Findings and Questions Costs (Continued)

B. Prior Year Findings and Questioned Costs – Major Federal Award Program Audit (Continued)

2014-04 Equipment and Real Property Management – Internal Control over Physical Inventory of Equipment

Programs:

Equitable Sharing Program (CFDA Number 16.922, U.S. Department of Justice, Award Number CA0192400)

Condition:

During our testing of the City's internal control over physical inventory, asset schedule was obtained from the City; however, there is no supervisory review on the physical inventory for the equipment purchased with Equitable Sharing fund.

Recommendation:

We recommend the City establish and follow appropriate internal control procedures of requiring knowledgeable staff review and sign off on the physical inventory report to ensure that the equipment purchased with the Equitable Sharing Program are fully accounted for.

Status:

Finding was resolved during the year ended June 30, 2015.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

Section III – Federal Awards Findings and Questions Costs (Continued)

B. Prior Year Findings and Questioned Costs – Major Federal Award Program Audit (Continued)

2014-05 Matching, Level of Effort and Earmarking – Internal Control over Matching

Programs:

Special Programs for the Aging- Title III, Part B – Grants for Supportive Services and Senior Centers, and Special Program for the Aging – Title III, Part C - Nutrition Services, Nutrition Services Incentive Program, (CFDA Numbers 93.044, 93.045 and 93.053, U.S. Department of Health and Human Services, County of Los Angeles, Award Number ENP-1216-007

Condition:

The volunteer hours are the matching funds used by the City in accordance with the grant agreement. During our testing of the City's internal control over the matching monitoring requirement, we noted that 1) the office volunteer time sheets did not have any supervisory approvals and two out of the 40 volunteers selected total hours added up incorrectly and 2) Two out of the 40 volunteers selected did not sign off their time sheets

In addition, we also noted that human errors occurred when the City staff converted data from each location's volunteer time sheets to the Monthly Data Summary Sheets. Three months out of the 4 months did not convert correctly.

Furthermore, we noted that the City incorrectly converted data from the Monthly Data Summary Sheets into its internal used work sheets – Program Invoices to prepare Get Care Invoices. Two out of 4 months tested were converted wrongly. The City staff entered volunteer hours and meals provided during the month incorrectly on its internal work sheets – Program Invoices.

Recommendation:

We recommended that supervisory review and sign off on all volunteer timesheets and that all locations have the same procedures for approving volunteer time sheets. We also recommended that a supervisor review and sign off on the Monthly Data Summary Sheet and Program Invoices to ensure the data conversion is performed correctly.

Status:

See current year finding 2015-004.

City of Gardena
Schedule of Findings and Questioned Costs (Continued)
For the Year Ended June 30, 2015

Section III – Federal Awards Findings and Questions Costs (Continued)

B. Prior Year Findings and Questioned Costs – Major Federal Award Program Audit (Continued)

2014-06 Program Income – Internal Control over Donation Cash Receipt Process

Programs:

Special Programs for the Aging- Title III, Part B – Grants for Supportive Services and Senior Centers, and Special Program for the Aging – Title III, Part C - Nutrition Services, Nutrition Services Incentive Program, (CFDA Numbers 93.044, 93.045 and 93.053, U.S. Department of Health and Human Services, County of Los Angeles, Award Number ENP-1216-007)

Condition:

12 out of the 40 cash count sheets were not signed by two City staffs to ensure the cash count was performed correctly.

Recommendation:

We recommended the City establish and follow appropriate internal control procedures over the cash receipts for program income.

Status:

See current year finding 2015-007.

2014-07 Reporting - Internal Control over Reporting

Program:

Equitable Sharing Program (CFDA Number 16.922, U.S. Department of Justice, Award Number CA0192400)

Condition:

During our testing, we noted that the balances from the Equitable Sharing Agreement and Certification (the "Certification") did not agree to the general ledger.

Recommendation:

We recommended the City develop policies and procedures on reconciling the amount reported in the Certification to the general ledger and on having knowledgeable City staff review the Certification and the reconciliation to ensure the accuracy of the Certification.

Status:

Finding was resolved during the year ended June 30, 2015.



City of Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8. B (1)(A)(B)(C)
 Department: POLICE, STREETS, & DEVELOPMENT SVCS.
 Meeting Date: 04/26/2016
 Resolution No. 6223; 6224
 Ordinance No. 1766

TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA TITLE: PUBLIC HEARING, ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR A GENERAL PLAN AMENDMENT, ZONING CODE AMENDMENT, AND ZONE CHANGE FOR 1.84 ACRES OF PROPERTY LOCATED AT 14216 BRIGHTON AVENUE, 1401 AND 1425 WEST ROSECRANS AVENUE, AND FOR A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR A SELF-STORAGE PROJECT AT 14215 NORMANDIE AVENUE (GPA#1-15)(ZC#1-15)(ZCA #1-16); APPROVE THE GENERAL PLAN AMENDMENT, ZONING CODE AMENDMENT AND ZONE CHANGE; AND AFFIRM THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION'S DECISION TO APPROVE A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR THE SELF-STORAGE PROJECT LOCATED AT 14215 NORMANDIE AVENUE (CUP#2-15)(SPR#7-15)

- A) RESOLUTION NO. 6223, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR PURPOSES OF A GENERAL PLAN AMENDMENT, ZONE CHANGE, ZONING CODE AMENDMENT, AND AFFIRMING THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION'S DECISION TO ADOPT THE SAME FOR A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR THE STORQUEST PROJECT (EA#8-15) AND AMENDING THE LAND USE PLAN OF THE COMMUNITY DEVELOPMENT ELEMENT OF THE CITY'S GENERAL PLAN RELATING TO DENSITY FOR THE GENERAL COMMERCIAL LAND USE DESIGNATION (GPA#1-15)
- B) RESOLUTION NO. 6224, AFFIRMING THE DECISION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION APPROVING THE CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR THE STORQUEST PROJECT (CUP#2-15) (SPR#7-15)
- C) PUBLIC HEARING: ORDINANCE NO. 1766, AMENDING CHAPTER 18.34 OF THE GARDENA MUNICIPAL CODE RELATING TO THE HEAVY COMMERCIAL (C-4) ZONE, AMENDING CHAPTER 18.46 OF THE GARDENA MUNICIPAL CODE RELATING TO CONDITIONAL USE PERMITS, AND REZONING PROPERTY GENERALLY LOCATED ON WEST ROSECRANS AVENUE BETWEEN SOUTH NORMANDIE AVENUE AND BRIGHTON AVENUE FROM GENERAL COMMERCIAL (C-3) TO HEAVY COMMERCIAL (C-4) (ZC#1-15) (ZCA#1-16)

<u>COUNCIL ACTION REQUIRED</u>	<u>Action Taken</u>
<ul style="list-style-type: none"> • Conduct a Public Hearing; • Adopt Resolution No. 6223; • Adopt Resolution No. 6224; and • Introduce Ordinance No. 1766 	

RECOMMENDATION AND STAFF SUMMARY

Staff respectfully recommends that the City Council conduct a public hearing, take testimony, and adopt Resolution No. 6223 and Resolution No. 6224 and introduce Ordinance No. 1766.

On March 15, 2016, the Planning and Environmental Quality Commission (PEQC) held a duly noticed public hearing at which time it adopted Resolution No. PC 02-16. In doing so, the PEQC used its authority to approve a Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) (EA#8-15) and (CUP#2-15) and (SPR#7-15) for the "StorQuest Project" proposed on City-owned property located at 14215 S. Normandie Avenue. The approval of the "StorQuest Project" is subject to the City Council's approval of the "Land Use Project" below.

RESOLUTION NO. 6223 AND INTRODUCTION OF ORDINANCE 1766

The PEQC also recommended that the City Council adopt the MND and MMP (EA#8-15) for purposes of the Land Use Project that consists of a General Plan Amendment (GPA#1-15), Zone Change (ZC#2-15), and Zoning Code Amendment (ZCA#1-16). The City Council's action would amend the City's General Plan relating to density for the General Commercial land use designation and amend Chapter 18.34 of the Gardena Municipal Code (GMC) relating to the C-4 zone, amend Chapter 18.46 of the GMC relating to conditional use permits, and rezone property generally located on West Rosecrans Avenue between South Normandie Avenue and Brighton Avenue from General Commercial (C-3) to Heavy Commercial (C-4).

RESOLUTION NO. 6224

On March 24, 2016, Councilmember Medina called the "StorQuest Project" for review. A more detailed analysis of all aspects of the project are included in the PEQC packet and attached herein for further review and analysis.

At the April 12, 2016 City Council meeting, staff requested that the project be opened and continued to the April 26, 2016 City Council meeting so public noticing of the entire project could be completed. Since the April 12, 2016 City Council meeting, all noticing requirements were completed.

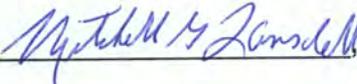
FINANCIAL IMPACT/COST

N/A

ATTACHMENTS

- Staff Report
- Resolution No's. 6223; 6224
- Ordinance No. 1766
- PEQC Agenda Packet

Submitted by:  Edward Medrano, Director
 Police, Streets & Development Services Date: 4/20/16

Concurred by:  Mitchell G. Lansdell, City Manager Date: 4/20/16

CITY COUNCIL MEETING AGENDA STAFF REPORT

Agenda Item No.	8. B. (3)
Department:	POLICE, STREETS, & DEVELOPMENT SVCS.
Meeting Date:	04/12/2016
Resolution No's	6223; 6224
Ordinance No.	1766

AGENDA TITLE:

PUBLIC HEARING: ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR A GENERAL PLAN AMENDMENT, ZONING CODE AMENDMENT, AND ZONE CHANGE FOR 1.84 ACRES OF PROPERTY LOCATED AT 14216 BRIGHTON AVENUE, 1401 AND 1425 WEST ROSECRANS AVENUE, AND FOR A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR A SELF-STORAGE PROJECT AT 14215 NORMANDIE AVENUE (GPA#1-15) (ZC#1-15) (ZCA#1-16); APPROVE THE GENERAL PLAN AMENDMENT, ZONING CODE AMENDMENT, AND ZONE CHANGE; AND AFFIRM THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION'S DECISION TO APPROVE A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR THE SELF-STORAGE PROJECT LOCATED AT 14215 NORMANDIE AVENUE (CUP#2-15) (SPR#7-15)

- A) **RESOLUTION NO. 6223, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR PURPOSES OF A GENERAL PLAN AMENDMENT, ZONE CHANGE, ZONING CODE AMENDMENT, AND AFFIRMING THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION'S DECISION TO ADOPT THE SAME FOR A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR THE STORQUEST PROJECT (EA#8-15) AND AMENDING THE LAND USE PLAN OF THE COMMUNITY DEVELOPMENT ELEMENT OF THE CITY'S GENERAL PLAN RELATING TO THE DENSITY FOR THE GENERAL COMMERCIAL LAND USE DESIGNATION (GPA#1-15)**
- B) **RESOLUTION NO. 6224, AFFIRMING THE DECISION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION APPROVING THE CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR THE STORQUEST PROJECT (CUP#2-15) (SPR#7-15)**
- C) **PUBLIC HEARING: ORDINANCE NO. 1766, AMENDING CHAPTER 18.34 OF THE GARDENA MUNICIPAL CODE RELATING TO THE HEAVY COMMERCIAL (C-4) ZONE, AMENDING CHAPTER 18.46 OF THE GARDENA MUNICIPAL CODE RELATING TO CONDITIONAL USE PERMITS, AND REZONING PROPERTY GENERALLY LOCATED ON WEST ROSECRANS AVENUE BETWEEN SOUTH NORMANDIE AVENUE AND BRIGHTON AVENUE FROM GENERAL COMMERCIAL (C-3) TO HEAVY COMMERCIAL (C-4) (ZC#1-15) (ZCA#1-16)**

RECOMMENDATION:

Staff respectfully recommends that the City Council:

- 1) Conduct a Public Hearing;
- 2) Adopt Resolution No. 6223;
- 3) Adopt Resolution No. 6224; *and*
- 4) Introduce Ordinance No. 1766.

BACKGROUND

In March 2015, the City entered into a Sales and Purchase Agreement with The William Warren Group, Inc. to sell the 1.24 acre City property located at 14215 South Normandie Avenue for \$1.4 million; the sale is contingent upon obtaining the land use entitlements that will allow for the development of the self-storage facility. In addition to requiring a conditional use permit and site plan review, the project also required a General Plan Amendment, Zone Change, and Zone Code Amendment. Best planning practices required the City to include the properties to the east and west of the City property on that same block to be included in the legislative changes for a total of 1.84 acres.

On March 15, 2016, the Planning and Environmental Quality Commission (PEQC) held a duly noticed public hearing at which time it adopted Resolution No. PC 02-16. In doing so, the PEQC used its authority to approve and adopt the following:

- 1) Adopted the Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) for purposes of the Conditional Use Permit and Site Plan Review;
- 2) Approved the Site Plan, subject to the City Council's approval of the Land Use Project; *and*
- 3) Approved the Conditional Use Permit, subject to the City Council's approval of the Land Use Project.

The PEQC also recommended that the City Council take the following actions:

- 1) Adopt the MND and MMP for the General Plan Amendment, Zone Change, and Zone Code Amendments; *and*
- 2) Adopt the General Plan Amendment, Zone Change and Zone Code Amendments.

On March 24, 2016, Councilmember Medina requested a Call for Review of the site plan review and conditional use permit (SPR#7-15) (CUP#2-15). Therefore, the proposed project consists of both legislative and administrative actions by the City Council and involves the following items:

- Adoption of Resolution 6223, adopting of a Mitigated Negative Declaration and Mitigation Monitoring Program for purposes of a general plan amendment, zone change, and zone code amendment, and affirming the PEQC's decision to adopt the same for a conditional use permit and site plan review for the StorQuest Project, and amending the land use plan of the community development element of the City's General Plan increasing the FAR in the General Commercial land use designation from 0.5 to 2.75 when a self-storage facility is involved (EA#8-15) (GPA#1-15);
- Introduction of Ordinance No. 1766, pertaining to the following:
 - Zone Change for six properties (APNs 6102-019-007, 6102-019-008, 6102-019-019, 6102-019-900, 6102-019-901, and 6102-019-902) totaling 1.84 acres generally located on the north side of West Rosecrans Avenue between Brighton Avenue on the west and South Normandie Avenue on the east as shown below from General Commercial (C-3) to Heavy Commercial (C-4). The current Mixed Use Overlay (MUO) will remain on these properties. (ZC#1-15)
 - Zoning Code Amendment (ZCA#1-16) of the following sections:
 - Section 18.34.030 – to allow self-storage facilities in the C-4 zone subject to a conditional use permit provided that the self-storage units do not exceed more than 75 feet of street ground floor frontage on a major collector or arterial street or are buffered by other allowed uses.

- Section 18.34.050 – to change the development standards to provide that when at least 80 percent of the development includes self-storage facilities, the FAR in the C-4 zone may be increased from 0.5 to 2.75.
- Section 18.46.030.C.17 – to specify that overhead doors may be visible from the public right-of-way when the doors are within an enclosed self-storage building and are visible only through windows of the building; and to clarify that the reference to interior driveway widths needing to be at least 25 feet means interior drive aisles.
- Adoption of Resolution No. 6224, affirming the PEQC's decision to approve Conditional Use Permit (CUP#7-15) and Site Plan Review (SPR#2-15) for the development of a four-story self-storage facility and retail center located at 14215 South Normandie Avenue, Gardena, which is known as the StorQuest Project.

At the April 12, 2016 City Council meeting, Staff requested that the project be opened and continued to the April 26, 2016 City Council meeting so public noticing of the entire project could be completed. Since the April 12, 2016 City Council meeting, all noticing requirements were completed.

DISCUSSION

Adoption of the MND and MMP

An Initial Study and Mitigated Negative Declaration was prepared and circulated for a 20-day public review period between February 22, 2016, and March 12, 2016, along with a Mitigation Monitoring Program.

In order for the general plan amendment, zone change, zone code amendment, site plan review, and conditional use permit listed above to be adopted, the City Council must first adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring Program (MMP).

The Mitigated Negative Declaration concluded that there were potentially significant impacts in the areas of aesthetics, cultural resources, geology and soils, and mandatory findings of significance, but that with the proposed mitigation measures, each of these impacts will be mitigated to a level of less than significant. The analysis of these impacts, as well as all of the impacts found to be less than significant, is incorporated herein by reference. The applicant has agreed to implement those conditions and mitigation measures referenced in the Initial Study and Mitigated Negative Declaration.

The City fully complied with the California Environmental Quality Act (CEQA) and the CEQA Guidelines in preparing and circulating the Initial Study and MND as more fully set forth in Resolution Numbers 6223 and 6224.

General Plan Amendment, Zoning Code Amendment and Zone Change

The entire project site for the General Plan Amendment and Zone Change encompasses 1.84 acres comprised of six parcels (APNs 6102-019-007, 6102-019-008, 6102-019-019, 6102-019-900, 6102-019-901, and 6102-019-902) and is currently zoned C-3/MU. The City's property at 14215 South Normandie Avenue is vacant. The property at 14216 Brighton Avenue is developed with a legal non-conforming residential property. The properties at 1401 and 1425 West Rosecrans Avenue are developed with legal non-conforming automotive uses.

The mixed-use overlay (MUO) zone allows for up to 30 residential units per acre. Due to the proximity of the project site to the existing Waste Transfer Station, which produces deleterious side effects, including trash, noise, and odor, it has been difficult to make productive use of the properties within

the project area, including the City-owned properties. It is highly unlikely that residential use would ever be developed given the existing negative conditions, regardless of the MUO.

In order to allow a productive use to be made of the City-owned properties, a General Plan Amendment, Zoning Code Amendment, and Zone Changes are proposed as specified above. The PEQC recommended that the City Council approve these changes. Staff believes that these changes represent good land use and zoning practices as these changes will enable the development of self-storage uses, which will not be severely impacted by the negative impacts of the Waste Transfer Station. Staff believes it represents good planning practice to also change the zoning of the properties on the northeast corner of Brighton Avenue and West Rosecrans Avenue and on the northwest corner of South Normandie Avenue and West Rosecrans Avenue to C-4 in order to avoid an "island" effect. Allowing the greater FAR for self-storage facilities makes sense as this is a low-impact use. It should be noted that the project site is the only area of the City that would have a C-4 designation.

The Gardena General Plan, Land Use Goal 2 states that the City shall develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs, and provide a full range of services to the residents and businesses. Although a component of the proposed StorQuest project is a self-storage use, the project also contains a retail component. The self-storage acts as a buffer for the retail center because it will act as a visual and physical screen from the Waste Transfer Station, thereby creating a quality commercial center despite the existing surrounding land uses.

Call for Review of the StorQuest Project

Per GMC Section 18.72.050, any order, requirement, decision, determination, interpretation or ruling of the PEQC may be called up for council review upon written request by one member of the council within the time specified for an appeal. Per GMC Section 18.72.030, all appeals shall be filed within ten days after the final action of the decision. Final action by the PEQC was made on March 15, 2016. On March 22, 2016, Councilmember Medina called the StorQuest Project for review.

A more detailed analysis of all aspects of the project are included in the PEQC packet and attached herein for further review and analysis.

Submitted by:



Edward Medrano, Director
Police, Street & Development Services

Date:



Attachments:

- Call for Review
- Resolution No. 6223
- Resolution No. 6224
- Ordinance No. 1766
- PEQC Agenda Packet



'16MAR30PM12:04

CITY CLERK'S OFC

**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: Environmental Review #8-15, General Plan Amendment #1-15, Zone Change #1-15,
Zone Code Amendment #1-16, Site Plan Review #7-15, Conditional Use Permit #2-15**
(Case Name and Number)

APPLICANT: The William Warren Group, Inc. & The City of Gardena

Address/Location of Subject Property: 14215 South Western Avenue

Date of decision: March 15, 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.*

I'm requesting a review of the entire project at the April 12, 2016, City Council Meeting

Name of Council Member Dan Medina

Signature [Handwritten Signature]

Date: March 24, 2016

For office use only:

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

ORDINANCE NO. 1766

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING CHAPTER 18.34 OF THE GARDENA MUNICIPAL CODE RELATING TO THE HEAVY COMMERCIAL (C-4) ZONE, AMENDING CHAPTER 18.46 OF THE GARDENA MUNICIPAL CODE RELATING TO CONDITIONAL USE PERMITS, AND REZONING PROPERTY GENERALLY LOCATED ON WEST ROSECRANS AVENUE BETWEEN SOUTH NORMANDIE AVENUE AND BRIGHTON AVENUE FROM GENERAL COMMERCIAL (C-3) TO HEAVY COMMERCIAL (C-4)

WHEREAS, Republic Services, Inc. owns a Waste Transfer Station ("Transfer Station") which is located at 1449 West Rosecrans Avenue at the northwest corner of Brighton Avenue and West Rosecrans Avenue; and

WHEREAS, the Transfer Station produces a number of deleterious side effects from its business, including trash and odors; and

WHEREAS, the City is the owner of a 1.24 acre property which lies across from the Transfer Station with frontage on the eastern side of Brighton Avenue, the western side of South Normandie Avenue and the northern side of West Rosecrans Avenue ("City Property"); and

WHEREAS, it has been difficult to make productive use of the City property due to the impacts of the Transfer Station; and

WHEREAS, there are also other properties comprising an additional 0.6 acres in the immediate vicinity of the Transfer Station which are located at 14216 Brighton Avenue which is developed with a nonconforming residential use and 1401 and 1425 West Rosecrans Avenue which are developed with underutilized automotive uses; and

WHEREAS, the current General Plan land use designation for the properties across the street from the Transfer Station, including the City Property is General Commercial with a Mixed Use Overlay; and

WHEREAS, the Project Properties have a General Plan land use designation of General Commercial with a Mixed Use Overlay. The maximum FAR for the commercial development is 0.5. The Project Properties have a zoning designation of General Commercial (C-3) with a Mixed Use Overlay (MUO) that allows residential property of up to 30 units per acre; and

WHEREAS, it is highly unlikely that residential uses will ever be developed in this location due to the presence of the Transfer Station; and

WHEREAS, in March 2015, the City entered into a Sales and Purchase Agreement with The William Warren Group, Inc. to sell the City Property for \$1.4 million; the sale is contingent upon obtaining the land use entitlements that will allow the development of the self-storage facility; and

WHEREAS, on September 3, 2015, the applicant, The William Warren Group, Inc., submitted an application for a conditional use permit and site plan review to develop the property at 14215 South Normandie Avenue with a 131,752 square foot self-storage facility and retail center (collectively referred to as the "StorQuest Project"); and

WHEREAS, prior to adoption of this Ordinance, the City Council adopted Resolution No. 6223, which adopted the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program for the General Plan Amendment increasing the maximum FAR in the General Commercial land use designation from 0.5 to 2.75 when self-storage facilities are involved, changed the zoning of the property shown on Exhibit A from General Commercial (C-3) with a Mixed Use Overlay to Heavy Commercial (C-4) with a Mixed Use Overlay, and made changes to the City's Zoning Code relating to self-storage facilities; and

WHEREAS, Resolution No. 6223 also increased the maximum FAR in the General Commercial land use designation from 0.5 to 2.75 when self-storage facilities are involved; and

WHEREAS, the City Council would like to change the zoning of those properties shown on Exhibit A that are currently undeveloped or underutilized to a higher intensity zone which would allow additional uses which would be more compatible with the surrounding area; and

WHEREAS, the City Council would like to make changes to the Zoning Code regarding self-storage facilities; and

WHEREAS, the Planning and Environmental Quality Commission held a duly noticed public hearing on March 15, 2016, at which time it adopted Resolution No. PC 02-16 which approved the Mitigated Negative Declaration and Mitigation Monitoring Program for the StorQuest Project, approved the StorQuest Project, recommended that the City Council approve the Mitigated Negative Declaration and the Mitigation Monitoring Program for the Land Use Project, and recommended that the City Council approve the Land Use Project; and

WHEREAS, on March 24, 2016, Councilmember Medina requested a Call for Review of the StorQuest Project; and

WHEREAS, at the April 12, 2016, City Council meeting, Staff requested that the project be opened and continued to the April 26, 2016, City Council meeting so public noticing of the entire project could be completed. Since the April 12, 2016, City Council meeting, all noticing requirements were completed; and

WHEREAS, the City Council held the continued public hearing on the Land Use Project on April 26, 2016, at which time it considered all evidence before it, both written and oral;

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

Section 1. The City Council finds that the Whereas clauses listed above are true and correct.

Section 2. Section 18.34.030 of the Gardena Municipal Code, relating to conditional uses allowed in the C-4 zone, is hereby amended by adding a new subsection W to read as follows and relettering the existing subsection W as subsection X:

W. Self-storage facilities provided that the self-storage units do not exceed more than 75 feet of ground floor street frontage on a major collector or arterial street, or are otherwise buffered by another allowed, or conditionally allowed, use, including a retail component of the facility, and subject to the requirements set forth in Section 18.46.030(C)(17); and

X. Those uses permitted with a conditional use permit, pursuant to Section 18.46.030C.

Section 3. Section 18.34.050(C) of the Gardena Municipal Code, relating to development standards in the C-4 zone, is hereby amended, as follows:

C. Building height/FAR: Building heights shall not exceed sixty-five feet in general, and shall not exceed thirty-five feet within one hundred feet of a zone boundary line between the C-4 zone and any R-1 or R-2 zone, and shall not exceed forty-five feet within one hundred feet of a zone boundary line between the C-4 zone and R-3 zones. The gross floor area of buildings or structures on a lot or lots that comprise a project site shall not exceed 0.50 FAR with the exception of a development where at least eighty percent (80%) of the development includes self-storage facilities, in which case the FAR shall not exceed 2.75.

Section 4. Section 18.46.030(C)(17) relating to conditional use permits, is hereby amended to read as follows:

17. Self-storage facilities in the C-4, M-1, and M-2 zones; provided, that:
- a. Minimum lot area shall be not less than one acre.
 - b. At least forty feet of clear, unobstructed driveway depth will be provided from the road to the primary access gate or principal entry point of the facility.
 - c. Interior ~~driveway~~ drive aisle widths shall be not be less than twenty-five feet.
 - d. Facility layout, design, and exterior building materials and treatment for all structures including, but not limited to, fences, walls, gates, buildings, and landscaping shall be of high quality and be aesthetically pleasing when viewed from adjacent properties and the public right-of-way.
 - e. Buildings shall be designed and located so that overhead doors and the interior driveways within such facilities are not visible from the adjacent public right-of-way. This provision does not apply to overhead doors that are within an enclosed self-storage building and that are visible only through windows of the building.
 - f. No door openings for any storage unit shall be visible at ground level from any residentially zoned property.
 - g. All buildings and structures shall be set back a minimum of ten feet from the front property line; such setback area shall be totally landscaped with lawn, shrubbery, trees, and/or flowers. There shall be at least one twenty-four-inch boxed tree for every twenty feet of property frontage.
 - h. All fences or walls visible from the public right-of-way shall be constructed of decorative building materials such as slump stone masonry, concrete block, wrought iron, or other similar materials.
 - i. Boats, campers, recreational vehicles, and travel trailers may be stored outside of an enclosed building, but only in an area designated for such outside storage on an approved site plan and not visible from the public right-of-way or adjacent property when viewed from the ground level.
 - j. A resident manager unit not to exceed nine hundred square feet in size may be permitted; provided, it is for the exclusive use of the resident manager of the facility and one other adult. Such unit shall be integrated into the storage facility.

k. The resident manager shall be responsible for ensuring compliance with all conditions of approval; occupancy of the residential unit shall immediately cease upon termination or cessation of the self-storage use or operation;

Section 5. Those properties across the street from the Transfer Station located north of West Rosecrans Avenue, east of Brighton Avenue, and west of South Normandie Avenue as more particularly shown on Exhibit A are hereby rezoned from General Commercial (C-3) with a Mixed Use Overlay (MUO) to Heavy Commercial (C-4) with a Mixed Use Overlay (MUO) and changes to the zoning map shall be made accordingly.

Section 6. In making this zone change and Zoning Code amendments the City Council specifically finds as follows:

- A. The Heavy Commercial (C-4) zone is consistent with the General Commercial land use designation for the property.
- B. The zoning changes are in the best interests of the health, safety, and welfare of the citizens of Gardena as the change will encourage development of undesirable properties by allowing additional uses at a higher density without impacting the residents of Gardena.
- C. Including the properties to the immediate east and west of the City's Property makes logical planning sense as it avoids creating an "island" effect.
- D. Allowing a FAR of 2.75 for developments including self-storage facilities is acceptable as self-storage facilities have much lower impacts than other commercial uses, including but not limited, to parking and traffic impacts.
- E. This is the only area of the City which will have a Heavy Commercial zoning designation and thus the only commercial area in the City where self-storage uses will be allowed. Allowing this use in this location makes sense as this use will not be impacted by the negative impacts created by the Waste Transfer Station immediately across the street on Brighton Avenue.
- F. The zoning changes will ensure that someone will not be able to develop a few storage units on a property in order to receive a higher density than otherwise allowed in the commercial zone. The other zoning changes recognize that self-storage units now develop in a different manner than before (i.e., vertically instead of horizontally).

Section 7. The complete record of proceedings upon which this action is based is located in the Community Development Department of the City of

Gardena located at 1700 West 162nd Street, Gardena, California 90247. The custodian of records is Raymond Barragan, Community Development Manager.

Section 8. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional.

Section 9. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

Section 10. Effective Date. This ordinance shall not become effective or be in force until the thirty-first day after the date of its adoption.

Passed, approved, and adopted this _____ of _____, 2016.

PAUL K. TANAKA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

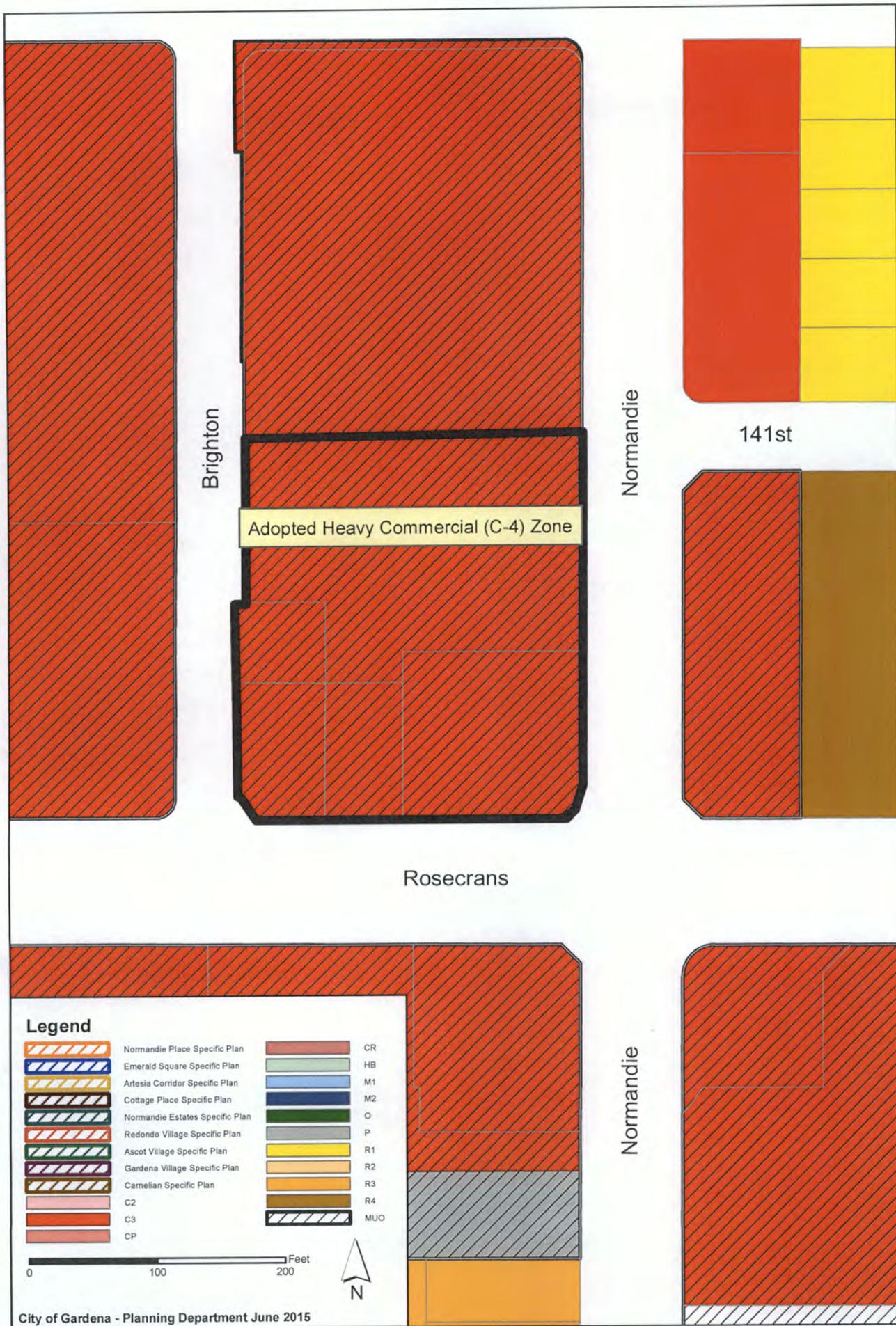


PETER L. WALLIN, City Attorney

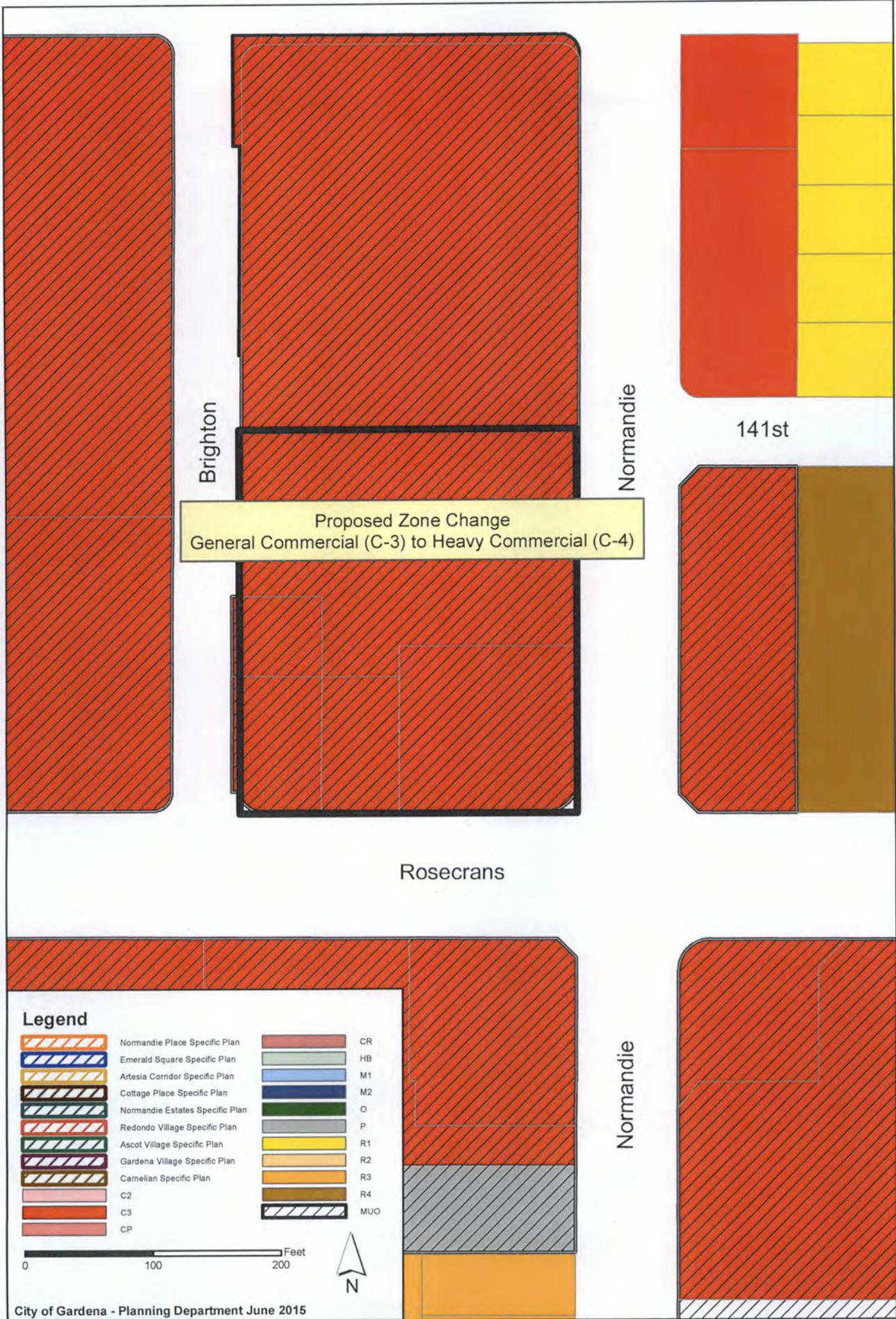
Attachment:

Exhibit A – Map of property to be rezoned

Adopted Zone Change #1-15



Proposed Zone Change #1-15



RESOLUTION NO. 6223

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR PURPOSES OF A GENERAL PLAN AMENDMENT, ZONE CHANGE, ZONING CODE AMENDMENT, AND AFFIRMING THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION'S DECISION TO ADOPT THE SAME FOR A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR THE STORQUEST PROJECT, AND AMENDING THE LAND USE PLAN OF THE COMMUNITY DEVELOPMENT ELEMENT OF THE CITY'S GENERAL PLAN RELATING TO THE DENSITY FOR THE GENERAL COMMERCIAL LAND USE DESIGNATION (EA #8-15)

WHEREAS, Republic Services, Inc. owns a Waste Transfer Station ("Transfer Station") which is located at 1449 West Rosecrans Avenue at the northwest corner of Brighton Avenue and West Rosecrans Avenue; and

WHEREAS, the Transfer Station produces a number of deleterious side effects from its business, including trash and odors; and

WHEREAS, the City is the owner of a 1.24 acre property which lies across from the Transfer Station with frontage on the eastern side of Brighton Avenue, the western side of South Normandie Avenue and the northern side of West Rosecrans Avenue ("City Property"); and

WHEREAS, it has been difficult to make productive use of the City property due to the impacts of the Transfer Station; and

WHEREAS, there are other properties immediately adjacent to the east and west of the City Property which are also impacted by the Transfer Station. These properties comprise an additional 0.6 acres and are located at 14216 Brighton Avenue, which is developed with a nonconforming residential use and 1401 and 1425 West Rosecrans Avenue which are developed with underutilized automotive uses (the "Other Properties"). Collectively the City Property and the Other Properties are referred to as the "Project Properties;" and

WHEREAS, the current General Plan land use designation for the properties across the street from the Transfer Station, including the City Property, is General Commercial with a Mixed Use Overlay. The maximum FAR for the Commercial Development is 0.5; and

WHEREAS, the current zoning on the properties across from the Transfer Station, including the City Property, is General Commercial (C-3) with a Mixed-Use Overlay (MUO); and

WHEREAS, it is highly unlikely that residential uses will ever be developed in this location due to the presence of the Transfer Station; and

WHEREAS, in March 2015, the City entered into a Sales and Purchase Agreement with The William Warren Group, Inc. to sell the City Property for \$1.4 million; the sale is contingent upon obtaining the land use entitlements that will allow the development of the self-storage facility; and

WHEREAS, on September 3, 2015, the applicant, The William Warren Group, Inc., submitted an application for a conditional use permit and site plan review to develop the property at 14215 South Normandie Avenue with a 131,752 square foot self-storage facility and retail center (collectively referred to as the "StorQuest Project").

WHEREAS, as owner of the City Property, the City began processing the following land use approvals (collectively referred to as the "Land Use Project"):

1. General Plan Amendment (GPA #1-15) revising the Land Use Plan to increase the maximum floor area ratio (FAR) in the General Commercial Land Use designation from 0.5 to 2.75 when a self-storage facility is involved. The maximum FAR for all other permitted uses in the General Commercial designation will remain at 0.5.
2. Zone Change (ZC #1-15) for all the Project Properties totaling 1.84 acres generally located on the north side of West Rosecrans Avenue between Brighton Avenue on the west and South Normandie Avenue on the east from General Commercial (C-3) to Heavy Commercial (C-4). The current Mixed Use Overlay (MUO) will remain on these properties.
3. Zoning Code Amendment (ZCA #1-16) of the following sections:
 - Section 18.34.030 – to allow self-storage facilities in the C-4 zone subject to a conditional use permit provided that the self-storage units do not exceed more than 75 feet of street ground floor frontage on a major collector or arterial street or are buffered by other allowed uses.
 - Section 18.34.050 – to change the development standards to provide that when at least 80 percent of the development includes self-storage facilities, the FAR in the C-4 zone may be increased from 0.5 to 2.75.
 - Section 18.46.030.C.17 – to specify that overhead doors may be visible from the public right-of-way when the doors are within an enclosed self-storage building and are visible only through windows of the building; and to clarify that the reference to interior driveway widths needing to be at least 25 feet means interior drive aisles; and

WHEREAS, the Project Property is bounded on the north, south, and east with commercial uses and industrial uses to the west; and

WHEREAS, the City Council would like to increase the maximum FAR allowed under the General Commercial land use designation when self-storage facilities are involved and also change the zoning of these properties shown on Exhibit A as well as the zoning regulations to allow additional uses which would be more compatible with the surrounding area; and

WHEREAS, the City hired GRC Associates to prepare the environmental documentation for the project and GRC prepared an Initial Study/Mitigated Negative Declaration and a Mitigation Monitoring Program for the entire Project which consists of the General Plan Amendment, Zone Change, Zoning Code Amendment (the "Land Use Project") as well as for a conditional use permit and site plan review for a self-storage facility on the City Property (the "Storquest Project"); and

WHEREAS, the Planning and Environmental Quality Commission ("Planning Commission") held a duly noticed public hearing on March 15, 2016, at which time it adopted Resolution No. PC 02-16 which approved the Mitigated Negative Declaration and Mitigation Monitoring Program for the Storquest Project, approved the Storquest Project, recommended that the City Council approve the Mitigated Negative Declaration and the Mitigation Monitoring Program for the Land Use Project, and recommended that the City Council approve the Land Use Project; and

WHEREAS, On March 24, 2016, Councilmember Medina requested a Call for Review of the StorQuest Project; and

WHEREAS, at the April 12, 2016, City Council meeting, Staff requested that the project be opened and continued to the April 26, 2016, City Council meeting so public noticing of the entire project could be completed. Since the April 12, 2016, City Council meeting, all noticing requirements were completed; and

WHEREAS, on April 26, 2016, the City Council held the continued public hearing on the Land Use Project and the StorQuest Project, including affirming the Planning Commission decision to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for purposes of the conditional use permit and site plan review on April 12, 2016, at which time it considered all evidence before it, both written and oral.

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

Section 1. WHEREAS CLAUSES. The City Council hereby finds that all of the Whereas clauses listed above are true and correct.

Section 2. CEQA.

A. The Initial Study/Mitigated Negative Declaration, which is attached hereto as Exhibit B, was prepared by the independent consulting firm of GRC Associates and the 20-day public review period for the document commenced on February 22, 2016, and ended on March 12, 2016. No comments on the document were received during this time.

B. The Initial Study/Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act and the State CEQA Guidelines.

C. The Initial Study/Mitigated Negative Declaration determined that there were three areas of impact which were considered to be potentially significant, but could be reduced to less than significant with mitigation incorporated as set forth in the Mitigation Monitoring Program which is attached hereto as Exhibit C. All other impact areas either have no impact or are less than significant. The three possible areas of impact are:

1. Cultural Resources – it was determined that during grading a potential impact could exist if unknown archeological, paleontological, geologic, or cultural resources would be discovered during grading. The potential impacts will be reduced to a less than significant impact through Mitigation Measures CR-1 and CR-2 as fully described in the documents attached hereto. These measures will apply not only to the StorQuest Project, but will also apply to any other development which takes place on the remaining 0.6 acres.
2. Geology and Soils – the potential significant impacts associated with the land use topic were specific to the StorQuest Project. As such, Mitigation Measures GS-1 through GS-35 have no application to the Land Use Project.
3. Mandatory Findings of Significance – the Cultural Resources discussed above could have a significant impact, but these will be mitigated through Mitigation Measure CR-1 and CR-2.

D. The Initial Study/Mitigated Negative Declaration has been reviewed by City staff, the Planning Commission, and the City Council and represents the independent judgement and analysis of the City.

E. Although the Initial Study/Mitigated Negative Declaration did not specifically address that Section 18.46.030C.17.c would be changed from interior driveway widths being at least 25 feet to interior drive aisles being at least 25 feet, this change is simply declarative of how the language has been interpreted

by the Community Development Department. The language was originally added when most of the self-storage facilities that were being built were horizontal, ground-level units with doors that faced each other. As cars would pull up directly to the unit, it was necessary to have this width in the aisles so that vehicles could pass if one was in the process of loading/unloading.

F. The City Council hereby adopts the Initial Study/Mitigated Negative Declaration for the Land Use Project and the StorQuest Project described above (Exhibit B) and adopts the Mitigation Monitoring Program (Exhibit C) for the same; the documents are incorporated herein by reference as though fully set forth herein.

Section 3. The Land Use Plan of the Community Development Element of the City's General Plan is hereby amended to read as follows:

General Commercial (Maximum Permitted FAR: 0.5; 2.75 if self-storage facilities are included)

The General Commercial land use designation provides for a wide range of larger scale commercial uses to serve both the needs of the City and the region. It is intended for commercial uses such as regional retail, automobile dealerships, supermarkets, junior department stores, financial centers, professional offices, restaurants, and other commercial uses oriented to the traveling public. Its corresponding zoning are Business and Professional Office (C-P), General Commercial (C-3), Heavy Commercial (C-4) and Parking (P).

Section 4. The changes to the Land Use Plan set forth above represent good planning practices in that it allows a land use with a greater FAR to be placed on commercial property only for a use which has limited impacts in comparison to the size of the facility. (For example, the entire 131,752 square foot facility is only estimated to have 21 total employees.) The changes will allow a 1.24 acre property to be developed with a productive land use; this property has had trouble being developed because it is situated adjacent to a Waste Transfer Station that causes deleterious impacts. The changes are not inconsistent with any other provision of the General Plan.

Section 5. The complete record of proceedings upon which this action is based is located in the Community Development Department of the City of Gardena located at 1700 West 162nd Street, Gardena, California 90247. Raymond Barragan, the Community Development Manager, is the custodian of records.

Section 6. CERTIFICATION. The City Clerk shall certify the passage of this resolution and shall cause the same to be entered in the book of original

resolutions of said City; and shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted.

Section 7. EFFECTIVE DATE. The General Plan amendment shall be effective on the thirty-first day after the date of this resolution.

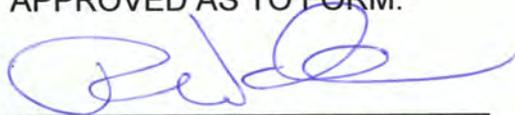
Passed, approved, and adopted this _____ of _____, 2016.

PAUL K. TANAKA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

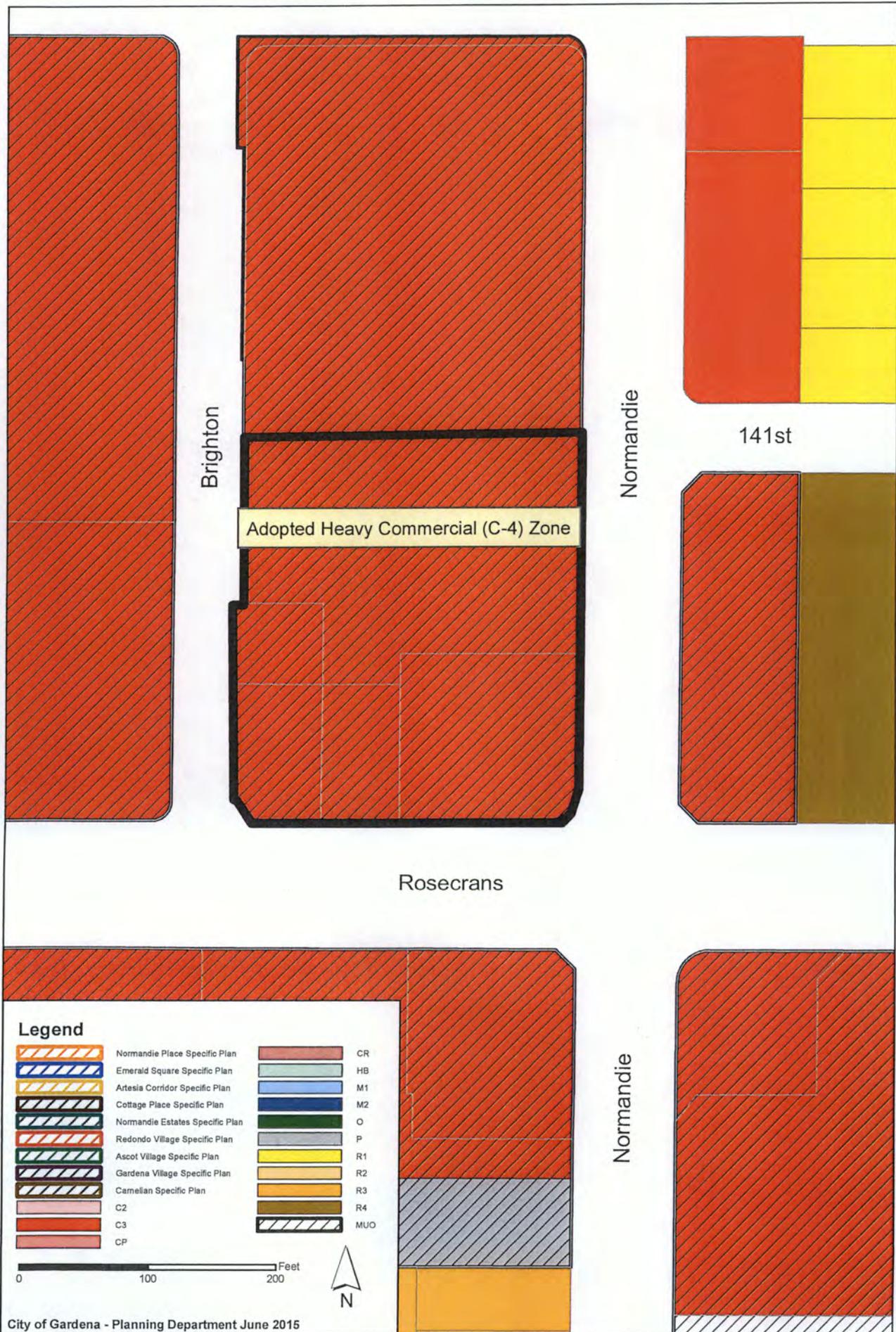


PETER L. WALLIN, City Attorney

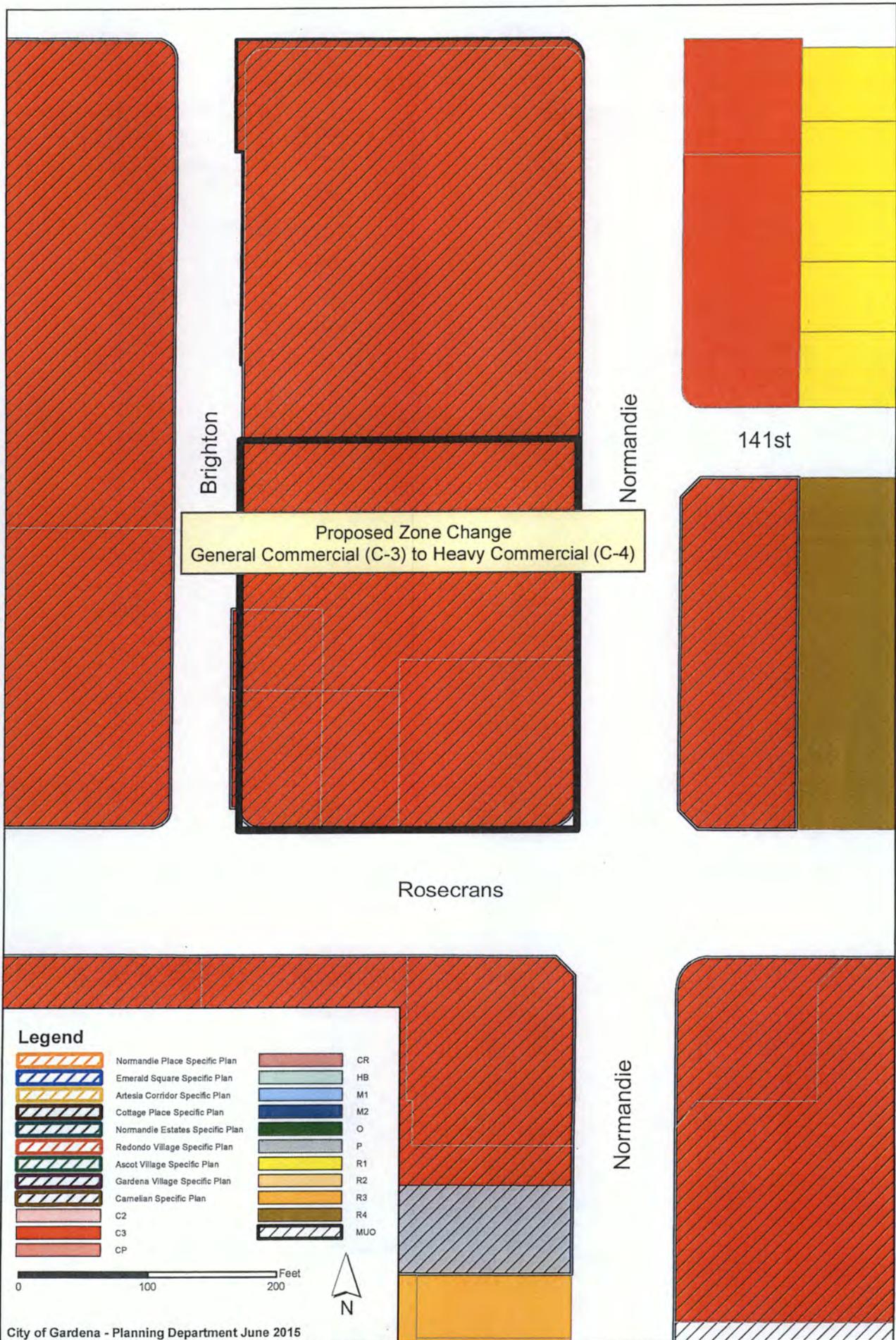
Attachments:

- Exhibit A – Map of property to be rezoned
- Exhibit B – Initial Study/Mitigated Negative Declaration
- Exhibit C – Mitigation Monitoring Program

Adopted Zone Change #1-15



Proposed Zone Change #1-15



RESOLUTION NO. 6224

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AFFIRMING THE DECISION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION APPROVING THE CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR THE STORQUEST PROJECT (CUP #2-15) (SPR #7-15)

WHEREAS, in March 2015, the City entered into a Sales and Purchase Agreement with The William Warren Group, Inc. to sell the City Property for \$1.4 million; the sale is contingent upon obtaining the land use entitlements that will allow the development of the self-storage facility; and

WHEREAS, on September 3, 2015, the applicant, The William Warren Group, Inc., submitted an application for a conditional use permit and site plan review to develop the property at 14215 South Normandie Avenue with a 131,752 square foot self-storage facility and retail center (collectively referred to as the "StorQuest Project"); and

WHEREAS, as owner of the City Property, the City began processing land use approvals (collectively referred to as the "Land Use Project") including a general plan amendment, zone change and zone text amendments; and

WHEREAS, the Project Property is bounded on the north, south, and east with commercial uses and industrial uses to the west; and

WHEREAS, the City hired GRC Associates to prepare the environmental documentation for the project and GRC prepared an Initial Study/Mitigated Negative Declaration and a Mitigation Monitoring Program for the entire Project which consists of the General Plan Amendment, Zone Change, Zoning Code Amendment (the "Land Use Project") as well as for a conditional use permit and site plan review for a self-storage facility on the City Property (the "StorQuest Project"); and

WHEREAS, the Planning and Environmental Quality Commission ("Planning Commission") held a duly noticed public hearing on March 15, 2016, at which time it adopted Resolution No. PC 02-16 which approved the Mitigated Negative Declaration and Mitigation Monitoring Program for the StorQuest Project, approved the StorQuest Project, recommended that the City Council approve the Mitigated Negative Declaration and the Mitigation Monitoring Program for the Land Use Project, and recommended that the City Council approve the Land Use Project; and

WHEREAS, on March 24, 2016, Councilmember Medina requested a Call for Review of the StorQuest Project; and

WHEREAS, at the April 12, 2016, City Council meeting, Staff requested that the project be opened and continued to the April 26, 2016, City Council meeting so that public noticing of the entire project could be completed. Since the April 12, 2016, City Council meeting, all noticing requirements were completed; and

WHEREAS, on April 26, 2016, the City Council held the continued hearing on the Land Use Project and the StorQuest Project at which time it considered all evidence before it, both written and oral; and

WHEREAS, prior to adopting this Resolution, the City Council adopted Resolution No. 6223 adopting the Mitigated Negative Declaration for the Land Use Project and affirming the Planning Commission's decision to adopt the Mitigated Negative Declaration for the StorQuest Project and approved the General Plan Amendment relating to the density for the General Commercial Land Use designation; and

WHEREAS, prior to adopting this Resolution, the City Council introduced Ordinance No. 1766, making changes to the zoning provisions relating to self-storage facilities.

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

Section 1. WHEREAS CLAUSES. The City Council hereby finds that all of the Whereas clauses listed above are true and correct.

Section 2. SITE PLAN REVIEW.

The City Council hereby affirms the Planning Commission approval of Site Plan Review (#7-15) with the conditions attached hereto as Exhibit A, for the development of 131,752 square foot self-storage facility and retail center effected by adoption of Resolution No. PC-02-16.

A. *The proposed project is consistent with the intent and general purpose of the general plan and provisions of the municipal code.*

As set forth in the staff report, which is incorporated herein by reference, the Planning Commission has taken into account all of the factors listed in Section 18.44.030 and has determined that the proposed site plan meets all development requirements of the Municipal Code, subject to the City Council approving the proposed General Plan Amendment, Zoning Code Amendment, and Zone Change. The proposed development, which will be

supported by the site plan, is consistent with the following General Plan Land Use Goals and Policies:

- Land Use Goal 2: Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs, and provide a full range of services to the residents and businesses;
- Land Use Policy 2.1: Require ample landscaping and high level maintenance in all new and existing commercial and industrial developments;
- Land Use policy 2.2: Encourage the assembly of smaller commercial properties into larger centers and discourage the subdivision of larger commercial/industrial sites into smaller parcels;
- Economic Development Goal 2: Expand, retain, and revitalize quality businesses;
- Economic Development Policy 2.1: Encourage the assemblage of small commercial parcels to accommodate quality commercial development;
- Community Design Plan Goal 4: Achieve high quality design for commercial uses; and
- Design Plan Goals 4.3: which encourages commercial developments to include interesting rooflines, building shapes, and patterns of shade and shadow while demonstrating sensitivity to the contextual influences of the surrounding area and compatibility with surrounding neighborhoods.

Therefore, for reasons stated above, and based upon the evidence included in the Staff Report, which is incorporated by reference, the proposed project is consistent with the intent and general purpose of the General Plan and the Gardena Municipal Code.

- B. ***The proposed project 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. In fact, the StorQuest Project is one of the few developments that is compatible with the adjacent Waster Transfer Station.

Section 3. CONDITIONAL USE PERMIT.

- A. The City Council hereby affirms the Planning Commission approval of Conditional Use Permit (#2-15) with the conditions attached hereto as Exhibit A,

for the development of 131,752 square foot self-storage and retail center effected by adoption of Resolution No. PC-02-16.

1. **Section 18.46.030.C.17 of the Gardena Municipal Code**, requires self-storage facilities to meet specified minimum requirements. As set forth in the staff report, which is incorporated by reference, the proposed StorQuest Project meets all minimum requirements.
2. **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.**

Should all entitlements be granted for the proposed project, Chapter 18.34 of the Municipal Code will permit the operation of a self-storage use in the Heavy Commercial (C-4) zone when a conditional use permit is granted by the Planning and Environmental Quality Commission. Therefore the use applied for at the location of 14125 South Normandie Avenue is properly one for which a conditional use permit is authorized.

3. **That the 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 City has been unable to make use of the 1.24 acre site because of the close proximity to the Waste Transfer Station. The self-storage facility will not be adversely affected by the negative impacts of the Waste Transfer Station and therefore will be compatible with this use. Because the self-storage facility is a fairly low impact use, it will be compatible with the immediately abutting uses to the east and west of the site as well as with the other uses in the general facility. Further, the StorQuest Project will provide a buffer between the Waste Transfer Station and industrial uses further to the west and the residential properties which lie to the east, across South Normandie Avenue. The commercial tenant spaces also proposed in conjunction with the proposed self-storage use will also be considered compatible with the surrounding commercial uses as well as the nearby residential uses.

The proposed use also meets several goals and policies of the Gardena General Plan. The proposed use will help to develop high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs, and provide a full range of services to residents and businesses, consistent with Land Use Goal 2. The building design will also be of high quality and attractive character helping to enhance the image and vitality of the City, consistent with

Land Use Goal 3 and Community Design Goal 1, 4, and 5. The proposed use will also help to attract a quality business to Gardena and help grow a diverse business community that provides jobs, goods, and services for the local and regional market, consistent with Economic Development Goals 1 and 3.

The proposed project will not be detrimental to the public health, safety, or welfare.

4. ***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 set forth in the staff report, the StorQuest Project complies will meet all development standards for the C-4 zone, as well as the specific criteria relating to self-storage facilities. Therefore, the site of the proposed use is adequate to accommodate the use as proposed.

5. ***That the site for the proposed use relates to the 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; and***

The traffic analysis prepared as part of the MND determined that the proposed StorQuest Project would not have any significant impact. South Normandie Avenue is a major collector street that is designed to carry approximately 15,000 to 25,000 vehicles a day. Currently it carries no more than 18,700 vehicles per day in the study area. West Rosecrans Avenue is an arterial street that is designed to carry approximately 40,000 to 60,000 vehicles per day. Currently West Rosecrans Avenue carries only 34,200 approximate trips per day. The addition of 25 a.m. peak hour trips and 47 p.m. peak hour trips are well within the capacity of these streets.

6. ***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 #2-15 will ensure that the operation of the self-storage facility will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

Section 4. The complete record of proceedings upon which this action is based is located in the Community Development Department of the City of Gardena located at 1700 West 162nd Street, Gardena, California 90247. Raymond Barragan, Community Development Manager, is the custodian of records.

RESOLUTION NO. 6224

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

Section 6. EFFECTIVE DATE. The approval of Site Plan Review #7-15 and Conditional Use Permit #2-15 shall not be effective unless the City Council approves GPA #1-15, ZCA #1-16, and ZC #1-15.

Passed, approved, and adopted this _____ of _____, 2016.

PAUL K. TANAKA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:



PETER L. WALLIN, City Attorney

Attachment:

- Exhibit A – Conditions of Approval:
 - Site Plan Review (#7-15)
 - Conditional Use Permit (#2-15)

EXHIBIT A

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #7-15; CONDITIONAL USE PERMIT #2-15; MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN #8-15

All conditions apply to all approvals unless otherwise specified.

GENERAL CONDITONS

- GC 1. Applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement. The resolution of approval and conditions shall be recorded with the County Recorder 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. All covenants, easements, or reciprocal agreements shall be submitted to the City for review as to compliance with the conditions of approval.
- GC 3. A detailed landscape and irrigation plan shall be prepared by a state licensed landscape architect and submitted to the City for review and approval. All landscaped areas as shown on the Landscape Plan shall comply with Section 18.40.090 of the Gardena Municipal Code, as well as any other requirements of State law pertaining to landscaping, and shall be maintained in a flourishing manner at all times, notwithstanding any seasonal traits (e.g., deciduous trees).
- GC 4. Development of this site shall comply with the requirements and regulations of Title 15 (Building and Construction), Title 17 (Subdivisions), Title 18 (Zoning) of the Gardena Municipal Code.
- GC 5. 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 6. 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 7. The site layout, physical appearance of the buildings, and the landscaped areas 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 8. Grading and construction activities on the project site shall adhere to the requirements of Chapter 8.36 of the Gardena Municipal Code, which limits construction activities to the hours of 7 a.m. to 6 p.m., Monday through Friday, and 9 a.m. to 6 p.m. on Saturdays. Construction activities on Sundays and federal holidays are strictly prohibited.
- GC 9. 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 10. The entire site, all walls and fencing, and all building walls shall be maintained at all times free and clear of litter, rubbish, debris, weeds, and graffiti. Graffiti shall be removed within 24 hours and if paint is used to cover the graffiti, it shall be of the same color and texture as the building wall.
- GC 11. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including review of all documents required by these conditions of approval.
- GC 12. The applicant/developer shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of General Plan Amendment #1-15; Zoning Code Amendment #1-16; Zone Change #1-15; Site Plan Review #7-15; Conditional Use Permit #2-15; and Mitigated Negative Declaration and

Mitigation Monitoring Plan #8-15. The City shall promptly notify the applicant/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant/developer of any obligation under this condition, including the payment of attorney's fees.

SITE PLAN REVIEW

- SPR1. Site Plan Review #7-15 shall be utilized within a period not to exceed twenty-four (24) months from the date of approval, unless an extension is granted in accordance with Section 18.44.060 of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.
- SPR2. Site Plan Review #7-15 shall not become effective unless and until General Plan Amendment #1-15, Zoning Code Amendment #1-16, Zone Change #1-15, Conditional Use Permit #2-15; and Mitigated Negative Declaration and Mitigation Monitoring Plan #8-15 are approved and effective.

CONDITIONAL USE PERMIT

- CUP1. Conditional Use Permit #2-15 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.
- CUP2. The applicant shall prohibit dining uses from occupying commercial units.
- CUP3. The applicant shall prohibit any on-site residential manager unit.
- CUP4. The applicant shall prohibit the storage of boats, campers, recreations vehicles, travel trailer, and other similar large items on the site.
- CUP5. Conditional Use Permit #2-05 shall not become effective unless and until General Plan Amendment #1-15, Zoning Code Amendment #1-16, Zone Change #1-15, Site Plan Review #7-15; and Mitigated Negative Declaration and Mitigation Monitoring Plan #8-15 are approved and effective.

ENVIRONMENTAL

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

PLANNING

- PL1. The applicant shall ensure a Landscape Architect certifies the landscape material delivered to the site is consistent with the approved landscape plans and industry standards and shall oversee the planting of landscape material and certify when the job is completed that the landscape installation has been done per approved plans.
- PL2. A sign program shall be submitted to the Community Development Director for review and approval. Signage shall comply with the general provisions of Chapter 18.58 of the Gardena Municipal Code.
- PL3. The applicant shall record a lot tie with the Los Angeles County Recorder's Office for the subject parcels (APN: 6102-019-900 through 902).

BUILDING & SAFETY

- BS1. The applicant shall comply with all applicable 2013 California Code of Regulations Title 24 requirements, Parts 1 through 12, including, but not limited to, California Building Codes, Mechanical, Plumbing, Electric, CalGreen, and Energy Codes.
- BS2. The applicant shall comply with the 2014 Los Angeles County Fire Code.
- BS3. The applicant shall provide a knox box per Los Angeles County Fire Requirements.
- BS4. The applicant shall provide a trash enclosure with additional space for a recycling bin.
- BS5. The applicant shall provide compliant access from the public right-of-way for disabled patrons.
- BS6. The applicant shall provide a stormwater pollution prevention plan.
- BS7. The applicant shall provide a National Pollutant Discharge Elimination System (NPDES) water quality plan.
- BS8. The applicant shall provide a low impact development (LID) plan complying with Los Angeles County LID guidelines.
- BS9. The applicant shall provide a site lighting plan showing no light transcending property lines.

- BS10. The applicant shall provide fire sprinkler plans to the Los Angeles County Fire Department and the City of Gardena Building and Safety Division for review and permits.

PUBLIC WORKS DEPARTMENT

- PW1. The applicant shall pay a sewer fee of \$5,918.
- PW2. The applicant shall remove and replace all sidewalk.
- PW3. The applicant shall remove and replace all curb and gutter.
- PW4. The applicant shall remove all abandoned driveways and replace with new curb, gutter, and sidewalk.
- PW5. The applicant shall plant street trees per City requirements. Please contact Deryl Lloyd, Parks Superintendent at (310) 217-9169 for more information.
- PW6. The applicant shall remove and replace applicable traffic signs.
- PW7. The applicant shall repair existing curbs and install traffic signs per City standards.
- PW8. The applicant shall show all sidewalk structures on plans (i.e. poles, hydrants, and traffic signal conduit).
- PW9. The applicant shall provide curb drains.
- PW10. The applicant shall provide a street improvement plan showing all requirements.
- PW11. The applicant shall obtain a Public Works Encroachment/Excavation permit.
- PW12. These comments are based on preliminary site plan review only and additional requirements may be imposed upon full site plan submittal and review.

GARDENA POLICE DEPARTMENT

- PD1. The applicant shall contribute \$5,000 towards the Gardena Police Department Camera System.

LOS ANGELES COUNTY FIRE DEPARTMENT

- FD1. The applicant shall provide a minimum unobstructed width of 28 feet, clear to the sky, vehicular access to within 150 feet of all portions of the exterior walls. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus road is positioned shall be

approved by the fire code official. The applicant shall cross-hatch designated fire lanes on plans, and label them No Parking-Fire Lane.

- FD2. The applicant shall show on the site plan the location of all existing public fire hydrants within 300 feet of all property lines and call out the hydrant size and dimension to property lines. The applicant shall also show any existing on-site fire hydrants. The Los Angeles County Fire Department may require additional fire hydrants if required by the applicable codes.
- FD3. Prior to building permit, the applicant shall complete and return "Water Availability" Form No. 196 to Los Angeles County Fire Department for review.
- FD4. The applicant shall indicate the location of any high voltage transmission lines near the property. The applicant shall provide a letter to the Los Angeles County Fire Department from Southern California Edison stating whether or not any electrical lines are high voltage. Structures proposed to be constructed adjacent to high voltage transmission lines, within 100 feet of the drip line, shall be subject to additional review by the Fire Marshal with regard to Fire Department operational procedures. Based on the Fire Marshal review additional building construction requirements may be imposed on the project in accordance with Regulation #27.
- FD5. Other requirements will be added during the life/safety plan review stage.

GOLDEN STATE WATER COMPANY

- GS1. The applicant shall contact Golden State Water Company for review of the existing water main once the Los Angeles County Fire Department has issued their fire protection requirements on the project.
- GS2. The applicant shall request a cost estimate and project review prior to construction. A cost estimate is needed to evaluate system modifications to provide adequate supply to the project. To set up new service, or for a cost estimate, please contact Ms. Mere Bush, New Business Administrator. A \$1,500 deposit will be required to determine what modifications are needed to the system. Ms. Bush is located in the Anaheim office located at: Golden State Water Company, 1920 Corporate Way, Anaheim CA 92801. The contact number is (714) 535-7711, extension 349.

LOS ANGELES COUNTY SANITATION

- SD1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' East Rosecrans Avenue Trunk Sewer Section 1, located in Rosecrans Avenue and Brighton Avenue. This 15-inch diameter trunk sewer had a design capacity of 2

million gallons per day (mgd) and conveyed a peak flow of 0.8 mgd when last measured in 2011.

- SD2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 263.1 mgd.
- SD3. The expected average wastewater flow from the proposed project, 8,227 square feet of retail development and 118,300 square feet of storage space, is 5,631 gallons per day. For a copy of the District's average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.
- SD4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.
- SD5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that

*RESO No. PC 02-16; GPA #01-15; ZC #01-15;ZCA #1-16
SPR #07-15; CUP #02-15; EA #8-15
March 15, 2016
Page 8 of 8*

are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

The William Warren Group, Inc. certifies that it has read, understood, and agrees to the Project Conditions listed herein.

The William Warren Group, Inc.

By_____

P:\Community Development\2013 Community Development\Planning\!2015\SPR #7-15 CUP #2-15 (14215 S. Normandie)\Documents\1_Planning and Environmental Quality\Word\3_Conditions of Approval.docx

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT
RESOLUTION #PC 02-16
GENERAL PLAN AMENDMENT#1-15; ZONE CHANGE#1-15;
ZONING CODE AMENDMENT #1-16; SITE PLAN REVIEW#7-15; CONDITIONAL USE
PERMIT#2-15; MITIGATED NEGATIVE DELCARATION AND MITIGATION
MONITORING PLAN (EA#8-15);
AGENDA ITEM #6

DATE: March 15, 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: The City of Gardena – for the General Plan Amendment and Zone Change
The William Warren Group, Inc. (StorQuest) – for the Conditional Use Permit and Site Plan Review for the Self-Storage Facility

LOCATION: The General Plan and Zone Change involve the properties located at 14216 Brighton Avenue, 1401 and 1425 West Rosecrans Avenue, and 14215 South Normandie Avenue. The total project site is comprised of six parcels and encompasses 1.84 acres (APNs 6102-019-007, 6102-019-008, 6102-019-019, 6102-019-900, 6102-019-901, and 6102-019-902).

The proposed StorQuest Gardena Project site is located at 14215 South Normandie Avenue and encompasses 1.24 acres (APNs 6102-019-900, 6102-019-901, 6102-019-902).

REQUEST: The City has initiated the following which are collectively referred to as the “Land Use Project” and described more fully below:

- 1) General Plan Amendment (GPA #1-15);
- 2) Zoning Code Amendments (ZCA #1-16);
- 3) Zone Change (ZC #1-15); and

The applicant requests the following entitlements for the construction of a 131,752 square foot self- storage and retail center which are collectively referred to as the “StorQuest Project”:

- 1) Conditional Use Permit (CUP #2-15);
- 2) Site Plan Review (SPR #7-15); and

A Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) (EA#8-15) have been prepared for both the Land Use Project and StorQuest Project, which are collectively referred to as the "Project."

PROJECT DESCRIPTION/SETTING

In March 2015 the City entered into a Sales and Purchase Agreement with The William Warren Group, Inc. to sell the City property for \$1.4 million; the sale is contingent upon obtaining the land use entitlements that will allow for the development of the self-storage facility.

The proposed project consists of both legislative and administrative actions involving the following items:

- General Plan Amendment (GPA) revising the Land Use Plan to increase the maximum floor area ratio (FAR) in the General Commercial Land Use designation from 0.5 to 2.75 when a self-storage facility is involved. The maximum FAR for all other permitted uses in the General Commercial designation will remain at 0.5.
- Zone Change for six properties (APNs 6102-019-007, 6102-019-008, 6102-019-019, 6102-019-900, 6102-019-901, and 6102-019-902) totaling 1.84 acres generally located on the north side of West Rosecrans Avenue between Brighton Avenue on the west and South Normandie Avenue on the east as shown below from General Commercial (C-3) to Heavy Commercial (C-4). The common addresses of these properties are 14216 Brighton Avenue, 1425 West Rosecrans Avenue, and 1401 West Rosecrans Avenue and include three parcels owned by the City (14215 South Normandie Avenue). The current Mixed Use Overlay (MUO) will remain on these properties.
- Zoning Code Amendment of the following sections:
 - ❖ Section 18.34.030 – to allow self-storage facilities in the C-4 zone subject to a conditional use permit provided that the self-storage units do not exceed more than 75 feet of street ground floor frontage on a major collector or arterial street or are buffered by other allowed uses.
 - ❖ Section 18.34.050 – to change the development standards to provide that when at least 80 percent of the development includes self-storage facilities, the FAR in the C-4 zone may be increased from 0.5 to 2.75.
 - ❖ Section 18.46.030.C.17 – to specify that overhead doors may be visible from the public right-of-way when the doors are within an enclosed self-storage building and are visible only through windows of the building; and to clarify that the reference to interior driveway widths needing to be at least 25 feet means interior drive aisles.

- Conditional Use Permit (CUP) and Site Plan Review (SPR) for the development of a four-story self-storage facility and retail center located at 14215 South Normandie Avenue, Gardena, which is known as the StorQuest Project.

The project site is bounded to the north, south, and east by commercial uses (C-3/MUO) and to the west by the Waste Transfer Station (C-3/MUO). The Project site is currently zoned General Commercial (C-3/MUO).

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
North	C-3/MUO	General Commercial/ MUO	Office building
South	C-3/MUO	General Commercial/MUO	Gas station/Office
East	C-3/MUO	General Commercial/MUO	Retail
West	C-3/MUO	General Commercial/MUO	Waste Transfer Station

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

- 1) Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for purposes of the Conditional Use Permit and Site Plan Review and recommend that the City Council adopt the same for the General Plan Amendment, Zoning Code Amendment, and Zone Change;
- 2) Recommend that the City Council adopt the General Plan Amendment, Zone Code Amendment; and Zone Change; *and*
- 3) Approve the Conditional Use Permit and Site Plan Review, subject to the City Council's approval of the StorQuest Project.

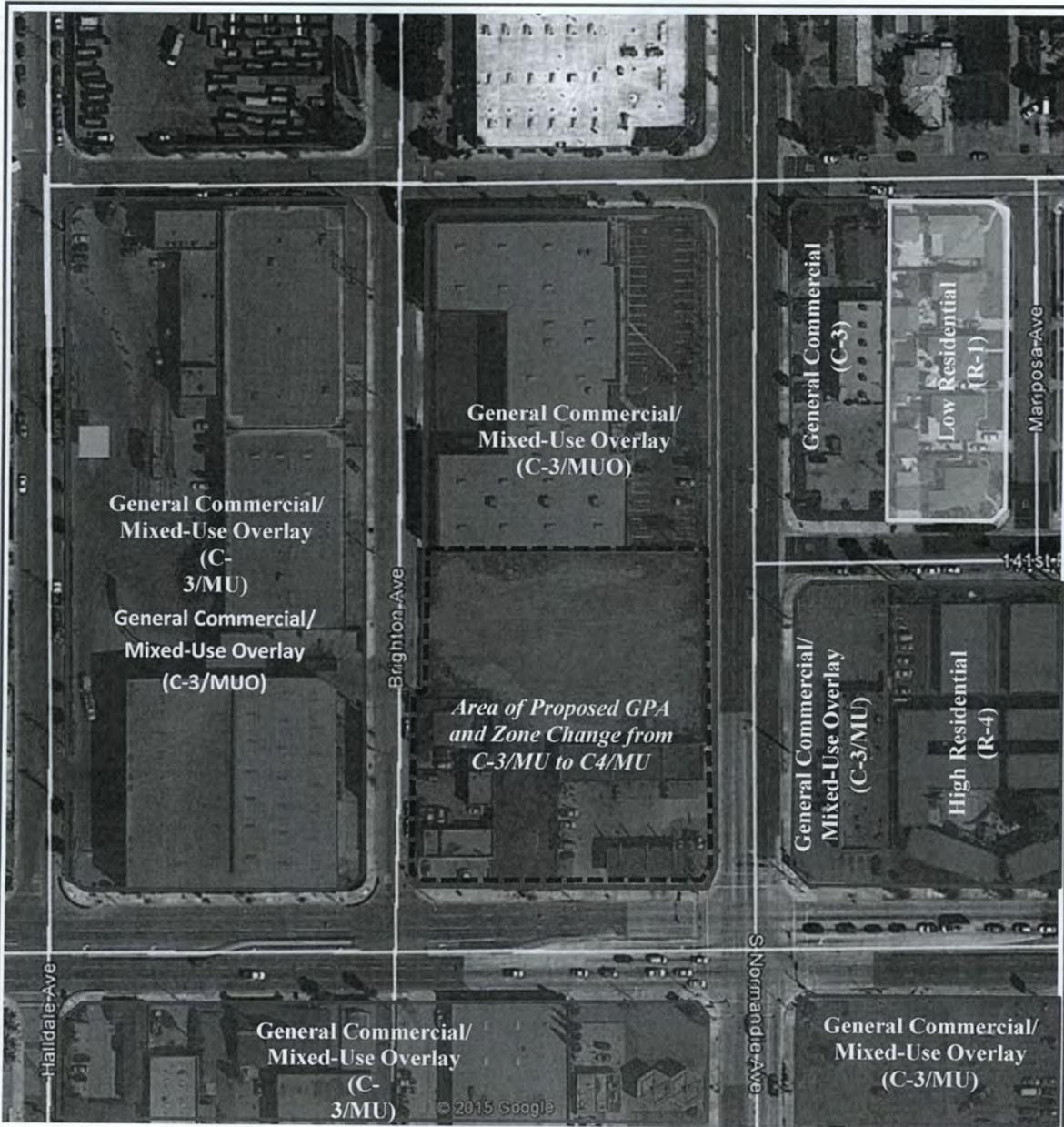
ANALYSIS

GENERAL PLAN AMENDMENT, ZONING CODE AMENDMENT, AND ZONE CHANGE

Gardena Municipal Code § 18.52.010 provides that, whenever the public necessity, convenience, general welfare, or good land use and zoning practices require, the City Council may amend, supplement, or change the land use designation, regulations, zone boundaries, or classifications of property established by the Zoning Code.

As stated above, the entire project site for the General Plan Amendment and Zone Change, as shown in Figure 1, encompasses 1.84 acres comprised of six parcels (APNs 6102-019-007, 6102-019-008, 6102-019-019, 6102-019-900, 6102-019-901, and 6102-019-902) and is currently zoned C-3/MU.

The City's property at 14215 South Normandie Avenue is vacant. The property at 14216 Brighton Avenue is developed with a legal non-conforming residential property. The properties at 1401 and 1425 West Rosecrans Avenue are developed with legal non-conforming automotive uses.



North
↑

General Plan Land Use (Zoning)

Figure 1
Existing and Proposed General Plan
Land Use and Zoning Designations

The mixed-use overlay (MUO) zone allows for up to 30 residential units per acre. Due to the proximity of the project site to the existing Waste Transfer Station, which produces deleterious side effects, including trash, noise, and odor, it has been difficult to make productive use of the properties within the project area, including the City-owned properties. It is highly unlikely that residential use would ever be developed given the existing negative conditions, regardless of the MUO.

In order to allow a productive use to be made of the City-owned properties, a General Plan Amendment, Zoning Code Amendment, and Zone Changes are proposed as specified above. The Planning Commission is being asked to recommend that the City Council approve these changes. Staff believes that these changes represent good land use and zoning practices as these changes will enable the development of self-storage uses, which will not be severely impacted by the negative impacts of the Waste Transfer Station. Staff believes it represents good planning practice to also change the zoning of the properties on the northeast corner of Brighton Avenue and West Rosecrans Avenue and on the northwest corner of South Normandie Avenue and West Rosecrans Avenue to C-4 in order to avoid an "island" effect. Allowing the greater FAR for self-storage facilities makes sense as this is a low-impact use. It should be noted that the project site is the only area of the City that would have a C-4 designation and the designation would not apply anywhere else in the City.

The Gardena General Plan, Land Use Goal 2 states that the City shall develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses. Although a component of the proposed StorQuest project is a self storage use, the project also contains a retail component. The self storage acts as a buffer for the retail center because it will act as a visual and physical screen from the Waste Transfer Station, thereby creating a quality commercial center despite the existing surrounding land uses.

SITE PLAN REVIEW

Per Gardena Municipal Code § 18.44.010, site plan review is required for any development project for which a general plan amendment, zone change, conditional use permit, variance, tract map, or other discretionary permit is being sought, in which case, the site plan shall be processed concurrently with the other discretionary approvals. Site plan review is also required for properties fronting West Rosecrans Avenue. Although the site plan review process was not identified in the Initial Study, the site plans were the basis for the Initial Study analysis.

Site plans may be approved when the Planning Commission finds that the proposed development, including the uses and physical design, is consistent with the General Plan and Municipal Code and that the development will not adversely affect the orderly and harmonious development of the area or the general welfare of the city.

The following factors shall be considered in determining whether the site plan shall be approved:

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

The minimum lot area in the C-4 zone is 7,500 square feet and if the proposed Zoning Code Amendment is approved, the minimum size required for a self-

storage facility in the C-4 zone will be one acre. The project site is 50,312 square feet in area, comprises approximately 1.15 acres and is made up of three adjacent parcels. The two northern-most parcels (APN: 6102-019-900 and 6102-019-0901) are interior parcels that have frontage on both South Normandie Avenue and Brighton Avenue. The third, southern-most parcel (APN: 6102-019-902) is also an interior parcel and fronts West Rosecrans Avenue.

The minimum width of the lot at the building line is 50 feet and the minimum depth is 150 feet. The site has approximately 170 feet of frontage on South Normandie Avenue, 131 feet of frontage on Brighton Avenue, and approximately 61 feet of frontage on West Rosecrans Avenue and therefore complies with these requirements.

As the property is approximately 50,312 square feet in size, the dimensions, shape, and orientation of the parcel would be consistent with the provisions of the Gardena Municipal Code if all entitlements were granted.

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

The proposed project is a stand-alone, four-story structure that will take up approximately three-fifths of the project site. The Municipal Code has no requirements for the placement of commercial buildings on a parcel beyond the development standards of the respective zone; therefore, staff reviewed the placement of the building by analyzing development standards as subsequently discussed.

As stated earlier, the project site is located adjacent to a Waste Transfer Station that produces deleterious side effects. The four story self-storage building is proposed adjacent to the Waste Transfer Station and would act as buffer between the Station and the proposed retail component. The retail component is proposed to face away from the Waste Transfer Station and toward South Normandie Avenue.

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

The height limit for a building in this area is 65 feet. The proposed height of the building is 63 feet, 8 inches. The bulk of the construction will be located on Brighton Avenue and South Normandie Avenue.

A setback of 10 feet is required for all of the street frontages and these setbacks must be landscaped and maintained. While both sides share similar lengths of building frontage, the Brighton Avenue frontage has a 10 foot setback and a greater bulk than the South Normandie Avenue frontage which has an 82 foot setback to accommodate parking areas. As the Brighton Avenue setback faces heavy industrial uses, the bulk is considered compatible. As the South Normandie Avenue frontage faces commercial and residential uses with a greater setback, the

bulk is also considered compatible. The West Rosecrans Avenue frontage also has a 10 foot setback but has a much smaller linear frontage.

With the proposed Zoning Code Amendment, the project will be allowed to have an FAR of up to 2.75, provided that at least 80% of the development includes self-storage facilities, that the self-storage facilities do not exceed more than 75 feet of ground floor street frontage on a major collector or arterial street, or are otherwise buffered by another allowed or conditionally allowed use.

The proposed project's FAR is approximately 2.61. The self-storage facilities constitute 90% of the development and there is no more than 75 feet of ground floor street frontage which faces a major collector or arterial street. The West Rosecrans Avenue side only has 61 feet of street frontage and the self-storage units on the South Normandie Avenue side are not ground floor units. Brighton Avenue is neither a major collector nor arterial street.

Fences of up to 8 feet are allowed with a minimum 3-foot landscaped setback. The StorQuest Project proposes two rollup gates at the entrance and exit to the drive-aisle for access to the loading spaces. The rollup gate will be approximately 14 feet in height. The gate will be digitally locked and have secured access for StorQuest patrons. Staff does not consider the proposed gate as a fence or wall per Section 18.42.070 of the Municipal Code; therefore, staff did not analyze the gate as it would a typical fence or wall feature.

The proposed project has a contemporary architectural theme. The building will have a robust color scheme of beige, tan, and red. Metal lattice will be included on numerous areas of the building and provide vertical variation to the façade. Areas not using metal lattice will be of a tan stucco finish. The West Rosecrans Avenue and Brighton Avenue facades will have a masonry finish along the first floor but will be partially screened by Western Redbud trees.

If all entitlements are granted, the proposed project will meet or exceed the requirements of Chapter 18.34 of the Gardena Municipal Code. The proposed height and FAR are less than the maximum permitted by the Municipal Code, and the project also meets or exceeds all setback requirements.

4. *The distance between buildings or structures;*

Only one building is proposed on the project site; therefore the distance between buildings and structures is not applicable.

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

Per Municipal Code Chapter 18.40, the proposed development will require 34 parking spaces. The parking requirement for the proposed retail uses is one space per 200 square feet, or 28 parking spaces. The parking requirement for the

proposed self-storage use is 6 loading parking spaces. Self-storage uses do not have a specified parking requirement in the Municipal Code. Per Municipal Code Section 18.40.040.I, the parking provisions for unspecified uses may be determined by the Community Development Director.

Parking for the project was analyzed under a traffic study as part of the Initial Study/MND review. The traffic study concluded that the project would generate 23.5 two way (47 one way) vehicle trips per hour. Therefore, as the applicant provides 34 on-site parking spaces, the proposed project is consistent with Municipal Code Chapter 18.40. Furthermore, the traffic study concluded that the project, as proposed, would create impacts that are less than significant and would not require mitigation.

6. *The internal vehicular patterns and pedestrian safety features;*

There is no direct pedestrian connection from the public right-of-way to the main-entrance of the proposed use. Pedestrians will need to enter the site from the driveway and continue to the accessible ramp to enter the pedestrian walkways along the commercial unit frontages. The Gardena Municipal Code currently lacks provisions regarding pedestrian access to a commercial structure.

For those patrons who choose to arrive by automobile, primary vehicular access to the site is proposed off of South Normandie Avenue. A parking lot is proposed along South Normandie Avenue and will provide 90 degree angled parking. Automobiles that utilize the storage facility will be able to access a one-way drive aisle that will skirt the northern property line and provide access to 30 degree angled loading spaces located behind mechanized gates. This drive-aisle will provide access to loading spaces for automobiles utilizing the self-storage use and provide access to an exit on Brighton Avenue.

The Municipal Code standards for vehicular circulation include requirements for the width of drive-aisles. Drive-aisles that are perpendicular to parking stalls require a minimum width of 25 feet. Drive-aisles that lie at a 30 degree angle to parking stall require a minimum width of 14 feet. The proposed drive aisle lengths are 26 feet and 15 feet, eight inches, respectively, thus consistent with Municipal Code requirements.

Although the Initial Study/MND did not specifically address that Section 18.46.030C.17.c would be changed from interior driveway widths being at least 25 feet to interior drive aisles being at least 25 feet, this change is simply declarative of how the language has been interpreted by the Community Development Department. The language was originally added when most of the self-storage facilities that were being built were horizontal, ground-level units with doors that faced each other. As automobiles would pull up directly to the

unit, it was necessary to have this width in the drive-aisles so that vehicles could pass if one was in the process of loading/unloading.

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

A conceptual landscape plan and plant palette was prepared by Colleen M. Nolan. The applicant proposes 3,420 square feet of landscaping. The landscape plan proposes a palette of shrubs and trees throughout the property including Western Redbuds and Desert Museum Palo Verdes. Western Redbud Trees will be located along the Brighton Avenue and West Rosecrans Avenue frontages while the Desert Museum Palo Verde Trees will be located along the South Normandie Avenue frontage.

Municipal Code § 18.40.090 requires the amount of landscaping provided for a project to be at least five percent of the total paved area used for parking and vehicular circulation. The approximate area of paving for parking and vehicular circulation is 13,400 square feet; therefore, the amount of landscaping required would be approximately 670 square feet. As the applicant has provided approximately 3,420 square feet of landscaping, the proposed project is consistent with the requirements of the Municipal Code.

Additionally Municipal Code § 18.34.050 requires a 10 foot landscape perimeter along all street frontages. The applicant has met this requirement by placing a majority of the aforementioned landscaping in a 10 foot landscape perimeter along the South Normandie Avenue, Brighton Avenue, and West Rosecrans Avenue street-frontage.

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

Although the applicant proposes exterior lighting that would be attached to the building, the applicant has been conditioned to provide a lighting plan to the Building and Safety Division upon plan check submittal. The Building and Safety Division will ensure that lighting will be shielded and located in such a manner as to prevent light trespassing over property lines.

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

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

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

Fences of up to 8 feet are allowed with a minimum 3-foot landscaped setback. The StorQuest Project proposes two rollup gates at the entrance and exit to the

drive-aisle for the storage loading spaces. The rollup gate will be approximately 14 feet in height. The gate will be digitally locked and have secured access for StorQuest patrons. Staff does not consider the proposed gate as a fence or wall per Section 18.42.070 of the Municipal Code; therefore, staff did not analyze the gate as it would a typical fence or wall feature.

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

The proposed project includes a parapet that surrounds the roof of the building. This parapet will screen all roof equipment from public view. The only other feature not contained within the structure is a refuse bin that has been proposed in the front parking lot. The refuse bin will be located in an enclosure on the southeast corner of the parking lot. The enclosure will be of similar architectural style to the building and be screened by a Desert Museum Palo Verde Tree.

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

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

Zones within the immediate area include General Commercial (C-3) to the south, east, and west. Properties to the north of the subject property, as well as all abutting parcels, are currently zoned C-3 but the abutting parcels to the south, east, and west will be zoned Heavy Commercial (C-4) if all entitlements are granted. Land use in the immediate area is predominantly commercial and industrial to the west but a sizable residential population is situated to the east of the project.

Staff considers the proposed structure compatible with all surrounding uses. The character of the proposed business will be compatible with surrounding industrial and commercial properties because the project mixes retail and self-storage uses which can be considered commercial and light-industrial in character. The project will also act as a buffer between more industrial uses to the west and residential uses to the east. The proposed retail component will also help to provide needed goods and services to local residents beyond just the goods and services provided by the self-storage business.

13. *Such other information which the community development director or commission may require to make the necessary findings that the provisions of this code are being complied with.*

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

The Land Use Plan and the zoning map currently designate the project site as General Commercial (C-3); however, a general plan amendment and zone change are included in the proposed entitlements to maintain consistency with the proposed self-storage and retail center. While the project will involve a four story self-storage building with a ground floor retail component, the development as a whole will be consistent with the goals of the General Plan and Municipal Code. The development will not adversely affect the orderly and harmonious development of the area or impact the general welfare of the City.

CONDITIONAL USE PERMIT

Per Gardena Municipal Code § 18.46.010, a conditional use permit is required for any self-storage development that is being proposed for operation in the C-4 zone.

Per section 18.46.030.C.17 of the Gardena Municipal Code, self-storage facilities are required to meet the following minimum requirements:

- a. *Minimum lot area shall be not less than one acre*
The lot is 50,312 square feet, thus meeting the requirement.
- b. *At least forty feet of clear, unobstructed driveway depth will be provided from the road to the primary access gate or principal entry point of the facility*
The applicant has proposed approximately 52 feet of unobstructed driveway depth leading to the primary access gate of the facility, thus meeting the requirement.
- c. *Interior driveway widths shall be not less than twenty-five feet.*
The width of the interior two-way driveway of the parking lot is 26 feet, thus meeting City requirements. The width of the one-way driveway leading to the interior loading spaces is only 15 feet, 8 inches. However, interior parking spaces are angled at 24 degrees. City of Gardena has different drive-aisle width requirements for angled parking. Angled parking is required to meet a minimum drive-aisle width of only 14 feet. Therefore, staff considers the width of the drive-aisles in the project consistent with the requirements of the Municipal Code. The Zoning Code Amendment includes a change that specifies that it is interior drive aisle widths that must be at least 25 feet as this width would be required where there were ground floor units with overhead doors that are on either side of a drive aisle.
- d. *Facility layout, design, and exterior building materials and treatment for all structures including, but not limited to fences, walls, gates, buildings, and landscaping, shall be of high quality and be aesthetically pleasing when viewed from adjacent properties and the public right-of-way.*

The applicant has put careful consideration into the design of the building. The proposed building is of contemporary architectural design and includes various

architectural features. The building will have a robust color scheme of beige, tan, and red hues. Metal lattice will adorn various areas of the building and provide for vertical and horizontal variation in the façade. Façades along the Brighton Avenue and West Rosecrans Avenue will have a masonry finish along the first floor. Western Redbud and Desert Museum Palo Verde Trees will adorn setback areas along the public right-of-way. Fences and walls, as defined by Section 18.42.070 of the Municipal Code were not proposed as part of this project; therefore, staff did not analyze fence or wall features.

Staff considers the design high quality and aesthetically pleasing, thus consistent with the Gardena Municipal Code.

- e. *Building shall be designed and located so that overhead doors and the interior driveways within such facilities are not visible from the adjacent public right-of-way. This provision does not apply to overhead doors that are within an enclosed self-storage building and that are visible only through windows of the building.*

The self-storage facility is contained entirely within an architecturally varied multi-level structure. The underlined language is proposed to be added as part of the Zoning Code Amendment. As the only doors that would be seen would fall within the exception, the StorQuest Project is considered consistent with the Gardena Municipal Code.

- f. *No door openings for any storage unit shall be visible at ground level from any residentially zoned properties.*

The self-storage facility is contained entirely within a multi-level structure; therefore no storage unit will be visible at ground level from any residentially zoned properties. Therefore, the project is considered consistent with the Gardena Municipal Code.

- g. *All buildings and structures shall be set back a minimum of ten feet from the front property line; such setback area shall be totally landscaped with lawn, shrubbery, trees, and/or flowers. There shall be at least one twenty-four-inch boxed tree for every twenty feet of property frontage.*

The proposed structure meets or exceeds all setback requirements. All ten-foot setbacks along public rights-of-way have proposed landscaping with groundcover and trees including Western Redbuds and Desert Museum Palo Verde. Therefore, the project is considered consistent with the Gardena Municipal Code.

- h. *All fences or walls visible from the public right-of-way shall be constructed of decorative building materials such as slump stone masonry, concrete block, wrought iron or other similar materials.*

The applicant did not propose any fences or walls as defined per Section 18.42.070 of the Municipal Code; therefore, staff did not analyze fence or wall features.

- i. *Boats, campers, recreational vehicles, and travel trailers may be stored outside of an enclosed building, but only in an area designed for such outside storage on an approved site plan and not visible from the public right-of-way adjacent property when viewed from the ground level.*

The project site has been designed in such a way that boats, campers, recreational vehicles, and travel trailers do not have a designated area in which to park. Staff has conditioned the project to not store these types of items to ensure the StorQuest Project complies with Chapter 18.46 of the Gardena Municipal Code.

- j. *A resident manager unit not to exceed nine hundred square feet in size may be permitted; provided, it is for the exclusive use of the resident manager of the facility and one other adult. Such unit shall be integrated into the storage facility.*

No resident managers unit is being proposed on-site; therefore, staff did not analyze resident managers units as part of this project.

- k. *The resident manager shall be responsible for ensuring compliance with all conditions of approval; occupancy of the residential unit shall immediately cease upon termination or cessation of the self-storage use or operation*

No resident managers unit is being proposed on-site; therefore, staff did not analyze resident managers units as part of this project.

Conditional use permits may be approved when the Planning Commission makes 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.*

With the proposed Zoning Code Amendment, self-storage facilities will be allowed in the C-4 zone.

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;*

The City has been unable to make use of a 1.24 acre site because of the close proximity to the Waste Transfer Station. A self-storage facility will not be adversely affected by the negative impacts of the Waste Transfer Station and therefore, the self-storage facility will be compatible with this use. As the self-storage facility is a fairly low impact use, it will be compatible with the immediately abutting uses to the east and west of the site as well as with the other uses in the general vicinity.

Furthermore, the proposed development, which will be supported by the site plan, is consistent with the following General Plan Land Use Goals and Policies:

- *Land Use Goal 2: Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs, and provide a full range of services to the residents and businesses* – The StorQuest site is a vacant and underutilized property located adjacent to a Waste Transfer Station that produces deleterious effects due to the nature of its business. The proposed project is a four-story self-storage and retail center. The self-storage component will act as a buffer between the Waste Transfer Station and the retail component. Given the existing uses near the StorQuest site, the design of the proposed project utilizes the bulk of the project (self storage) as visual and physical screen from the retail component which, despite the surrounding land uses, lends to a quality commercial center that will create jobs and add to the City's tax base;
- *Land Use Policy 2.1: Require ample landscaping and high level maintenance in all new and existing commercial and industrial developments* – As stated previously, Municipal Code § 18.40.090 requires the amount of landscaping provided for a project to be at least five percent of the total paved area used for parking and vehicular circulation. The approximate area of paving for parking and vehicular circulation is 13,400 square feet; therefore, the amount of landscaping required would be approximately 670 square feet. As the applicant has provided approximately 3,420 square feet of landscaping, the proposed project is consistent with the subject policy.
- *Land Use Policy 2.2: Encourage the assembly of smaller commercial properties into larger centers and discourage the subdivision of larger commercial/industrial sites into smaller parcels* – The StorQuest site is currently three separate parcels which, individually, could be challenging to develop. Conditions of approval require all of the subject parcels to be assembled into one lot, thus allowing for a more robust development;
- *Economic Development Goal 2: Expand, retain, and revitalize quality businesses* – As stated above, the StorQuest site is vacant and underutilized due to its proximity to the Waste Transfer Station. The proposed project includes a passive self-storage use; however, the self-storage use is a key component of the proposed retail center. The design and components of the proposed StorQuest project will facilitate the expansion of quality retail businesses;

- *Economic Development Policy 2.1: Encourage the assemblage of small commercial parcels to accommodate quality commercial development* – As stated above, the StorQuest site is currently three separate parcels which, individually, could be challenging to develop. Conditions of approval require all of the subject parcels to be assembled into one lot, thus allowing for a more robust development;
- *Community Design Plan Goal 4: Achieve high quality design for commercial uses; and Design Plan Goals 4.3: which encourages commercial developments to include interesting rooflines, building shapes, and patterns of shade and shadow while demonstrating sensitivity to the contextual influences of the surrounding area and compatibility with surrounding neighborhoods* – As stated previously, the applicant has put careful consideration into the design of the building. The proposed building is of contemporary architectural design and includes various architectural features. The building will have a robust color scheme of beige, tan, and red hues. Metal lattice will adorn various areas of the building and provide for vertical and horizontal variation in the façade. Façades along the Brighton Avenue and West Rosecrans Avenue will have a masonry finish along the first floor. Western Redbud and Desert Museum Palo Verde Trees will adorn setback areas along the public right-of-way. Due to the architectural treatments, articulation on the elevations and the material choices, staff believes the project is consistent with the both goals in that it adds visual interest and is consistent with the surrounding buildings.

Therefore, for reasons stated above, the proposed project is consistent with the intent and general purpose of the general plan and the Gardena Municipal Code.

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 shown above, the StorQuest Project will meet all development standards for the C-4 zone as well as specific criteria relating to self-storage facilities.

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;*

South Normandie Avenue is a major collector street that is designed to carry approximately 15,000 to 25,000 vehicles a day. Currently it carries no more than 18,700 vehicles per day in the study area. West Rosecrans Avenue is an arterial street that is designed to carry approximately 40,000 to 60,000 vehicles per day. Currently West Rosecrans Avenue carries only 34,200 approximate trips per day. The addition of 25 a.m. peak hour trips and 47 p.m. peak hour trips are well within the capacity of these streets.

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

The conditions of approval for Conditional Use Permit #02-15 will ensure that the operation of the self-storage business will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

ENVIRONMENTAL REVIEW

GRC Associates prepared an Initial Study and Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) for the entire project. A notice of intent to adopt the MND was published in the Gardena Valley News on February 18, 2016. A 20-day public review period for the proposed Mitigated Negative Declaration commenced on February 22, 2016 and ended on March 12, 2016. At the time this report was written, no written comments were received.

The Initial Study was prepared to determine whether implementation of the project may cause significant adverse environmental impacts. On the basis of this evaluation, it was found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures were added to the Project. Ultimately, adoption of the MND for the purposes of the site plan review and conditional use permit is the responsibility of the Planning Commission and adoption of the MND lies with the City Council for purposes of approving the Land Use Project.

The following table lists the environmental factors that were analyzed to determine if impacts would result by implementation of the project. Three (3) of the environmental factors listed below (checked marked) were considered to be potentially affected by this project, involving at least one impact that is either "Potentially Significant Impact" or "Less Than Significant With Mitigation Incorporated."

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology and Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology and Water |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Utilities and Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

The MND and MMP are attached to this report for detailed review and analysis.

RECOMMENDATION

Staff recommends the Planning Commission adopt Resolution No. PC 02-16. This Resolution accomplishes the following:

- 1) Adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for purposes of the Conditional Use Permit and Site Plan Review;
- 2) Approves the Site Plan, subject to the City Council's approval of the Land Use Project;
- 3) Approves the Conditional Use Permit, subject to the City Council's approval of the StorQuest Project;
- 4) Recommends that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the General Plan Amendment, Zoning Code Amendment, and Zone Change; and
- 5) Recommends that the City Council adopt the General Plan Amendment, Zoning Code Amendment, and Zone Change.

ATTACHMENTS

- Resolution No. PC 02-16 with
 - Exhibit A – Initial Study/Mitigated Negative Declaration (ELECTRONIC COPY)
 - Exhibit B – Mitigation Monitoring Program
 - Exhibit C – Site Plan, Elevations, and Floor Plan
 - Exhibit D – Conditions of Approval
 - Exhibit E – Resolution No. (TBD) of the City Council approving the Mitigated Negative Declaration, Mitigation Monitoring Program and General Plan Amendment
 - Exhibit F – Ordinance No. (TBD) of the City Council approving the Zone Change and Zoning Code Amendment

RESOLUTION NO. PC 02-16

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM, CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR A PROPOSED 131,752 SQUARE FOOT SELF- STORAGE AND RETAIL CENTER AT 14215 SOUTH NORMANDIE AVENUE AND RECOMMENDING THAT THE CITY COUNCIL ADOPT THE SAME ENVIRONMENTAL DOCUMENT FOR AND ADOPT A GENERAL PLAN AMENDMENT AND ZONING ORDINANCE AMENDEMENT RELATING TO SELF-STORAGE FACILITIES AND CHANGING THE ZONING OF 1.84 ACRES OF PROPERTY IN THE GENERAL VICINITY OF WEST ROSECRANS AVENUE BETWEEN BRIGHTON AND SOUTH NORMANDIE AVENUES FROM GENERAL COMMERCIAL TO HEAVY COMMERCIAL (EA #8-15, GPA #1-15, ZC #1-15, ZCA # 1-16, SPR #7-15, CUP#2-15)

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

SECTION 1. RECITALS.

A. Republic Services, Inc. owns a Waste Transfer Station ("Transfer Station") which is located at 1449 West Rosecrans Avenue at the northwest corner of Brighton Avenue and West Rosecrans Avenue.

B. The Transfer Station produces a number of deleterious side effects from its businesses, including trash and odors.

C. The City is the owner of a 1.24 acre property which lies across from the Transfer Station with frontage on the eastern side of Brighton Avenue, the western side of South Normandie Avenue and the northern side of West Rosecrans Avenue ("City Property").

D. It has been difficult to make productive use of the City Property due to the impacts of the Transfer Station.

E. There are other properties immediately adjacent to the east and west of the City Property which are also impacted by the Transfer Station. These properties comprise an additional 0.6 acres and are located at 14216 Brighton Avenue, which is developed with a nonconforming residential use and 1401 and 1425 West Rosecrans Avenue which are developed with underutilized automotive uses (the "Other Properties"). Collectively the City Property and the Other Properties are referred to as the "Project Properties."

F. The Project Properties have a General Plan land use designation of General Commercial with a Mixed Use Overlay. The maximum FAR for the commercial development is 0.5. The Project Properties have a zoning designation of General Commercial (C-3) with a Mixed Use Overlay (MUO) that allows residential property of up to 30 units per acre.

G. It is highly unlikely that residential uses will ever be developed in this location due to the presence of the Transfer Station.

H. In March 2015 the City entered into a Sales and Purchase Agreement with The William Warren Group, Inc. to sell the City Property for \$1.4 million dollars; the sale is contingent upon obtaining the land use entitlements that will allow the development of the self-storage facility.

I. On September 3, 2015, the applicant, The William Warren Group, Inc., submitted an application for a conditional use permit and site plan review to develop the property at 14215 South Normandie Avenue with a 131,752 square foot self-storage facility and retail center (collectively referred to as the "StorQuest Project").

J. As owner of the City Property, the City began processing the following land use approvals (collectively referred to as the "Land Use Project"):

1. General Plan Amendment (GPA #1-15) revising the Land Use Plan to increase the maximum floor area ratio (FAR) in the General Commercial Land Use designation from 0.5 to 2.75 when a self-storage facility is involved. The maximum FAR for all other permitted uses in the General Commercial designation will remain at 0.5.

2. Zone Change (ZC #1-15) for all the Project Properties totaling 1.84 acres generally located on the north side of West Rosecrans Avenue between Brighton Avenue on the west and South Normandie Avenue on the east from General Commercial (C-3) to Heavy Commercial (C-4). The current Mixed Use Overlay (MUO) will remain on these properties.

3. Zoning Code Amendment (ZCA #1-16) of the following sections:

- ❖ Section 18.34.030 – to allow self-storage facilities in the C-4 zone subject to a conditional use permit provided that the self-storage units do not exceed more than 75 feet of street ground floor frontage on a major collector or arterial street or are buffered by other allowed uses.
- ❖ Section 18.34.050 – to change the development standards to provide that when at least 80 percent of the development includes self-storage facilities, the FAR in the C-4 zone may be increased from 0.5 to 2.75.
- ❖ Section 18.46.030 .C.17 – to specify that overhead doors may be visible from the public right-of-way when the doors are within an enclosed self-storage building and are visible only through windows of the building; and to clarify that the reference to interior driveway widths needing to be at least 25 feet means interior drive aisles.

K. The Project Property is bounded on the north, south, and east with commercial uses and industrial uses to the west.

L. On March 3, 2016, a public hearing was duly noticed for the Planning and Environmental Quality Commission (Planning Commission) meeting for March 15, 2016, at 7:00 at City Hall Council Chambers, 1700 West 162nd Street, Gardena;

M. On March 15, 2016, the Planning Commission held the public hearing at which time it considered all material and evidence, whether written or oral; and

N. In making the various findings set forth herein, the Planning Commission has considered all of the evidence presented by staff, the applicant and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code. The record of these proceedings can be found at the Community Development Department, Room 101, 1700 West 162nd Street, Gardena, California. The Director of Community Development is the custodian of such record.

SECTION 2. MITIGATED NEGATIVE DECLARATION. The Planning Commission hereby adopts the Initial Study/Mitigated Negative Declaration (“MND”) attached hereto as Exhibit A and the Mitigation Monitoring Program (“MMP”) attached hereto as Exhibit B for purposes of the Site Plan Review and Conditional Use Permit. The Planning Commission further recommends that the City Council adopt the MND and MMP for purposes of the General Plan Amendment, Zoning Code Amendment and the Zone Change. In taking these actions the Planning Commission makes the following findings:

A. The City hired GRC Associates (“GRC”) to conduct the environmental review for the Project.

B. GRC prepared an Initial Study, which determined that there were potentially significant impacts in the following categories: cultural resources, geology and soils, and mandatory findings of significance. The Initial Study also determined that each of the potentially significant impacts could be mitigated below a level of significance. Accordingly, GRC prepared a Mitigated Negative Declaration. The Initial Study and Mitigated Negative declaration were subject to a 20-day public review period from February 22, 2016 through March 12, 2016. No comments on the MND were received during this time.

C. The MMP imposes mitigation measures for the three categories with potentially significant impacts and the mitigation measures set forth in the MMP will reduce the impacts below a level of significance.

D. Although the MND did not specifically mention that a site plan approval was required, the entire analysis was based on the Site Plan Review for the StorQuest Project that was submitted as part of the application materials. As such, the MND covers the Site Plan Review approval.

E. All of GRC’s work was thoroughly reviewed and prepared with staff input.

F. The Planning Commission finds that the Initial Study and MND, including the Appendices thereto, represent the independent analysis of the City.

G. The Project, as conditioned and with mitigation measures imposed, will not have any significant impacts on the environment for the reasons set forth in the analysis contained in the MND which is incorporated herein by reference.

H. The City fully complied with California Environmental Quality Act (CEQA) and the CEQA Guidelines in preparing and circulating the Initial Study and MND.

SECTION 3. SITE PLAN REVIEW

Site Plan Review (#7-15) for the development of 131,752 square foot self-storage facility and retail center, attached hereto as Exhibit C, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit D.

1. ***The proposed project is consistent with the intent and general purpose of the general plan and provisions of the municipal code.***

As set forth in the staff report, which is incorporated herein by reference, the Planning Commission has taken into account all of the factors listed in Section 18.44.030 and has determined that the proposed site plan meets all development requirements of the Municipal Code, subject to the City Council approving the proposed General Plan Amendment, Zoning Code Amendment, and Zone Change. The proposed development, which will be supported by the site plan, is consistent with the following General Plan Land Use Goals and Policies:

- Land Use Goal 2: Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs, and provide a full range of services to the residents and businesses.;
- Land Use Policy 2.1: Require ample landscaping and high level maintenance in all new and existing commercial and industrial developments
- Land Use policy 2.2: Encourage the assembly of smaller commercial properties into larger centers and discourage the subdivision of larger commercial/industrial sites into smaller parcels;
- Economic Development Goal 2: Expand, retain, and revitalize quality businesses;
- Economic Development Policy 2.1: Encourage the assemblage of small commercial parcels to accommodate quality commercial development;
- Community Design Plan Goal 4: Achieve high quality design for commercial uses; and
- Design Plan Goals 4.3: which encourages commercial developments to include interesting rooflines, building shapes, and patterns of shade and shadow while demonstrating sensitivity to the contextual influences of the surrounding area and compatibility with surrounding neighborhoods.

Therefore, for reasons stated above, and based upon the evidence included in the Staff Report, which is incorporated by reference, the proposed project is consistent with the intent and general purpose of the General Plan and the Gardena Municipal Code.

2. ***The proposed project 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. In fact, the StorQuest Project is one of the few developments that is compatible with the adjacent Waster Transfer Station.

SECTION 4. CONDITIONAL USE PERMIT.

Conditional Use Permit (#2-15) for the development of 131,752 square foot self-storage and retail center attached herein, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit D.

1. ***Section 18.46.030.C.17 of the Gardena Municipal Code***, requires self-storage facilities to meet specified minimum requirements. As set forth in the staff report, which is incorporated by reference, the proposed StorQuest Project meets all minimum requirements.
2. ***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.***

Should all entitlements be granted for the proposed project, Chapter 18.34 of the Municipal Code will permit the operation of a self-storage use in the Heavy Commercial (C-4) zone when a conditional use permit is granted by the Planning Commission. Therefore the use applied for at the location of 14125 South Normandie Avenue is properly one for which a conditional use permit is authorized.

3. ***That the 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 City has been unable to make use of the 1.24 acre site because of the close proximity to the Waste Transfer Station. The self-storage facility will not be adversely affected by the negative impacts of the Waste Transfer Station and therefore will be compatible with this use. Because the self-storage facility is a fairly low impact use, it will be compatible

with the immediately abutting uses to the east and west of the site as well as with the other uses in the general facility. Further, the StorQuest Project will provide a buffer between the Waste Transfer Station and industrial uses further to the west and the residential properties which lie to the east, across South Normandie Avenue. The commercial tenant spaces also proposed in conjunction with the proposed self-storage use will also be considered compatible with the surrounding commercial uses as well as the nearby residential uses.

The proposed use also meets several goals and policies of the Gardena General Plan. The proposed use will help to develop high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs, and provide a full range of services to residents and businesses, consistent with Land Use Goal 2. The building design will also be of high quality and attractive character helping to enhance the image and vitality of the City, consistent with Land Use Goal 3 and Community Design Goal 1, 4, and 5. The proposed use will also help to attract a quality business to Gardena and help grow a diverse business community that provides jobs, goods, and services for the local and regional market, consistent with Economic Development Goals 1 and 3.

The proposed project will not be detrimental to the public health, safety, or welfare.

4. ***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 set forth in the staff report, the StorQuest Project complies will meet all development standards for the C-4 zone, as well as the specific criteria relating to self-storage facilities. Therefore, the site of the proposed use is adequate to accommodate the use as proposed.

5. ***That the site for the proposed use relates to the 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; and***

The traffic analysis prepared as part of the MND determined that the proposed StorQuest Project would not have any significant impact. South Normandie Avenue is a major collector street that is designed to carry approximately 15,000 to 25,000 vehicles a day. Currently it carries no more than 18,700 vehicles per day in the study area. West Rosecrans Avenue is an arterial street that is designed to carry approximately 40,000 to 60,000 vehicles per day. Currently West Rosecrans Avenue carries only 34,200 approximate trips per day. The addition of 25 a.m. peak hour trips and 47 p.m. peak hour trips are well within the capacity of these streets.

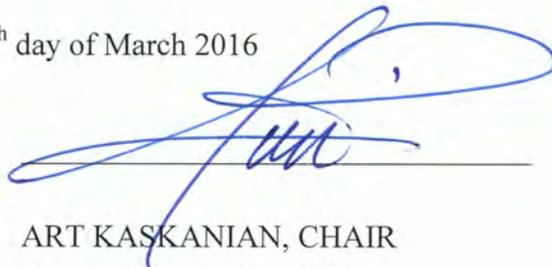
6. That the conditions stated in the decision are deemed necessary to protect the public health, safety, and general welfare.

The conditions of approval for Conditional Use Permit #2-15 will ensure that the operation of the self-storage facility will be compatible with, and not detrimental to, the surrounding uses in the vicinity.

SECTION 5. GENERAL PLAN AMENDMENT/ZONING CODE AMENDMENT/ZONE CHANGE. The Planning Commission hereby recommends that the City Council approve the Land Use Changes as set forth in Exhibits E and F attached hereto and incorporated herein by reference based on the findings set forth in each of those documents which the Planning Commission adopts as its own.

SECTION 6. EFFECTIVE DATE OF APPROVALS. The approval of Site Plan Review # 7-15 and Conditional Use Permit #2-15 shall not be effective unless the City Council approves GPA #1-15, ZCA #1-16, and ZC #1-15.

PASSED, APPROVED, AND ADOPTED this 15th day of March 2016



ART KASKANIAN, CHAIR
PLANNING COMMISSION

ATTEST:



MITCHELL G. LANSDELL, SECRETARY
PLANNING 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 D) 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 15th day of March, 2016, by the following vote of the Planning and Environmental Quality Commission:

AYES: Jackson, Jamora, Johnson, Sherman, Kaskanian

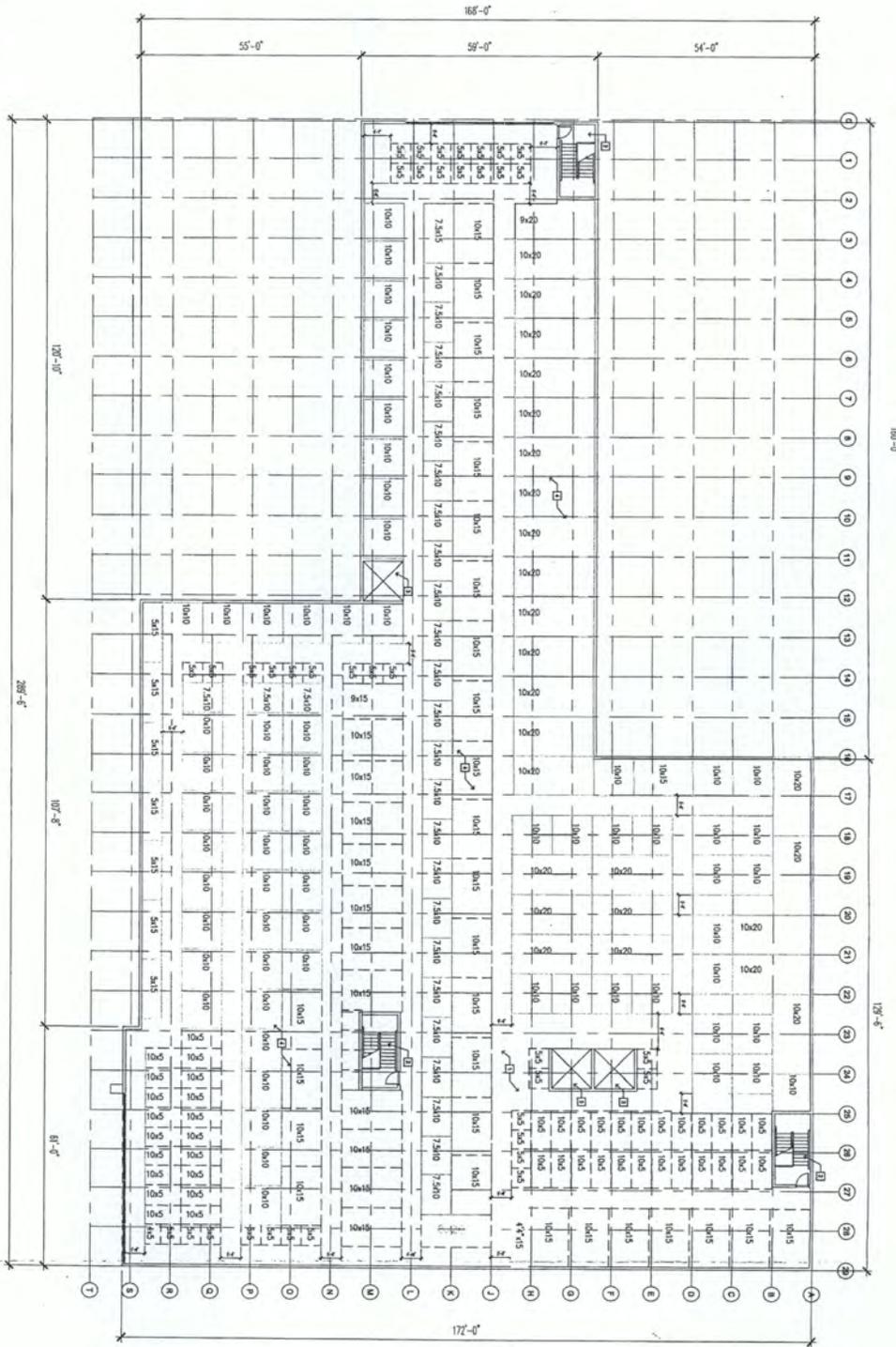
NOES: None

ABSENT: None

Attachments:

- Exhibit A – Initial Study/Mitigated Negative Declaration
- Exhibit B – Mitigation Monitoring Program
- Exhibit C – Site Plan, Elevations, and Floor Plan
- Exhibit D - Conditions of Approval
- Exhibit E – City Council Resolution No. (TBD) approving the Mitigated Negative Declaration, Mitigation Monitoring Program and General Plan Amendment
- Exhibit F – City Council Ordinance No. (TBD) approving the Zoning Code Amendment and Zone Change

LEVEL 3 FLOOR PLAN
SCALE: 3/32" = 1'-0"



- PLAN NOTES**
1. SEE SHEET 2 FOR GENERAL NOTES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 9. ALL WASTE AND DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
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- KEYNOTES**
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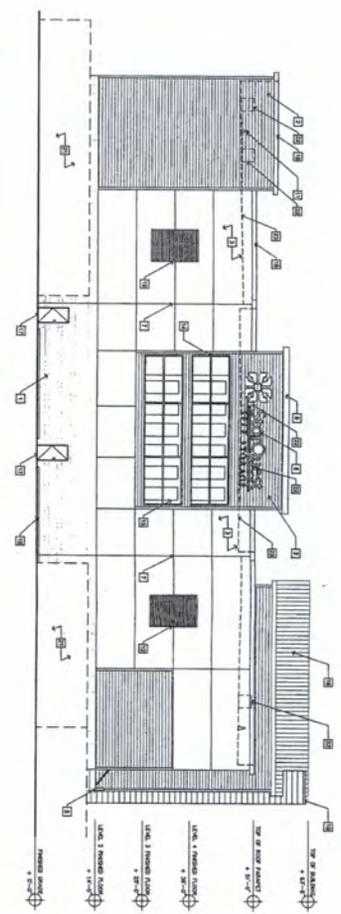
LEVEL 3 FLOOR PLAN
A2.3

STORQUEST GARDENA
4 STORY SELF STORAGE BUILDING
14215 S. NORMANDE AVENUE
GARDENA, CALIFORNIA 90249

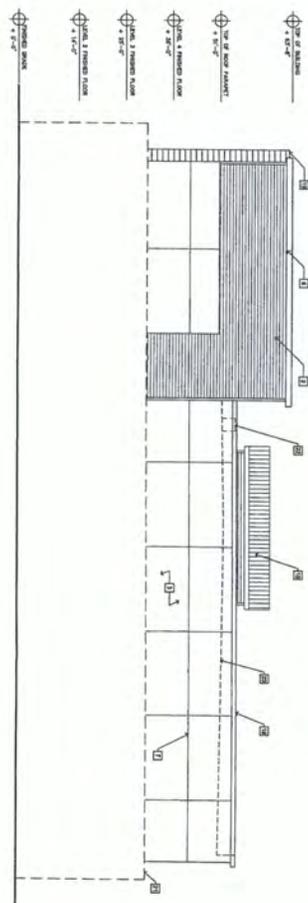
Magellan ARCHITECTURE
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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



KEY NOTES

1. SEE PLAN FOR THE LOCATION OF THIS ELEVATION.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. FINISHES ARE AS NOTED.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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ARCHITECT & ENGINEER
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Huntington Beach, California 92647
Tel: (714) 915-9835
www.magellianarch.com

NO.	DATE	REVISIONS
1	10/15/11	ISSUE FOR PERMIT
2	10/15/11	ISSUE FOR PERMIT
3	10/15/11	ISSUE FOR PERMIT
4	10/15/11	ISSUE FOR PERMIT
5	10/15/11	ISSUE FOR PERMIT
6	10/15/11	ISSUE FOR PERMIT
7	10/15/11	ISSUE FOR PERMIT
8	10/15/11	ISSUE FOR PERMIT
9	10/15/11	ISSUE FOR PERMIT
10	10/15/11	ISSUE FOR PERMIT

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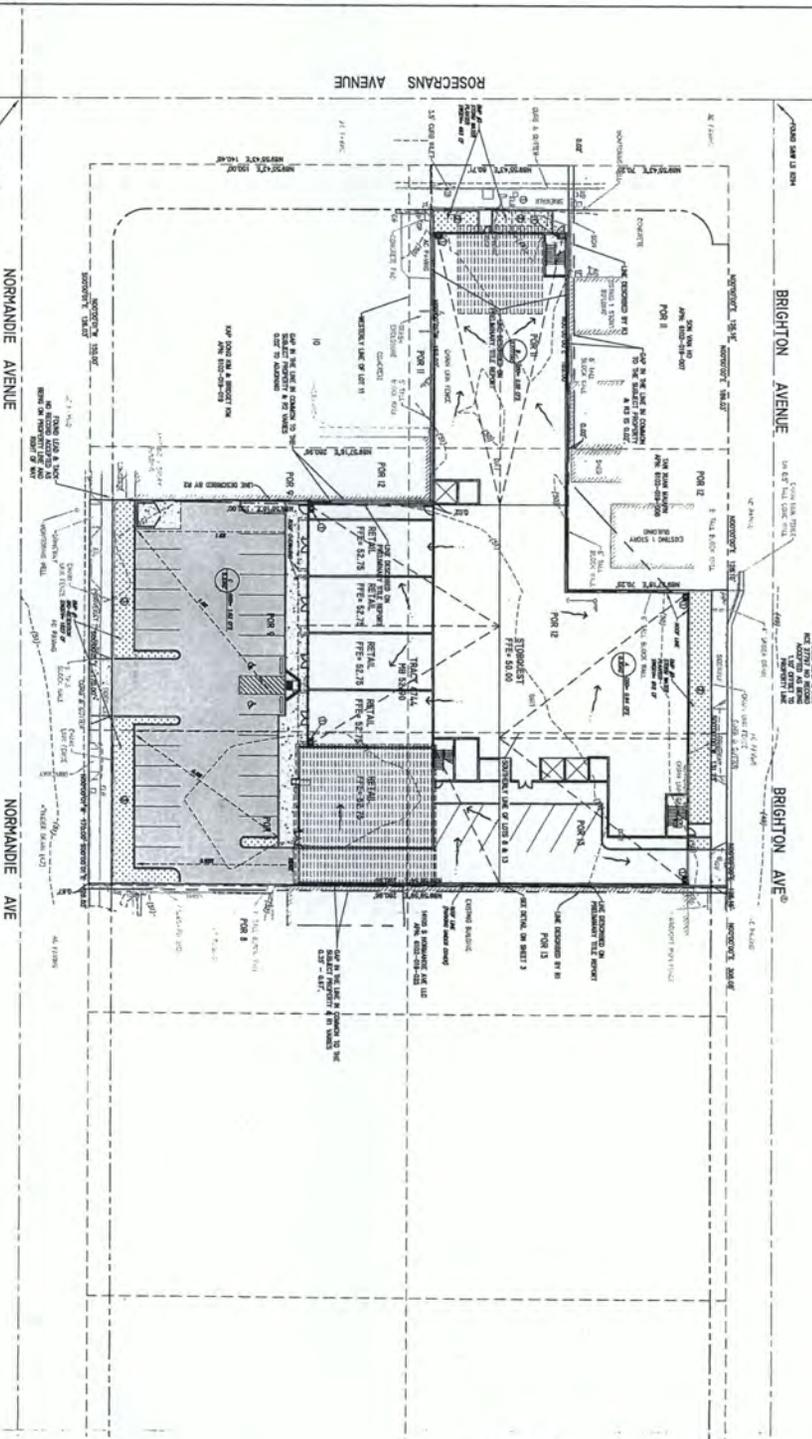


TABLE 1. SUMMARY OF CONCRETE QUALITY REQUIREMENTS PER LA COUNTY 10 DESIGN MANUAL, 2014.

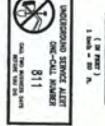
CONCRETE TYPE	MINIMUM STRENGTH	MINIMUM MODULUS OF ELASTICITY	MINIMUM COMPRESSIVE STRENGTH	MINIMUM TENSILE STRENGTH
SLAB	4,500 PSI	3.5E6	4,500 PSI	480 PSI
BEAM	5,000 PSI	4.0E6	5,000 PSI	520 PSI
PIER	5,000 PSI	4.0E6	5,000 PSI	520 PSI
WALL	4,500 PSI	3.5E6	4,500 PSI	480 PSI

- REFERENCE NOTES:**
- 1. SEE ALL NOTES ON SHEETS 101 THROUGH 104.
 - 2. SEE ALL NOTES ON SHEETS 105 THROUGH 108.
 - 3. SEE ALL NOTES ON SHEETS 109 THROUGH 112.
 - 4. SEE ALL NOTES ON SHEETS 113 THROUGH 116.
 - 5. SEE ALL NOTES ON SHEETS 117 THROUGH 120.
 - 6. SEE ALL NOTES ON SHEETS 121 THROUGH 124.
 - 7. SEE ALL NOTES ON SHEETS 125 THROUGH 128.
 - 8. SEE ALL NOTES ON SHEETS 129 THROUGH 132.
 - 9. SEE ALL NOTES ON SHEETS 133 THROUGH 136.
 - 10. SEE ALL NOTES ON SHEETS 137 THROUGH 140.

- LEGEND:**
- 1. SEE ALL NOTES ON SHEETS 101 THROUGH 140.
 - 2. SEE ALL NOTES ON SHEETS 101 THROUGH 140.
 - 3. SEE ALL NOTES ON SHEETS 101 THROUGH 140.
 - 4. SEE ALL NOTES ON SHEETS 101 THROUGH 140.
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 - 10. SEE ALL NOTES ON SHEETS 101 THROUGH 140.

CONTRACTOR NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.



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DCI
STRUCTURE

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C2.0

Mitigation Monitoring and Reporting Program
Storquest Gardena Project
Mitigated Negative Declaration

City of Gardena

March 2, 2016

Mitigation Monitoring and Reporting Program

Authority and Purpose

Pursuant to, and in accordance with California Resources Code, Section 21081.6 (AB 3180), a mitigation monitoring and reporting program for the Storquest Gardena Project (the "Project") has been prepared. The mitigation monitoring and reporting program is required to establish the timing and implementation of the mitigation measures and is adopted along with the approval of the proposed Project.

The purpose of this Mitigation Monitoring and Reporting Program is to ensure compliance with and effectiveness of the mitigation measures set forth in the Mitigated Negative Declaration (MND) for the proposed Project. This Mitigation Monitoring and Reporting Program includes mitigation measures for cultural resources and geology and soils impacts identified in the MND as being significant. Although transportation and traffic impacts were found to be less than significant by the traffic impact analysis conducted for this project, the mitigation measures recommended by the analysis are included in this Mitigation Monitoring and Reporting Program. The MND has determined that impacts associated with the proposed Project would be considered less than significant with the implementation of the identified mitigation measures.

Monitoring Program List of Mitigations

The City of Gardena's Mitigation Monitoring and Reporting Program for the proposed Project consists of mitigation conditions and verifications required for implementation of the project. The following provides information regarding the various impacts considered significant and the corresponding mitigation measures. In addition, this Mitigation Monitoring and Reporting Program includes the entities responsible for implementing and monitoring the mitigation measures, and the timeframe for these actions.

Mitigation Monitoring and Reporting Program		
Impacts	Required Mitigation Measures	Implementation
<p>V. Cultural Resources</p> <p>Items (a), (b), (c): Development of the Storquest site will be graded prior to construction, while no changes are proposed on the other three developed sites. If during grading, it is revealed that previously unidentified archaeological, paleontological or geologic deposits exist, an expert appropriate to the nature of the find must be afforded the opportunity to evaluate any additional finds and to complete an analysis in accordance with CEQA guidelines, as amended.</p>	<p>Mitigation Measure CR-1: Should previously unidentified historical, archaeological or paleontological resources be uncovered during the course of construction, grading/construction shall be halted in the area of concern so that the findings can be assessed. If it is determined that more formal data collection is needed, a controlled excavation shall be required to adequately record the find and recover the associated materials in accordance with CEQA guidelines, as amended. Excavating the materials in this controlled manner will minimize the risk of any resources being lost, damaged or destroyed.</p>	<p>Implementing Entity: Development project applicant is responsible for implementing measures imposed by the City of Gardena Community Development Department (CDD), when it is found necessary at the time the project is under construction.</p> <p>Monitoring: City of Gardena CDD.</p> <p>Timing: The City of Gardena CDD shall examine and impose mitigation and the project applicant shall implement the measure during the construction phase of the project, if previously unidentified cultural resources are uncovered.</p>

Mitigation Monitoring and Reporting Program		
Impacts	Required Mitigation Measures	Implementation
<p>V. Cultural Resources (Continued)</p> <p>Item (d): No cemeteries currently exist within the City. While there is evidence of human occupation from prehistoric times, recovery of these resources, if found, would be difficult because nearly all land within the City — including the parcels affected by the project — have been extensively graded and disturbed over the decades. However, if future activities in the City adversely impact previously unidentified cultural resources, an archaeologist will be afforded the opportunity to evaluate any additional finds and to complete an analysis in accordance with CEQA guidelines, as amended.</p>	<p>Mitigation Measure CR-2: Any future development that occurs as a result of the proposed project will be subject to the provisions of Section 7050.5 of the California Health and Safety Code. Section 7050.5 requires the contractor to notify the County Coroner if suspected human remains are uncovered. The Coroner will then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American individual, he/she would contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary.</p> <p>These mitigation measures will be required to apply to the other development that takes place on the remaining 0.6 acres as well as the Storquest facility.</p>	<p>Implementing Entity: Development project applicant is responsible for implementing measures imposed by the City of Gardena Community Development Department (CDD), when it is found necessary at the time the project is under construction.</p> <p>Monitoring: City of Gardena CDD.</p> <p>Timing: The City of Gardena CDD shall examine and impose mitigation and the project applicant shall implement the measure during the construction phase of the project, if human remains are uncovered.</p>

Mitigation Monitoring and Reporting Program		
Impacts	Required Mitigation Measures	Implementation
<p>VI. Geology and Soils</p> <p>Items (a)(i) and (a)(ii): Based upon the exploration, laboratory testing, and research, conducted for the geotechnical engineering investigation report prepared by Geotechnologies, Inc. in June 2015 and a subsequent soil corrosive testing report in July 2015, construction of the proposed self-storage facility is considered feasible from a geotechnical engineering standpoint provided the advice and recommendations are followed and implemented during construction.</p>	<p>Mitigation Measure GS-1: Fill Soils -- Existing fill materials shall be completely removed within the building area and recompact. In addition, earth materials shall be removed to a minimum depth of three feet below proposed foundations and recompact as controlled fill prior to foundation excavation.</p> <p>Mitigation Measure GS-2: Water-Soluble Sulfates -- Minimum concrete strength shall be a minimum of 4,000psi and a water-cement ratio of 0.50 shall be maintained. A competent engineer familiar with concrete mix design shall develop the recommendations for this project based on the tested moderate sulfate exposure indicated in the geotechnical report.</p> <p>Mitigation Measure GS-3: Site Grading Preparation</p> <p>a) A thorough search shall be made for possible underground utilities and/or structures. Any existing or abandoned utilities or structures located within the footprint of the proposed grading shall be removed or relocated as appropriate.</p> <p>b) All vegetation, existing fill, and soft or disturbed geologic materials shall be removed from the areas to receive controlled fill. All existing fill materials and any disturbed geologic materials resulting from grading operations shall be completely removed and properly</p>	<p>All Mitigation Measures (GS-1 through GS-35) shall be implemented and monitored by the entities identified below:</p> <p>Implementing Entity: Development project applicant is responsible for implementing measures identified in the geotechnical report and soil corrosive testing report prepared by the geotechnical engineers (Geotechnologies, Inc.).</p> <p>Monitoring: City of Gardena CDD and the project's geotechnical engineers.</p> <p>Timing: The City of Gardena CDD shall examine the detailed building design specification prior to issuance of the building permit.</p>

Mitigation Monitoring and Reporting Program		Implementation
Impacts	Required Mitigation Measures	
	<p>recompacted prior to foundation excavation.</p> <ul style="list-style-type: none"> c) Any vegetation or associated root system located within the footprint of the proposed structures shall be removed during grading. d) Subsequent to the indicated removals, the exposed grade shall be scarified to a depth of six inches, moistened to optimum moisture content, and recompacted in excess of the minimum required comparative density. e) The excavated areas shall be observed by the geotechnical engineer prior to placing compacted fill. <p>Mitigation Measure GS-4: Overexcavation -- The proposed building area shall be excavated to a minimum depth of three feet below the bottom of all foundations. The excavation shall extend at least three feet beyond the edge of foundations or for a distance equal to the depth of fill below the foundations, whichever is greater.</p> <p>Mitigation Measure GS-5: Compaction</p> <ul style="list-style-type: none"> a) All fill shall be mechanically compacted in layers not more than 8 inches thick. All fill shall be compacted to at least 90 percent of the maximum laboratory density for the materials used. The maximum density shall be determined by the laboratory operated by Geotechnologies, Inc. using the test method described in the most recent revision of ASTM D 1557. b) Field observation and testing shall be performed by a representative of the geotechnical engineer during 	

Impacts	Mitigation Monitoring and Reporting Program	Implementation
	<p data-bbox="285 827 310 1199">Required Mitigation Measures</p> <p data-bbox="326 684 561 1264">grading to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compactive effort shall be made with adjustment of the moisture content, as necessary, until a minimum of 90 percent compaction is obtained.</p> <p data-bbox="591 827 615 1360">Mitigation Measure GS-6: Acceptable Materials.</p> <p data-bbox="644 684 880 1312">a) Imported materials shall contain sufficient fines so as to be relatively impermeable and result in a stable subgrade when compacted. Any required import materials shall consist of geologic materials with an expansion index of less than 20. The water- soluble sulfate content of the import materials shall be less than 0.1% percentage by weight.</p> <p data-bbox="909 701 1005 1312">b) Imported materials shall be free from chemical or organic substances which could affect the proposed development.</p> <p data-bbox="1034 684 1269 1360">Mitigation Measure GS-7: Utility Trench Backfill -- Utility trenches shall be backfilled with controlled fill. The utility shall be bedded with clean sands at least one foot over the crown. The remainder of the backfill may be onsite soil compacted to 90 percent of the laboratory maximum density. Utility trench backfill shall be tested by representatives of this firm in accordance with the most recent revision of ASTM D-1557.</p> <p data-bbox="1299 961 1323 1360">Mitigation Measure GS-8: Wet Soils</p> <p data-bbox="1352 728 1377 1215">a) Where pumping is encountered, angular</p>	

Mitigation Monitoring and Reporting Program		Implementation
Impacts	Required Mitigation Measures	
	<p>minimum 3/4-inch gravel shall be placed and worked into the subgrade. The thickness of the gravel would likely be on the order of 1 to 2 feet thick.</p> <p>b) Rubber tire construction equipment shall not attempt to operate directly on the pumping subgrade soils prior to placing the gravel. Extreme care shall be utilized to place gravel as the subgrade becomes exposed.</p> <p>Mitigation Measure GS-9: Shrinkage -- A shrinkage factor between 5 and 15 percent shall be anticipated when excavating and recompacting the existing fill and underlying native geologic materials on the site to an average comparative compaction of 92 percent.</p> <p>Mitigation Measure GS-10: Weather-Related Grading.</p> <p>a) When rain is forecast, all fill that has been spread and awaits compaction shall be properly compacted prior to stopping work for the day or prior to stopping due to inclement weather.</p> <p>b) Temporary drainage devices shall be installed to collect and transfer excess water to the street in non-erosive drainage devices. Drainage shall not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. Drainage shall not be allowed to flow uncontrolled over any descending slope.</p> <p>c) Any soils saturated by the rain shall be removed and</p>	

Impacts	Mitigation Monitoring and Reporting Program	Implementation
	<p>Required Mitigation Measures</p> <p>aerated so that the moisture content will fall within three percent of the optimum moisture content.</p> <p>d) Surface materials previously compacted before the rain shall be scarified, brought to the proper moisture content and recompact prior to placing additional fill, if considered necessary by a representative of Geotechnologies, Inc.</p> <p>Mitigation Measure GS-11: Abandoned Seepage Pits</p> <p>a) Should a structure be encountered during grading, options to permanently abandon seepage pits include complete removal and backfill of the excavation with compacted fill, or drilling out the loose materials and backfilling to within a few feet of grade with slurry, followed by a compacted fill cap.</p> <p>b) If the subsurface structures are to be removed by grading, the entire structure shall be demolished. The resulting void may be refilled with compacted soil.</p> <p>c) Where the seepage pit structure is to be left in place, the seepage pits shall be cleaned of all soil and debris. This may be accomplished by drilling. The pits shall be filled with minimum 1 1/2 sack concrete slurry to within 5 feet of the bottom of the proposed foundations. In order to provide a more uniform foundation condition, the remainder of the void should be filled with controlled fill.</p>	

Mitigation Monitoring and Reporting Program		Implementation
Impacts	Required Mitigation Measures	
	<p>Mitigation Measure GS-12: Geotechnical Observations and Testing During Grading -- Geotechnical aspects of the project shall be reviewed by representatives of Geotechnologies, Inc. during the construction process. Compliance with the design concepts, specifications or recommendations during construction requires review by this firm during the course of construction. Any fill which is placed shall be observed, tested, and verified if used for engineered purposes. Please advise this office at least twenty-four hours prior to any required site visit.</p> <p>Mitigation Measure GS-13: LEED Consideration -- Credit for LEED Certification can be assigned for reuse of construction waste and diversion of materials from landfills in new construction.</p> <ul style="list-style-type: none"> a) In an effort to provide the design team with a viable option in this regard, demolition debris could be crushed onsite in order to use it in the ongoing grading operations. b) The demolition debris shall be limited to concrete, asphalt and other non-deleterious materials. All deleterious materials shall be removed including, but not limited to, paper, garbage, ceramic materials and wood. c) For structural fill applications, the materials shall be crushed to 2 inches in maximum dimension or smaller. The crushed materials shall be thoroughly blended and 	

Impacts	Mitigation Monitoring and Reporting Program	Implementation
	<p>Required Mitigation Measures</p> <p>mixed with onsite soils prior to placement as compacted fill. The amount of crushed material shall not exceed 20 percent. The blended and mixed materials should be tested by Geotechnologies, Inc. prior to and during placement to insure it is suitable for compaction purposes.</p> <p>Mitigation Measure GS-14: Foundation Design</p> <ul style="list-style-type: none"> a) Continuous footings shall be designed for a bearing capacity of 2,000 pounds per square foot, and shall be a minimum of 12 inches in width, 18 inches in depth below the lowest adjacent grade and 18 inches into the recommended bearing material. b) Since the recommended bearing capacity is a net value, the weight of concrete in the foundations may be taken as 50 pounds per cubic foot and the weight of the soil backfill may be neglected when determining the downward load on the foundations. <p>Mitigation Measure GS-15: Foundation Reinforcement -- All continuous foundations shall be reinforced with a minimum of four #4 steel bars. Two shall be placed near the top of the foundation, and two shall be placed near the bottom.</p> <p>Mitigation Measure GS-16: Lateral Design</p> <ul style="list-style-type: none"> a) An allowable coefficient of friction of 0.37 shall be used with the dead load forces. b) Passive geologic pressure for the sides of foundations poured against undisturbed or recompacted soil shall be computed as an equivalent fluid having a density of 	

Mitigation Monitoring and Reporting Program		Implementation
Impacts	Required Mitigation Measures	
	<p>300 pounds per cubic foot with a maximum earth pressure of 3,000 pounds per square foot.</p> <p>c) The passive and friction components shall be combined for lateral resistance without reduction. A one-third increase in the passive value shall be used for short duration loading such as wind or seismic forces.</p> <p>Mitigation Measure GS-17: Foundation Observations.</p> <p>a) All foundation excavations shall be observed by Geotechnologies, Inc. to verify penetration into the recommended bearing materials. The observation shall be performed prior to the placement of reinforcement. Foundations shall be deepened to extend into satisfactory geologic materials, if necessary.</p> <p>b) Foundation excavations shall be cleaned of all loose soils prior to placing steel and concrete. Any required foundation backfill shall be mechanically compacted, flooding is not permitted.</p> <p>Mitigation Measure GS-18: Mat Foundation -- The mat shall be founded exclusively in newly placed compacted fill, subsequent to the recommended grading. The bottom of the mat foundation shall be a minimum of 18 inches in depth below the lowest adjacent grade at the perimeter of the structure. An allowable bearing pressure of 2,000 pounds per square foot shall be utilized in the design of the proposed mat foundation. The mat foundation shall be designed utilizing a modulus of</p>	

Impacts	Mitigation Monitoring and Reporting Program	Implementation
	<p data-bbox="285 827 315 1199">Required Mitigation Measures</p> <p data-bbox="323 837 352 1356">subgrade reaction of 125 pounds per cubic inch.</p> <p data-bbox="375 676 404 1356">Mitigation Measure GS-19: Lateral Design for Mat Foundation</p> <ul style="list-style-type: none"> <li data-bbox="427 676 524 1312">a) A coefficient of friction of 0.37 shall be used with the dead load forces between footings and the underlying supporting soils. <li data-bbox="547 676 683 1312">b) When combining passive and friction for lateral resistance, the passive component shall be reduced by one third. A one-third increase in the passive value shall be used for wind or seismic loads. <p data-bbox="706 764 735 1356">Mitigation Measure GS-20: Cantilever Retaining Walls</p> <ul style="list-style-type: none"> <li data-bbox="758 676 927 1312">a) Retaining walls supporting a level backslope shall be designed utilizing a triangular distribution of pressure. Cantilever retaining walls shall be designed for 30 pounds per cubic foot for walls retaining up to 5 feet of earth. <li data-bbox="950 676 1157 1312">b) For equivalent fluid pressure to be valid, walls which are to be restrained at the top shall be backfilled prior to the upper connection being made. Additional active pressure shall be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures. <p data-bbox="1180 789 1209 1356">Mitigation Measure GS-21: Retaining Wall Drainage</p> <ul style="list-style-type: none"> <li data-bbox="1232 676 1369 1312">a) Retaining walls shall be provided with a subdrain covered with a minimum of 12 inches of gravel, and a compacted fill blanket or other seal at the surface. The onsite geologic materials are acceptable for use as 	

Mitigation Monitoring and Reporting Program		Implementation
Impacts	Required Mitigation Measures	
	<p>retaining wall backfill as long as they are compacted to a minimum of 90 percent of the maximum density as determined by the most recent revision of ASTM D 1557.</p> <p>b) Prior to purchasing subdrainage pipe, the type and brand is cleared with the proper municipal agencies. Subdrainage pipes shall outlet to an acceptable location.</p> <p>Mitigation Measure GS-22: Dynamic (Seismic) Earth Pressure. Seismic earth pressure is required in the design of restraining walls which support over 6 feet of earth. The proposed walls are less than 6 feet in height therefore the dynamic earth pressure may be omitted.</p> <p>Mitigation Measure GS-23: Waterproofing. Retaining walls shall be waterproofed. A qualified waterproofing consultant should be retained in order to recommend a product or method which would provide protection to below grade walls.</p> <p>Mitigation Measure GS-24: Retaining Wall Backfill.</p> <p>a) Any required backfill shall be mechanically compacted in layers not more than 8 inches thick, to at least 90 percent of the maximum density obtainable by the most recent revision of ASTM D 1557 method of compaction. Flooding shall not be permitted. Compaction within 5 feet, measured horizontally, behind a retaining structure shall be achieved by use of light weight, hand operated compaction equipment.</p> <p>b) Proper compaction of the backfill will be necessary to</p>	

Mitigation Monitoring and Reporting Program	
Impacts	Implementation
<p>Required Mitigation Measures</p> <p>reduce settlement of overlying walks and paving. Some settlement of required backfill shall be anticipated, and any utilities supported therein shall be designed to accept differential settlement, particularly at the points of entry to the structure.</p> <p>Mitigation Measure GS-25: Temporary Excavation. Excavations on the order of 3 to 5 feet in vertical height shall be required for the recommended recompaction. Excavations which will be surcharged by adjacent traffic or structures shall be shored.</p> <p>a) Where sufficient space is available, temporary unsurcharged embankments shall be cut at a uniform 1:1 slope gradient.</p> <p>b) Where sloped embankments are utilized, the tops of the slopes shall be barricaded to prevent vehicles and storage loads near the top of slope within a horizontal distance equal to the depth of the excavation. If the temporary construction embankments are to be maintained during the rainy season, berms shall be used along the tops of the slopes to prevent runoff water from entering the excavation and eroding the slope faces. Water shall not be allowed to pond on top of the excavation nor to flow towards it.</p> <p>Mitigation Measure GS-26: Excavation Observations -- It is critical that the soils exposed in the cut slopes are observed by a representative of Geotechnologies, Inc. during excavation so that modifications of the slopes can be made if variations in the geologic material conditions occur. All excavations shall be</p>	<p>reduce settlement of overlying walks and paving. Some settlement of required backfill shall be anticipated, and any utilities supported therein shall be designed to accept differential settlement, particularly at the points of entry to the structure.</p> <p>Mitigation Measure GS-25: Temporary Excavation. Excavations on the order of 3 to 5 feet in vertical height shall be required for the recommended recompaction. Excavations which will be surcharged by adjacent traffic or structures shall be shored.</p> <p>a) Where sufficient space is available, temporary unsurcharged embankments shall be cut at a uniform 1:1 slope gradient.</p> <p>b) Where sloped embankments are utilized, the tops of the slopes shall be barricaded to prevent vehicles and storage loads near the top of slope within a horizontal distance equal to the depth of the excavation. If the temporary construction embankments are to be maintained during the rainy season, berms shall be used along the tops of the slopes to prevent runoff water from entering the excavation and eroding the slope faces. Water shall not be allowed to pond on top of the excavation nor to flow towards it.</p> <p>Mitigation Measure GS-26: Excavation Observations -- It is critical that the soils exposed in the cut slopes are observed by a representative of Geotechnologies, Inc. during excavation so that modifications of the slopes can be made if variations in the geologic material conditions occur. All excavations shall be</p>

Impacts	Mitigation Monitoring and Reporting Program	Implementation
	<p>Required Mitigation Measures</p> <p>stabilized within 30 days of initial excavation.</p> <p>Mitigation Measure GS-27: Concrete Slabs-on Grade</p> <ul style="list-style-type: none"> a) Concrete floor slabs shall be a minimum of 4 inches in thickness. Slabs-on-grade shall be cast over undisturbed natural geologic materials or properly controlled fill materials. Any geologic materials loosened or over-excavated shall be wasted from the site or properly compacted to 90 percent of the maximum dry density. b) Outdoor concrete flatwork shall be a minimum of 4 inches in thickness. Outdoor concrete flatwork shall be cast over undisturbed natural geologic materials or properly controlled fill materials. Any geologic materials loosened or over-excavated shall be wasted from the site or properly compacted to 90 or 95 percent of the maximum dry density. <p>Mitigation Measure GS-28: Design of Slabs That Receive Moisture-Sensitive Floor Coverings</p> <ul style="list-style-type: none"> a) A qualified consultant shall evaluate the general and specific moisture vapor transmission paths and any impact on the proposed construction. The qualified consultant shall provide recommendations for mitigation of potential adverse impacts of moisture vapor transmission on various components of the structure. b) Where dampness would be objectionable, the floor slabs shall be waterproofed. A qualified waterproofing 	

Impacts	Mitigation Monitoring and Reporting Program	Implementation
	<p>Required Mitigation Measures</p> <p>consultant shall be retained in order to recommend a product or method which would provide protection for concrete slabs-on-grade.</p> <p>c) All concrete slabs-on-grade shall be supported on vapor retarder. The design of the slab and the installation of the vapor retarder shall comply with the most recent revisions of ASTM E 1643 and ASTM E 1745. The vapor retarder shall comply with ASTM E 1745 Class A requirements.</p> <p>d) Where a vapor retarder is used, a low-slump concrete shall be used to minimize possible curling of the slabs. The barrier shall be covered with a layer of trimable, compactable, granular fill, where it is thought to be beneficial.</p> <p>Mitigation Measure GS-29: Concrete Crack Control</p> <p>a) The occurrence of concrete cracking shall be reduced and/or controlled by limiting the slump of the concrete used, proper concrete placement and curing, and by placement of crack control joints at reasonable intervals, in particular, where re-entrant slab corners occur.</p> <p>b) For standard control of concrete cracking, a maximum crack control joint spacing of 15 feet shall not be exceeded. The crack control joints shall be installed as soon as practical following concrete placement. Crack control joints shall extend a minimum depth of one-fourth the slab thickness. Construction joints shall be</p>	

Impacts	Mitigation Monitoring and Reporting Program	Implementation									
	<p data-bbox="293 831 321 1205">Required Mitigation Measures</p> <p data-bbox="331 898 358 1268">designed by a structural engineer.</p> <p data-bbox="381 716 516 1314">c) To provide uniform support beneath the flatwork a minimum of 12 inches of the exposed subgrade beneath the flatwork shall be scarified and recompacted to 90 percent relative compaction.</p> <p data-bbox="540 877 568 1360"><u>Mitigation Measure GS-30: Slab Reinforcing</u></p> <p data-bbox="592 674 656 1314">a) Concrete slabs-on-grade shall be reinforced with a minimum of #3 steel bars on 24-inch centers each way.</p> <p data-bbox="680 688 743 1314">b) Outdoor flatwork shall be reinforced with a minimum of #3 steel bars on 24-inch centers each way.</p> <p data-bbox="768 932 795 1360"><u>Mitigation Measure GS-31: Pavements</u></p> <p data-bbox="820 674 1024 1314">a) Prior to placing paving, the existing grade shall be scarified to a depth of 12 inches, moistened as required to obtain optimum moisture content, and recompacted to 90 percent of the maximum density as determined by the most recent revision of ASTM D 1557. The following pavement sections shall be used</p> <table border="1" data-bbox="1049 669 1263 1268"> <thead> <tr> <th data-bbox="1049 1066 1162 1268">Service</th> <th data-bbox="1049 869 1162 1066">Asphalt Pavement Thickness Inches</th> <th data-bbox="1049 669 1162 869">Base Course Inches</th> </tr> </thead> <tbody> <tr> <td data-bbox="1162 1066 1211 1268">Passenger Cars</td> <td data-bbox="1162 869 1211 1066">3</td> <td data-bbox="1162 669 1211 869">4</td> </tr> <tr> <td data-bbox="1211 1066 1263 1268">Moderate Truck</td> <td data-bbox="1211 869 1263 1066">4</td> <td data-bbox="1211 669 1263 869">6</td> </tr> </tbody> </table> <p data-bbox="1333 695 1396 1268">Aggregate base shall be compacted to a minimum of 95 percent of the most recent revision of ASTM D</p>	Service	Asphalt Pavement Thickness Inches	Base Course Inches	Passenger Cars	3	4	Moderate Truck	4	6	
Service	Asphalt Pavement Thickness Inches	Base Course Inches									
Passenger Cars	3	4									
Moderate Truck	4	6									

Mitigation Monitoring and Reporting Program	
Impacts	Implementation
<p style="text-align: center;">Required Mitigation Measures</p> <p>1557 laboratory maximum dry density. Base materials shall conform with Sections 200-2.2 or 200-2.4 of the "Standard Specifications for Public Works Construction", (Green Book), 1991 Edition.</p> <p>b) If planter islands are planned, the perimeter curb shall extend a minimum of 12 inches below the bottom of the aggregate base.</p> <p>c) When designing intersections and turnarounds the turn radius shall be as large as possible. Where tight radius turns are unavoidable, the pavement surface design shall take into account the high level of "scuffing" forces that will occur and thickened pavement and subgrade and base course keyways shall be considered to assist in the reduction of lateral deflection.</p> <p>Mitigation Measure GS-32: Site Drainage -- All site drainage, with the exception of any required to be disposed of onsite by stormwater regulations, shall be collected and transferred to the street in non-erosive drainage devices. The proposed structure shall be provided with roof drainage. Discharge from downspouts, roof drains and scuppers shall not be permitted on unprotected soils within five feet of the building perimeter. Drainage shall not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. Drainage shall not be allowed to flow uncontrolled over any descending slope. Planters which are located within a distance equal to the depth of a retaining wall shall be sealed to prevent moisture adversely affecting the wall. Planters which are</p>	<p>1557 laboratory maximum dry density. Base materials shall conform with Sections 200-2.2 or 200-2.4 of the "Standard Specifications for Public Works Construction", (Green Book), 1991 Edition.</p> <p>b) If planter islands are planned, the perimeter curb shall extend a minimum of 12 inches below the bottom of the aggregate base.</p> <p>c) When designing intersections and turnarounds the turn radius shall be as large as possible. Where tight radius turns are unavoidable, the pavement surface design shall take into account the high level of "scuffing" forces that will occur and thickened pavement and subgrade and base course keyways shall be considered to assist in the reduction of lateral deflection.</p> <p>Mitigation Measure GS-32: Site Drainage -- All site drainage, with the exception of any required to be disposed of onsite by stormwater regulations, shall be collected and transferred to the street in non-erosive drainage devices. The proposed structure shall be provided with roof drainage. Discharge from downspouts, roof drains and scuppers shall not be permitted on unprotected soils within five feet of the building perimeter. Drainage shall not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. Drainage shall not be allowed to flow uncontrolled over any descending slope. Planters which are located within a distance equal to the depth of a retaining wall shall be sealed to prevent moisture adversely affecting the wall. Planters which are</p>

Mitigation Monitoring and Reporting Program		Implementation
Impacts	Required Mitigation Measures	
	<p>located within five feet of a foundation shall be sealed to prevent moisture affecting the earth materials supporting the foundation.</p> <p>Mitigation Measure GS-33: Design Review -- Engineering of the proposed project shall not begin until approval of the geotechnical report by the Building Official is obtained in writing.</p> <p>Mitigation Measure GS-34: Construction Monitoring</p> <ol style="list-style-type: none"> a) All foundations shall be observed by a representative of Geotechnologies, Inc. prior to placing concrete or steel. Any fill which is placed shall be observed, tested, and verified if used for engineered purposes. b) If conditions encountered during construction appear to differ from those disclosed herein, notify Geotechnologies, Inc. immediately so the need for modifications may be considered in a timely manner. c) All temporary excavations shall be cut and maintained in accordance with applicable OSHA rules and regulations. <p>Mitigation Measure GS-35: Comply with all Corrosion Control Recommendations listed on pages 4 through 9 of the Soil corrosive Testing Report dated July 8, 2015</p>	

Mitigation Monitoring and Reporting Program		
Impacts	Required Mitigation Measures	Implementation
<p>VI. Geology and Soils (Continued)</p> <p>Item (a)(iii): The geotechnical report states that the soils underlying the site are subject to liquefaction during a major seismic event. It is estimated that settlement as a result of liquefaction could be as much as 1.31 inches.</p>	<p>Mitigation Measure GS-18: Mat Foundation -- The mat shall be founded exclusively in newly placed compacted fill, subsequent to the recommended grading. The bottom of the mat foundation shall be a minimum of 18 inches in depth below the lowest adjacent grade at the perimeter of the structure. An allowable bearing pressure of 2,000 pounds per square foot shall be utilized in the design of the proposed mat foundation. The mat foundation shall be designed utilizing a modulus of subgrade reaction of 125 pounds per cubic inch.</p> <p>Mitigation Measure GS-19: Lateral Design for Mat Foundation</p> <ol style="list-style-type: none"> a) A coefficient of friction of 0.37 shall be used with the dead load forces between footings and the underlying supporting soils. b) When combining passive and friction for lateral resistance, the passive component shall be reduced by one third. A one-third increase in the passive value shall be used for wind or seismic loads. 	<p>Implementing Entity: Development project applicant is responsible for implementing measures identified in the geotechnical report and soil corrosive testing report prepared by the geotechnical engineers (Geotechnologies, Inc.).</p> <p>Monitoring: City of Gardena CDD and the project's geotechnical engineers.</p> <p>Timing: The City of Gardena CDD shall examine the detailed building design specification prior to issuance of the building permit.</p>

Mitigation Monitoring and Reporting Program		Implementation
Impacts	Required Mitigation Measures	
<p>VI. Geology and Soils (Continued)</p> <p>Items (c): The geotechnical investigation report indicates that the layer between 45 and 50 feet in depth may be subject to liquefaction during an earthquake. It also indicates that soils underlying the site are subject to liquefaction during a major seismic event. It is estimated that settlement as a result of liquefaction could be as much as 1.31 inches.</p>	<p>Mitigation Measure GS-18: Mat Foundation -- The mat shall be founded exclusively in newly placed compacted fill, subsequent to the recommended grading. The bottom of the mat foundation shall be a minimum of 18 inches in depth below the lowest adjacent grade at the perimeter of the structure. An allowable bearing pressure of 2,000 pounds per square foot shall be utilized in the design of the proposed mat foundation. The mat foundation shall be designed utilizing a modulus of subgrade reaction of 125 pounds per cubic inch.</p> <p>Mitigation Measure GS-19: Lateral Design for Mat Foundation</p> <ul style="list-style-type: none"> c) A coefficient of friction of 0.37 shall be used with the dead load forces between footings and the underlying supporting soils. d) When combining passive and friction for lateral resistance, the passive component shall be reduced by one third. A one-third increase in the passive value shall be used for wind or seismic loads. 	<p>Implementing Entity: Development project applicant is responsible for implementing measures identified in the geotechnical report and soil corrosive testing report prepared by the geotechnical engineers (Geotechnologies, Inc.).</p> <p>Monitoring: City of Gardena CDD and the project's geotechnical engineers.</p> <p>Timing: The City of Gardena CDD shall examine the detailed building design specification prior to issuance of the building permit.</p>

Mitigation Monitoring and Reporting Program	
Impacts	Implementation
Required Mitigation Measures	
<p>XVI. Transportation and Traffic</p> <p>Item (a): Based on the results of the traffic impact analysis, development of the proposed project would not significantly impact any of the key intersections analyzed in the surrounding roadway system. All the study intersections would continue to operate at an acceptable level of service (LOS A and B) during the AM and PM peak hours. The addition of project traffic will not increase the V/C ratios at these intersections beyond the significance thresholds of project related impacts as defined in the City's Traffic Study Guidelines.</p>	<p>To ensure that traffic impacts remain less than significant, the traffic study includes the following recommended measures:</p> <p>Mitigation Measures TT-1: On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project.</p> <p>Implementing Entity: Development project applicant is responsible for implementing this mitigation measure. Monitoring Agency: City of Gardena CDD. Timing: The City of Gardena CDD shall examine the on-site traffic signing and striping specifications prior to issuance of the building permit.</p> <p>Mitigation Measures TT-2: Sight distance at the project accesses shall comply with standard California Department of Transportation and City of Gardena sight distance standards. The final grading, landscaping and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issue of grading permits.</p> <p>Implementing Entity: Development project applicant is responsible for implementing this mitigation measure. Monitoring Agency: City of Gardena CDD. Timing: The City of Gardena CDD shall examine the sight distance at the project accesses prior to issuance of the grading permit.</p> <p>Mitigation Measures TT-3: The City of Gardena shall periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.</p> <p>Implementing Entity: City of Gardena Public Works Department (PWD). Monitoring Agency: City of Gardena Public PWD and CDD. Timing: Periodic review by the Gardena PWD.</p>

Mitigation Monitoring and Reporting Program		
Impacts	Required Mitigation Measures	Implementation
	<p>Mitigation Measures IT-4: Participate in the construction of off-site transportation infrastructure through payment of applicable development impact fees, if any.</p>	<p>Implementing Entity: Development project applicant and the City of Gardena CDD. Monitoring Agency: City of Gardena CDD. Timing: The City of Gardena CDD shall determine development impact fees prior to project approval.</p>

EXHIBIT D

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #7-15; CONDITIONAL USE PERMIT #2-15; MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN #8-15

All conditions apply to all approvals unless otherwise specified.

GENERAL CONDITONS

- GC 1. Applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement. The resolution of approval and conditions shall be recorded with the County Recorder 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. All covenants, easements, or reciprocal agreements shall be submitted to the City for review as to compliance with the conditions of approval.
- GC 3. A detailed landscape and irrigation plan shall be prepared by a state licensed landscape architect and submitted to the City for review and approval. All landscaped areas as shown on the Landscape Plan shall comply with Section 18.40.090 of the Gardena Municipal Code, as well as any other requirements of State law pertaining to landscaping, and shall be maintained in a flourishing manner at all times, notwithstanding any seasonal traits (e.g., deciduous trees).
- GC 4. Development of this site shall comply with the requirements and regulations of Title 15 (Building and Construction), Title 17 (Subdivisions), Title 18 (Zoning) of the Gardena Municipal Code.
- GC 5. 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 6. 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 7. The site layout, physical appearance of the buildings, and the landscaped areas 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 8. Grading and construction activities on the project site shall adhere to the requirements of Chapter 8.36 of the Gardena Municipal Code, which limits construction activities to the hours of 7 a.m. to 6 p.m., Monday through Friday, and 9 a.m. to 6 p.m. on Saturdays. Construction activities on Sundays and federal holidays are strictly prohibited.
- GC 9. 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 10. The entire site, all walls and fencing, and all building walls shall be maintained at all times free and clear of litter, rubbish, debris, weeds, and graffiti. Graffiti shall be removed within 24 hours and if paint is used to cover the graffiti, it shall be of the same color and texture as the building wall.
- GC 11. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including review of all documents required by these conditions of approval.
- GC 12. The applicant/developer shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding, damages, costs (including, without limitation attorney's fees), injuries, or liability against the City or its agents, officers, or employees arising out of the City's approval of General Plan Amendment #1-15; Zoning Code Amendment #1-16; Zone Change #1-15; Site Plan Review #7-15; Conditional Use Permit #2-15; and Mitigated Negative Declaration and

Mitigation Monitoring Plan #8-15. The City shall promptly notify the applicant/developer of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant/developer of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant/developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant/developer is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant/developer of any obligation under this condition, including the payment of attorney's fees.

SITE PLAN REVIEW

- SPR1. Site Plan Review #7-15 shall be utilized within a period not to exceed twenty-four (24) months from the date of approval, unless an extension is granted in accordance with Section 18.44.060 of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.
- SPR2. Site Plan Review #7-15 shall not become effective unless and until General Plan Amendment #1-15, Zoning Code Amendment #1-16, Zone Change #1-15, Conditional Use Permit #2-15; and Mitigated Negative Declaration and Mitigation Monitoring Plan #8-15 are approved and effective.

CONDITIONAL USE PERMIT

- CUP1. Conditional Use Permit #2-15 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.
- CUP2. The applicant shall prohibit dining uses from occupying commercial units.
- CUP3. The applicant shall prohibit any on-site residential manager unit.
- CUP4. The applicant shall prohibit the storage of boats, campers, recreations vehicles, travel trailer, and other similar large items on the site.
- CUP5. Conditional Use Permit #2-05 shall not become effective unless and until General Plan Amendment #1-15, Zoning Code Amendment #1-16, Zone Change #1-15, Site Plan Review #7-15; and Mitigated Negative Declaration and Mitigation Monitoring Plan #8-15 are approved and effective.

ENVIRONMENTAL

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

PLANNING

- PL1. The applicant shall ensure a Landscape Architect certifies the landscape material delivered to the site is consistent with the approved landscape plans and industry standards and shall oversee the planting of landscape material and certify when the job is completed that the landscape installation has been done per approved plans.
- PL2. A sign program shall be submitted to the Community Development Director for review and approval. Signage shall comply with the general provisions of Chapter 18.58 of the Gardena Municipal Code.
- PL3. The applicant shall record a lot tie with the Los Angeles County Recorder's Office for the subject parcels (APN: 6102-019-900 through 902).

BUILDING & SAFETY

- BS1. The applicant shall comply with all applicable 2013 California Code of Regulations Title 24 requirements, Parts 1 through 12, including, but not limited to, California Building Codes, Mechanical, Plumbing, Electric, CalGreen, and Energy Codes.
- BS2. The applicant shall comply with the 2014 Los Angeles County Fire Code.
- BS3. The applicant shall provide a knock box per Los Angeles County Fire Requirements.
- BS4. The applicant shall provide a trash enclosure with additional space for a recycling bin.
- BS5. The applicant shall provide compliant access from the public right-of-way for disabled patrons.
- BS6. The applicant shall provide a stormwater pollution prevention plan.
- BS7. The applicant shall provide a National Pollutant Discharge Elimination System (NPDES) water quality plan.
- BS8. The applicant shall provide a low impact development (LID) plan complying with Los Angeles County LID guidelines.
- BS9. The applicant shall provide a site lighting plan showing no light transcending property lines.

- BS10. The applicant shall provide fire sprinkler plans to the Los Angeles County Fire Department and the City of Gardena Building and Safety Division for review and permits.

PUBLIC WORKS DEPARTMENT

- PW1. The applicant shall pay a sewer fee of \$5,918.
- PW2. The applicant shall remove and replace all sidewalk.
- PW3. The applicant shall remove and replace all curb and gutter.
- PW4. The applicant shall remove all abandoned driveways and replace with new curb, gutter, and sidewalk.
- PW5. The applicant shall plant street trees per City requirements. Please contact Deryl Lloyd, Parks Superintendent at (310) 217-9169 for more information.
- PW6. The applicant shall remove and replace applicable traffic signs.
- PW7. The applicant shall repair existing curbs and install traffic signs per City standards.
- PW8. The applicant shall show all sidewalk structures on plans (i.e. poles, hydrants, and traffic signal conduit).
- PW9. The applicant shall provide curb drains.
- PW10. The applicant shall provide a street improvement plan showing all requirements.
- PW11. The applicant shall obtain a Public Works Encroachment/Excavation permit.
- PW12. These comments are based on preliminary site plan review only and additional requirements may be imposed upon full site plan submittal and review.

GARDENA POLICE DEPARTMENT

- PD1. The applicant shall contribute \$5,000 towards the Gardena Police Department Camera System.

LOS ANGELES COUNTY FIRE DEPARTMENT

- FD1. The applicant shall provide a minimum unobstructed width of 28 feet, clear to the sky, vehicular access to within 150 feet of all portions of the exterior walls. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus road is positioned shall be

approved by the fire code official. The applicant shall cross-hatch designated fire lanes on plans, and label them No Parking-Fire Lane.

- FD2. The applicant shall show on the site plan the location of all existing public fire hydrants within 300 feet of all property lines and call out the hydrant size and dimension to property lines. The applicant shall also show any existing on-site fire hydrants. The Los Angeles County Fire Department may require additional fire hydrants if required by the applicable codes.
- FD3. Prior to building permit, the applicant shall complete and return "Water Availability" Form No. 196 to Los Angeles County Fire Department for review.
- FD4. The applicant shall indicate the location of any high voltage transmission lines near the property. The applicant shall provide a letter to the Los Angeles County Fire Department from Southern California Edison stating whether or not any electrical lines are high voltage. Structures proposed to be constructed adjacent to high voltage transmission lines, within 100 feet of the drip line, shall be subject to additional review by the Fire Marshal with regard to Fire Department operational procedures. Based on the Fire Marshal review additional building construction requirements may be imposed on the project in accordance with Regulation #27.
- FD5. Other requirements will be added during the life/safety plan review stage.

GOLDEN STATE WATER COMPANY

- GS1. The applicant shall contact Golden State Water Company for review of the existing water main once the Los Angeles County Fire Department has issued their fire protection requirements on the project.
- GS2. The applicant shall request a cost estimate and project review prior to construction. A cost estimate is needed to evaluate system modifications to provide adequate supply to the project. To set up new service, or for a cost estimate, please contact Ms. Mere Bush, New Business Administrator. A \$1,500 deposit will be required to determine what modifications are needed to the system. Ms. Bush is located in the Anaheim office located at: Golden State Water Company, 1920 Corporate Way, Anaheim CA 92801. The contact number is (714) 535-7711, extension 349.

LOS ANGELES COUNTY SANITATION

- SD1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' East Rosecrans Avenue Trunk Sewer Section 1, located in Rosecrans Avenue and Brighton Avenue. This 15-inch diameter trunk sewer had a design capacity of 2

million gallons per day (mgd) and conveyed a peak flow of 0.8 mgd when last measured in 2011.

- SD2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 263.1 mgd.
- SD3. The expected average wastewater flow from the proposed project, 8,227 square feet of retail development and 118,300 square feet of storage space, is 5,631 gallons per day. For a copy of the District's average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.
- SD4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.
- SD5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that

*RESO No. PC 02-16; GPA #01-15; ZC #01-15; ZCA #1-16
SPR #07-15; CUP #02-15; EA #8-15
March 15, 2016
Page 8 of 8*

are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

The William Warren Group, Inc. certifies that it has read, understood, and agrees to the Project Conditions listed herein.

The William Warren Group, Inc.

By _____

P:\Community Development\2013 Community Development\Planning\!2015\SPR #7-15 CUP #2-15 (14215 S. Normandie)\Documents\1_Planning and Environmental Quality\Word\3_Conditions of Approval.docx

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM AND AMENDING THE LAND USE PLAN OF THE COMMUNITY DEVELOPMENT ELEMENT OF THE CITY'S GENERAL PLAN RELATING TO THE DENSITY FOR THE GENERAL COMMERCIAL LAND USE DESIGNATION

WHEREAS, Republic Services, Inc. owns a Waste Transfer Station ("Transfer Station") which is located at 1449 West Rosecrans Avenue at the northwest corner of Brighton Avenue and West Rosecrans Avenue; and

WHEREAS, the Transfer Station produces a number of deleterious side effects from its business, including trash and odors; and

WHEREAS, the City is the owner of a 1.24 acre property which lies across from the Transfer Station with frontage on the eastern side of Brighton Avenue, the western side of South Normandie Avenue and the northern side of West Rosecrans Avenue ("City Property"); and

WHEREAS, it has been difficult to make productive use of the City property due to the impacts of the Transfer Station; and

WHEREAS, there are other properties immediately adjacent to the east and west of the City Property which are also impacted by the Transfer Station. These properties comprise an additional 0.6 acres and are located at 14216 Brighton Avenue, which is developed with a nonconforming residential use and 1401 and 1425 West Rosecrans Avenue which are developed with underutilized automotive uses (the "Other Properties"). Collectively the City Property and the Other Properties are referred to as the "Project Properties."; and

WHEREAS, the current General Plan land use designation for the properties across the street from the Transfer Station, including the City Property, is General Commercial with a Mixed Use Overlay. The maximum FAR for the Commercial Development is 0.5; and

WHEREAS, the current zoning on the properties across from the Transfer Station, including the City Property, is General Commercial (C-3) with a Mixed-Use Overlay (MUO); and

WHEREAS, it is highly unlikely that residential uses will ever be developed in this location due to the presence of the Transfer Station; and

WHEREAS, in March 2015, the City entered into a Sales and Purchase Agreement with The William Warren Group, Inc. to sell the City Property for \$1.4 million dollars; the sale is contingent upon obtaining the land use entitlements that will allow the development of the self-storage facility; and

WHEREAS, on September 3, 2015, the applicant, The William Warren Group, Inc., submitted an application for a conditional use permit and site plan review to develop the property at 14215 South Normandie Avenue with a 131,752 square foot self-storage facility and retail center (collectively referred to as the "Storquest Project").

WHEREAS, as owner of the City Property, the City began processing the following land use approvals (collectively referred to as the "Land Use Project"):

1. General Plan Amendment (GPA #1-15) revising the Land Use Plan to increase the maximum floor area ratio (FAR) in the General Commercial Land Use designation from 0.5 to 2.75 when a self-storage facility is involved. The maximum FAR for all other permitted uses in the General Commercial designation will remain at 0.5.
2. Zone Change (ZC #1-15) for all the Project Properties totaling 1.84 acres generally located on the north side of West Rosecrans Avenue between Brighton Avenue on the west and South Normandie Avenue on the east from General Commercial (C-3) to Heavy Commercial (C-4). The current Mixed Use Overlay (MUO) will remain on these properties.
3. Zoning Code Amendment (ZCA #1-16) of the following sections:
 - Section 18.34.030 – to allow self-storage facilities in the C-4 zone subject to a conditional use permit provided that the self-storage units do not exceed more than 75 feet of street ground floor frontage on a major collector or arterial street or are buffered by other allowed uses.
 - Section 18.34.050 – to change the development standards to provide that when at least 80 percent of the development includes self-storage facilities, the FAR in the C-4 zone may be increased from 0.5 to 2.75.
 - Section 18.46.030.C.17 – to specify that overhead doors may be visible from the public right-of-way when the doors are within an enclosed self-storage building and are visible only through windows of the building; and to clarify that the reference to interior driveway widths needing to be at least 25 feet means interior drive aisles; and

WHEREAS, the Project Property is bounded on the north, south, and east with commercial uses and industrial uses to the west; and

WHEREAS, the City Council would like to increase the maximum FAR allowed under the General Commercial land use designation when self-storage facilities are involved and also change the zoning of these properties shown on Exhibit A as well as the zoning regulations to allow additional uses which would be more compatible with the surrounding area; and

WHEREAS, the City hired GRC Associates to prepare the environmental documentation for the project and GRC prepared an Initial Study/Mitigated Negative Declaration and a Mitigation Monitoring Program for the entire Project which consists of the General Plan Amendment, Zone Change, Zoning Code Amendment (the "Land Use Project") as well as for a conditional use permit and site plan review for a self-storage facility on the City Property (the "Storquest Project"); and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 15, 2016, at which time it adopted Resolution No. PC 02-16 which approved the Mitigated Negative Declaration and Mitigation Monitoring Program for the Storquest Project, approved the Storquest Project, recommended that the City Council approve the Mitigated Negative Declaration and the Mitigation Monitoring Program for the Land Use Project, and recommended that the City Council approve the Land Use Project; and

WHEREAS, the City Council held a duly noticed public hearing on the Land Use Project on _____, 2016 at which time it considered all evidence before it, both written and oral.

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

Section 1. Whereas Clauses. The City Council hereby finds that all of the Whereas clauses listed above are true and correct.

Section 2. CEQA.

A. The Initial Study/Mitigated Negative Declaration, which is attached hereto as Exhibit A, was prepared by the independent consulting firm of GRC Associates and the 20-day public review period for the document commenced on February 22, 2016 and ended on March 12, 2016. No comments on the document were received during this time.

B. The Initial Study/Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act and the State CEQA Guidelines.

C. The Initial Study/Mitigated Negative Declaration determined that there were three areas of impact which were considered to be potentially significant, but could be reduced to less than significant with mitigation incorporated as set forth in the Mitigation Monitoring Program which is attached hereto as Exhibit B. All other impact areas either have no impact or are less than significant. The three possible areas of impact are:

1. Cultural Resources – it was determined that during grading a potential impact could exist if unknown archeological, paleontological, geologic, or cultural resources would be discovered during grading. The potential impacts will be reduced to a less than significant impact through Mitigation Measures CR-1 and CR-2 as fully described in the documents attached hereto. These measures will apply not only to the Storquest Project, but will also apply to any other development which takes place on the remaining 0.6 acres.
2. Geology and Soils – the potential significant impacts associated with the land use topic were specific to the Storquest Project. As such, Mitigation Measures GS-1 through GS-35 have no application to the Land Use Project.
3. Mandatory Findings of Significance – the Cultural Resources discussed above could have a significant impact, but these will be mitigated through Mitigation Measure CR-1 and CR-2.

D. The Initial Study/Mitigated Negative Declaration has been reviewed by City staff, the Planning Commission, and the City Council and represents the independent judgement and analysis of the City.

E. Although the Initial Study/Mitigated Negative Declaration did not specifically address that Section 18.46.030C.17.c would be changed from interior driveway widths being at least 25 feet to interior drive aisles being at least 25 feet, this change is simply declarative of how the language has been interpreted by the Community Development Department. The language was originally added when most of the self-storage facilities that were being built were horizontal, ground-level units with doors that faced each other. As cars would pull up directly to the unit, it was necessary to have this width in the aisles so that vehicles could pass if one was in the process of loading/unloading.

F. The City Council hereby adopts the Initial Study/Mitigated Negative Declaration for the Land Use Project described above (Exhibit A) and adopts the Mitigation Monitoring Program (Exhibit B) for the same; the documents are incorporated herein by reference as though fully set forth herein.

Section 3. The Land Use Plan of the Community Development Element of the City's General Plan is hereby amended to read as follows:

General Commercial (Maximum Permitted FAR: 0.5; 2.75 if self-storage facilities are included)

The General Commercial land use designation provides for a wide range of larger scale commercial uses to serve both the needs of the City and the region. It is intended for commercial uses such as regional retail, automobile dealerships, supermarkets, junior department stores, financial centers, professional offices, restaurants, and other commercial uses oriented to the traveling public. Its corresponding zoning are Business and Professional Office (C-P), General Commercial (C-3), Heavy Commercial (C-4) and Parking (P).

Section 4. The changes to the Land Use Plan set forth above represent good planning practices in that it allows a land use with a greater FAR to be placed on commercial property only for a use which has limited impacts in comparison to the size of the facility. (For example, the entire 131,752 square foot facility is only estimated to have 21 total employees.) The changes will allow a 1.24 acre property to be developed with a productive land use; this property has had trouble being developed because it is situated adjacent to a Waste Transfer Station that causes deleterious impacts. The changes are not inconsistent with any other provision of the General Plan.

Section 5. The complete record of proceedings upon which this action is based is located in the Community Development Department of the City of Gardena located at 1700 West 162nd Street, Gardena, California 90247. Raymond Barragan, the Community Development Manager, is the custodian of records.

Section 6. Certification. The City Clerk shall certify the passage of this resolution and shall cause the same to be entered in the book of original resolutions of said City; and shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted.

Section 7. Effective Date. The General Plan amendment shall be effective on the thirty-first day after the date of this resolution.

Passed, approved, and adopted this ____ of _____, 2016.

Paul Tanaka, Mayor

ATTEST:

Mina Semenza, City Clerk

APPROVED AS TO FORM:

PETER L. WALLIN, City Attorney

Attachments:

- Exhibit A – Initial Study/Mitigated Negative Declaration
- Exhibit B – Mitigation Monitoring Program

ORDINANCE NO. 1766

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA AMENDING CHAPTER 18.34 OF THE GARDENA MUNICIPAL CODE RELATING TO THE HEAVY COMMERCIAL (C-4) ZONE, AMENDING CHAPTER 18.46 OF THE GARDENA MUNICIPAL CODE RELATING TO CONDITIONAL USE PERMITS, AND REZONING PROPERTY GENERALLY LOCATED ON WEST ROSECRANS AVENUE BETWEEN SOUTH NORMANDIE AVENUE AND BRIGHTON AVENUE FROM GENERAL COMMERCIAL (C-3) TO HEAVY COMMERCIAL (C-4)

WHEREAS, Republic Services, Inc. owns a Waste Transfer Station ("Transfer Station") which is located at 1449 West Rosecrans Avenue at the northwest corner of Brighton Avenue and West Rosecrans Avenue; and

WHEREAS, the Transfer Station produces a number of deleterious side effects from its business, including trash and odors; and

WHEREAS, the City is the owner of a 1.24 acre property which lies across from the Transfer Station with frontage on the eastern side of Brighton Avenue, the western side of South Normandie Avenue and the northern side of West Rosecrans Avenue ("City Property"); and

WHEREAS, it has been difficult to make productive use of the City property due to the impacts of the Transfer Station; and

WHEREAS, there are also other properties comprising an additional 0.6 acres in the immediate vicinity of the Transfer Station which are located at 14216 Brighton Avenue which is developed with a nonconforming residential use and 1401 and 1425 West Rosecrans Avenue which are developed with underutilized automotive uses; and

WHEREAS, the current General Plan land use designation for the properties across the street from the Transfer Station, including the City Property is General Commercial with a Mixed Use Overlay; and

WHEREAS, the Project Properties have a General Plan land use designation of General Commercial with a Mixed Use Overlay. The maximum FAR for the commercial development is 0.5. The Project Properties have a zoning designation of General Commercial (C-3) with a Mixed Use Overlay (MUO) that allows residential property of up to 30 units per acre; and

WHEREAS, it is highly unlikely that residential uses will ever be developed in this location due to the presence of the Transfer Station; and

WHEREAS, in March 2015 the City entered into a Sales and Purchase Agreement with The William Warren Group, Inc. to sell the City Property for \$1.4 million dollars; the sale is contingent upon obtaining the land use entitlements that will allow the development of the self-storage facility; and

WHEREAS, on September 3, 2015, the applicant, The William Warren Group, Inc., submitted an application for a conditional use permit and site plan review to develop the property at 14215 South Normandie Avenue with a 131,752 square foot self-storage facility and retail center (collectively referred to as the "Storquest Project"); and

WHEREAS, prior to adoption of this Ordinance, the City Council adopted Resolution No. 6223, which adopted the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program for the General Plan Amendment increasing the maximum FAR in the General Commercial land use designation from 0.5 to 2.75 when self-storage facilities are involved, changing the zoning of the property shown on Exhibit A from General Commercial (C-3) with a Mixed Use Overlay to Heavy Commercial (C-4) with a Mixed Use Overlay, and making changes to the City's Zoning Code relating to self-storage facilities; and

WHEREAS, Resolution No. 6223 also increased the maximum FAR in the General Commercial land use designation from 0.5 to 2.75 when self-storage facilities are involved; and

WHEREAS, the City Council would like to change the zoning of those properties shown on Exhibit A that are currently undeveloped or underutilized to a higher intensity zone which would allow additional uses which would be more compatible with the surrounding area; and

WHEREAS, the City Council would like to make changes to the Zoning Code regarding self-storage facilities; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 15, 2016, at which time it adopted Resolution No. PC 02-16 which approved the Mitigated Negative Declaration and Mitigation Monitoring Program for the Storquest Project, approved the Storquest Project, recommended that the City Council approve the Mitigated Negative Declaration and the Mitigation Monitoring Program for the Land Use Project, and recommended that the City Council approve the Land Use Project; and

WHEREAS, On March 24, 2016, Councilmember Medina called the StorQuest Project for review; and

WHEREAS, on April 12, 2016, the City Council held a duly noticed public hearing on the Land Use Project and StorQuest Project, including affirming the Planning Commission decision to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for purposes of the conditional use permit and site plan review and affirm the Planning Commission decision to approve the conditional use permit and site plan review; and

WHEREAS, the City Council held a duly noticed public hearing on the Land Use Project on April 12, 2016 at which time it considered all evidence before it, both written and oral; and

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

Section 1. The City Council finds that the Whereas clauses listed above are true and correct.

Section 2. Section 18.34.030 of the Gardena Municipal Code, relating to conditional uses allowed in the C-4 zone, is hereby amended by adding a new subsection W to read as follows and relettering the existing subsection W as subsection X:

W. Self-storage facilities provided that the self-storage units do not exceed more than 75 feet of ground floor street frontage on a major collector or arterial street, or are otherwise buffered by another allowed, or conditionally allowed, use, including a retail component of the facility, and subject to the requirements set forth in Section 18.46.030(C)(17); and

X. Those uses permitted with a conditional use permit, pursuant to Section 18.46.030C.

Section 2. Section 18.34.050 of the Gardena Municipal Code, relating to development standards in the C-4 zone, is hereby amended as follows:

C. Building height/FAR: Building heights shall not exceed sixty-five feet in general, and shall not exceed thirty-five feet within one hundred feet of a zone boundary line between the C-4 zone and any R-1 or R-2 zone, and shall not exceed forty-five feet within one hundred feet of a zone boundary line between the C-4 zone and R-3 zones. The gross floor area of buildings or structures on a lot or lots that comprise a project site shall not exceed 0.50 FAR with the exception of a development where at least eighty percent (80%) of the development includes self-storage facilities, in which case the FAR shall not exceed 2.75.

Section 3. Section 18.46.030(C)(17) relating to conditional use permits, is hereby amended to read as follows:

17. Self-storage facilities in the C-4, M-1, and M-2 zones; provided, that:
- a. Minimum lot area shall be not less than one acre.
 - b. At least forty feet of clear, unobstructed driveway depth will be provided from the road to the primary access gate or principal entry point of the facility.
 - c. Interior driveway drive aisle widths shall be not be less than twenty-five feet.
 - d. Facility layout, design, and exterior building materials and treatment for all structures including, but not limited to, fences, walls, gates, buildings, and landscaping shall be of high quality and be aesthetically pleasing when viewed from adjacent properties and the public right-of-way.
 - e. Buildings shall be designed and located so that overhead doors and the interior driveways within such facilities are not visible from the adjacent public right-of-way. This provision does not apply to overhead doors that are within an enclosed self-storage building and that are visible only through windows of the building.
 - f. No door openings for any storage unit shall be visible at ground level from any residentially zoned property.
 - g. All buildings and structures shall be set back a minimum of ten feet from the front property line; such setback area shall be totally landscaped with lawn, shrubbery, trees, and/or flowers. There shall be at least one twenty-four-inch boxed tree for every twenty feet of property frontage.
 - h. All fences or walls visible from the public right-of-way shall be constructed of decorative building materials such as slump stone masonry, concrete block, wrought iron, or other similar materials.
 - i. Boats, campers, recreational vehicles, and travel trailers may be stored outside of an enclosed building, but only in an area designated for such outside storage on an approved site plan and not visible from the public right-of-way or adjacent property when viewed from the ground level.
 - j. A resident manager unit not to exceed nine hundred square feet in size may be permitted; provided, it is for the exclusive use of the resident manager of the facility and one other adult. Such unit shall be integrated into the storage facility.

k. The resident manager shall be responsible for ensuring compliance with all conditions of approval; occupancy of the residential unit shall immediately cease upon termination or cessation of the self-storage use or operation;

Section 4. Those properties across the street from the Transfer Station located north of West Rosecrans Avenue, east of Brighton Avenue, and west of South Normandie Avenue as more particularly shown on Exhibit A are hereby rezoned from General Commercial (C-3) with a Mixed Use Overlay (MUO) to Heavy Commercial (C-4) with a Mixed Use Overlay (MUO) and changes to the zoning map shall be made accordingly.

Section 5. In making this zone change and Zoning Code amendments the City Council specifically finds as follows:

- A. The Heavy Commercial (C-4) zone is consistent with the General Commercial land use designation for the property.
- B. The zoning changes are in the best interests of the health, safety, and welfare of the citizens of Gardena as the change will encourage development of undesirable properties by allowing additional uses at a higher density without impacting the residents of Gardena.
- C. Including the properties to the immediate east and west of the City's Property makes logical planning sense as it avoids creating an "island" effect.
- D. Allowing a FAR of 2.75 for developments including self-storage facilities is acceptable as self-storage facilities have much lower impacts than other commercial uses, including but not limited, to parking and traffic impacts.
- E. This is the only area of the City which will have a Heavy Commercial zoning designation and thus the only commercial area in the City where self-storage uses will be allowed. Allowing this use in this location makes sense as this use will not be impacted by the negative impacts created by the Waste Transfer Station immediately across the street on Brighton Avenue.
- F. The zoning changes will ensure that someone will not be able to develop a few storage units on a property in order to receive a higher density than otherwise allowed in the commercial zone. The other zoning changes recognize that self-storage units now develop in a different manner than before (i.e., vertically instead of horizontally).

Section 6. The complete record of proceedings upon which this action is based is located in the Community Development Department of the City of Gardena

located at 1700 West 162nd Street, Gardena, California 90247. The custodian of records is Raymond Barragan, Community Development Manager.

Section 7. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional.

Section 8. Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a publication of general circulation.

Section 9. Effective Date. This ordinance shall not become effective or be in force until the thirty-first day after the date of its adoption.

Passed, approved, and adopted this ____ of _____, 2016.

Paul Tanaka, Mayor

ATTEST:

Mina Semenza, City Clerk

APPROVED AS TO FORM:

PETER L. WALLIN, City Attorney

Attachments:

Exhibit A – Map of property to be rezoned

MARCH 15, 2016 PLANNING COMMISSION

GENERAL PLAN AMENDMENT #1-15; ZONING CODE AMENDMENT #1-16;
ZONE CHANGE #1-15 FOR THE FOLLOWING PARCELS (APNs 6102-019-
007, 6102-019-008, 6102-019-019, 6102-019-900, 6102-019-901, and 6102-
019-902)(LAND USE PROJECT);

SITE PLAN REVIEW #7-15; CONDITIONAL USE PERMIT #2-15 FOR A
131,752 SQUARE FOOT SELF STORAGE AND RETAIL CENTER
(STORQUEST PROJECT); AND

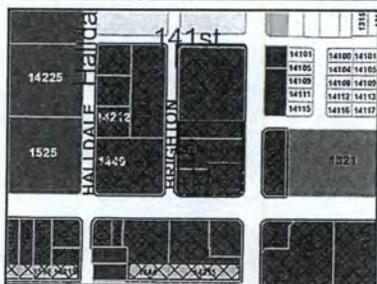
A MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING
PROGRAM (MMP) (EARR-15) WAS PREPARED FOR BOTH THE LAND USE PROJECT
AND STORQUEST PROJECT, WHICH ARE COLLECTIVELY REFERRED TO AS THE
"PROJECT."



Vicinity Map



Current Zoning Map



Surrounding Uses

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Site	C-3/MU	General Commercial/MUO	Vacant
North	C-3/MU	General Commercial/MUO	Office Building
South	C-3/MU	General Commercial/MUO	Gas Station/Office
East	C-3/MU	General Commercial/MUO	Retail
West	C-3/MU	General Commercial/MUO	Waste Transfer Center



Land Use Project

- The City has initiated the following, which are collectively referred to as the "Land Use Project":
 - General Plan Amendment (GPA #1-15)
 - Zoning Code Amendment (ZCA #1-16)
 - Zone Change (ZC #1-15)



General Plan Amendment and Zone Change

- Current Zoning C-3/MUO
- Challenge: Waste Transfer Station Proximity
 - Reduces likelihood of mixed-use development
- City Council can amend General Plan and Zone Code with public convenience or necessity
- Multiple adjacent parcels rezoned to avoid "island" effect.
- Self-storage use will act as a buffer between Waste Transfer Center and commercial uses.



General Plan Amendment and Zone Change



Zoning Code Amendment

- Zone Code Changes:
 - Allow self-storage facilities in the C-4 zone with Conditional Use Permit
 - Self-storage units not permitted to exceed 75 feet of street ground floor frontage
 - FAR increase from 0.5 to 2.75 when development is at least 80 percent self-storage
 - Allow visibility of overhead doors from the public right-of-way when the doors are only visible through enclosed building windows



StorQuest Project

- The applicant, The William Warren Group, Incorporated, requests the following entitlements for the construction of a 131,752 square foot self-storage and retail center, which are collectively referred to as the "StorQuest Project":
 - Conditional Use Permit (CUP #2-15)
 - Site Plan Review (SPR #7-15)

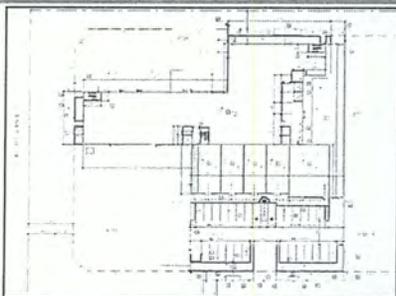


Site Plan Review

- Per Gardena Municipal Code § 18.44.010, site plan review is required for any development project for which a general plan amendment, zone change, conditional use permit, variance, tract map, or other discretionary permit is being sought.
- Required Findings:
 - The proposed development is consistent with the general plan and municipal code; and
 - will not adversely affect the orderly and harmonious development of the area and the general welfare of the city.



Site Plan Review: Site Plan



Site Plan Review: Development Standards

MUNICIPAL CODE REQUIREMENTS		
	Requirement	Proposal
Setback (Minimum)		
<i>Front</i>	10	82
<i>Side (Street)</i>	10	10
<i>Side (Interior)</i>	0	0
<i>Rear</i>	10	10
Parking (Minimum)	34 spaces	34 spaces
Height (Maximum)	65 feet	63.6 feet
Floor Area Ratio (Maximum)	2.75	2.61
Landscaping Area (Minimum)	670 square feet	3,420 square feet
Lot Size (Minimum)	43,560 square feet	50,312 square feet



Conditional Use Permit

- Per Gardena Municipal Code § 18.46.010, a conditional use permit is required for any self-storage development that is being proposed for operation in the C-4 zone.
- Section 18.34.030 – to allow self-storage facilities in the C-4 zone subject to a conditional use permit provided that the self-storage units do not exceed more than 75 feet of street ground floor frontage on a major collector or arterial street or are buffered by other allowed uses.
- Section 18.34.050 – to change the development standards to provide that when at least 80 percent of the development includes self-storage facilities, the FAR in the C-4 zone may be increased from 0.5 to 2.75.
- Section 18.46.030.C.17 – to specify that overhead doors may be visible from the public right-of-way when the doors are within an enclosed self-storage building and are visible only through windows of the building, and to clarify that the reference to interior driveway widths needing to be at least 25 feet means interior drive aisles.
- The Project complies with the text amendments



Conditional Use Permit: Required Findings

- That the use applied for is properly one for which a conditional use permit is authorized
- That the use is necessary or desirable for the development of the community, compatible with the surrounding uses, in harmony with the General Plan, and 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;
- That the site for the intended use is adequate in size and shape to accommodate such use;
- That streets and highways are properly designed and improved to carry anticipated traffic;
- That the conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.

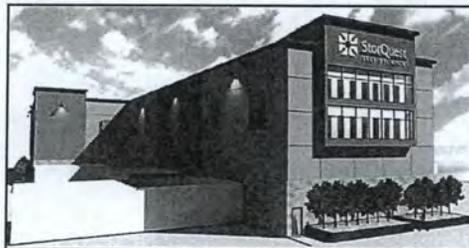


Elevations



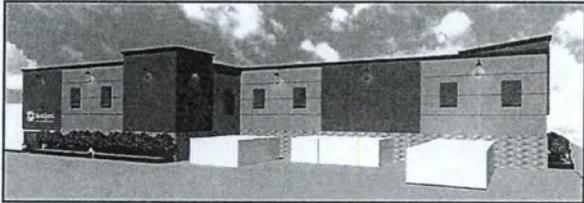
South Normandie Avenue Elevation

Elevations



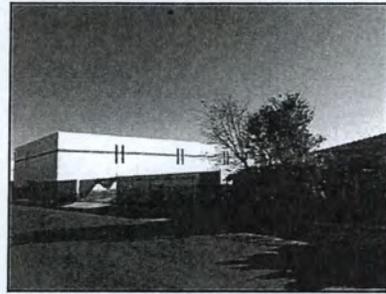
West Rosecrans Avenue Elevation

Elevations



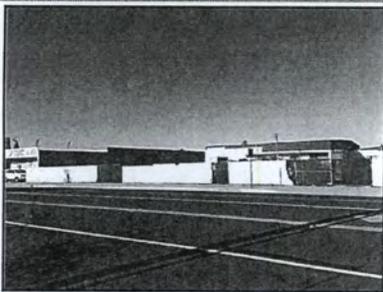
Brighton Avenue Elevation

Site Photos



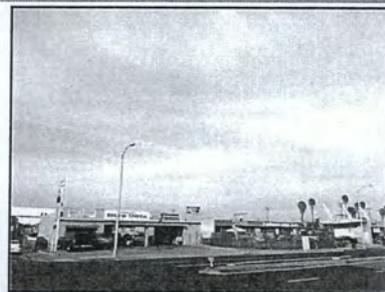
Existing view of parcel from Brighton Avenue

Site Photos



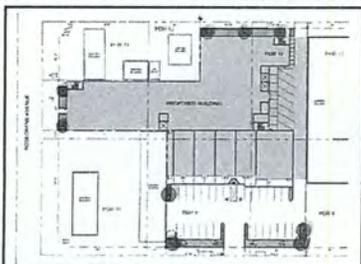
Existing view of parcel from South Normandie Avenue

Site Photos



Existing view of parcel from West Rosecrans Avenue

Landscape Plans



Neighborhood Compatibility

- Buffer between industrial and residential
- Commercial retail compatible with surrounding C-3 uses



General Plan Consistency

- LU Goal 2 Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.
 - LU 2.1 Require ample landscaping and high level maintenance in all new and existing commercial and industrial developments.
 - LU 2.2 Encourage the assembly of smaller commercial properties into larger centers and discourage the subdivision of larger commercial/industrial sites into smaller parcels.
- ED Goal 2 Expand, retain, and revitalize quality businesses.
 - ED 2.1 Encourage the assemblage of small commercial parcels to accommodate quality commercial development.
- DS Goal 4 Achieve high quality design for commercial areas.
 - DS 4.3 Encourage commercial development to include interesting rooflines, building shapes, and patterns of shade and shadow while demonstrating sensitivity to the contextual influences of the surrounding area and compatibility with the surrounding neighborhoods.



Environmental Considerations

- A Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) (EA #8-15) have been prepared for both the Land Use Project and StorQuest Project.



Environmental Considerations

- An Initial Study/Mitigated Negative Declaration was prepared by GRC Associates.
- Three environmental factors were considered potentially significant or less than significant with mitigation incorporated:
 - Cultural Resources
 - Geology and Soils
 - Mandatory Findings of Significance
- The effects of the project were considered less than significant with mitigation incorporated.
- The consultant prepared Mitigation Monitoring Plan, which is incorporated in the Conditions of Approval.
- 20-day public review commenced February 22, 2016 and ended March 12, 2016.
- To date, no letters of objection or support.



Public Notice

- 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 March 3, 2016.
- To date, the Los Angeles County Sanitation District and Los Angeles County Fire Department have commented on the MND.
- To date, no comment on the public regarding the Project.



Staff Recommendation

- Open the public hearing;
- Receive testimony from the public; and
- Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for purposes of the Conditional Use Permit and Site Plan Review;
- Approve the Site Plan, subject to the City Council's approval of the Land Use Project;
- Approve the Conditional Use Permit, subject to the City Council's approval of the StorQuest Project;
- Recommend that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the General Plan Amendment, Zoning Code Amendment, and Zone Change; and
- Recommend that the City Council adopt the General Plan Amendment, Zoning Code Amendment, and Zone Change.



MARCH 15, 2016 PLANNING COMMISSION

GENERAL PLAN AMENDMENT #1-15; ZONE CHANGE #1-15; SITE PLAN REVIEW #7-15; CONDITIONAL USE PERMIT #2-15; MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN #6-15

Proposal to construct a new 131,752 square foot self-storage and retail center located in the Heavy Commercial (C-4) Zone (APN: 6102-019-007, 6102-019-008, 6102-019-019, 6102-019-900, 6102-019-901, and 6102-019-902)



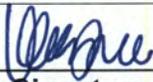


City of Gardena
City Council Meeting
AGENDA REPORT SUMMARY

Agenda Item No.: 8. C. (1)
 Department: Recreation/Human Services/
 Parks & Facilities
 Meeting Date: April 26, 2016

TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA TITLE: APPROVAL OF 2016 – FOURTH OF JULY FIREWORKS CONTRACT WITH PYRO SPECTACULARS, INC. IN THE AMOUNT OF \$15,000

<p><u>COUNCIL ACTION REQUIRED:</u> Approve Contract with <i>Pyro Spectaculars, Inc.</i></p>	<p><u>Action Taken</u></p>
<p><u>RECOMMENDATION AND STAFF SUMMARY:</u></p> <p>Staff respectfully recommends approval of the proposed Fourth of July Fireworks Show Contract with Pyro Spectaculars, Inc.</p> <p>The attached contract creates the legal language to be used by the City of Gardena and Pyro Spectaculars in providing the fireworks show at Rowley Park on July 4, 2016. The show will begin no later than 9:00 pm and will last for approximately 25 minutes. Pyro Spectaculars has presented the show for the past 12 years.</p> <p>Staff attempted to solicit requests for proposals from various fireworks display companies in the state, but did not receive any other proposals.</p>	
<p><u>FINANCIAL IMPACT/COST:</u> Amount of Expense: \$15,000 Funding Source: Community Promotions Funding for FY 2016/2017</p>	
<p><u>ATTACHMENTS:</u> Contract with <i>Pyro Spectaculars, Inc.</i> Attachment A - Proposal from <i>Pyro Spectaculars, Inc.</i></p>	
<p>Submitted by <u></u>, Kelly Fujio, Director of Recreation, Date <u>4/19/16</u> Signature Human Services, Parks & Facilities</p> <p>Concurred by <u></u>, Mitchell G. Lansdell, City Manager Date <u>4/20/16</u> Signature</p>	

CITY OF GARDENA
CONSULTANT AGREEMENT

This Agreement is entered into this _____ day of _____, **2016** by and between the City of Gardena, a municipal corporation ("City") and Pyro Spectaculars, Inc., a California corporation ("Consultant" or "Pyro"). Based on the mutual promises and covenants contained herein, the Parties hereto agree as follows:

1. **RECITALS.** This Agreement is made and entered into with respect to the following facts:
 - A. The City desires to host Independence Day Festivities of July 4, **2016** from 8:00PM to 9:30 p.m. at Rowley Park, located at 13220 Van Ness Avenue in the City of Gardena.
 - B. The City desires to have entertainment available at said Independence Day Festivities, including a firework display. **The Fireworks display shall begin no later than 9PM and shall last approximately 25 minutes.**
 - C. Pyro represents that it is able and qualified to provide such Firework Display and the City desires to contract with Pyro for such fireworks display.

2. **TERM OF AGREEMENT/TERMINATION/BREACH.** This Agreement shall commence upon execution and shall continue until July 5th, **2016** unless earlier terminated as provided below. The protections provided to the City by the insurance and indemnification provisions shall survive the expiration/termination of this Agreement.
 - A. City shall have the option to unilaterally cancel this display prior to the date of the display. If City exercises this option, City agrees to pay Pyro, as liquidated damages, the following percentages of the agreed contract price: 1) 50% if cancellation occurs 30 to 90 days prior to the scheduled date; 2) 75% if cancellation occurs within 15 to 29 days prior to the scheduled date; 3) 100% thereafter. In addition to 1) through 3) above, City agrees to pay Pyro the value associated with any specific custom work performed by Pyro or its agents including custom set pieces and logo design, and/or musical tape production costs; however, in no event shall Pyro be entitled to liquidated damages which exceeds the contract amount set forth in section 6 below. In the event City cancels the display, it will be impractical or extremely difficult to fix the actual amount of Pyro's damages. The foregoing represents a reasonable estimate of the damages Pyro will suffer if City cancels the display.

- B. In the event of any breach of this Agreement by Pyro, City shall, **under no circumstances**, be entitled to recover monetary damages from Pyro beyond the amount agreed to pay Pyro as Compensation under Paragraph 6 of this Agreement. If Pyro breaches prior to said date and City is able to obtain a replacement operator, Pyro shall be liable for damages for the cost differential between this Agreement and the replacement contract up to the original contract price. City shall not be entitled to recover any consequential damages from Pyro including, without limitation, for lost income, business or profits. Nothing in this paragraph shall modify or limit, or be construed as a modification or limitation, of Pyro's obligations for insurance coverages under Paragraph 7 or indemnity under Paragraph 8. City recognizes that because of the nature of fireworks, an industry-accepted level of 3% of the product used in any display may not function as designed and this level of non-performance is acceptable as full performance.

3. SERVICES

- A. Consultant Obligations. The services to be performed by Consultant shall provide: one fireworks display as per Program A, attached hereto and made part hereof, the services of a licensed pyrotechnic operator in charge; and sufficient assistants. The fireworks display shall be safely handled, operated and discharged. Unless otherwise specified herein, Pyro shall, at its sole cost and expense, furnish all facilities, equipment and personnel which may be required for providing the Services pursuant to this Agreement.
- B. City Obligations. City, at its own expense, agrees to provide to Consultant:
1. A suitable Display Site in which to stage the firework display, including a firing and fallout zone reasonably acceptable to Pyro in which the fireworks and firework debris may be exhibited, rise and fall safely;
 2. Adequate policing, guard protection, roping, fencing and/or other crowd control measures to prevent the access of the public or its property or any other people or property not authorized by Pyro into the Display Site;
 3. The services and cost of standby fireman and/or any applicable permit fees as required by state and local statutes, ordinances or regulations;
 4. Access by Pyro at all times, to the Display Site to set up the display.
- C. If City fails to fully comply with requirements 1,2,3, and/or 4 set forth above, Pyro shall have no obligation to perform and City agrees to pay to Pyro the entire contract price plus any additional expenses incurred because of said failure. If, in its sole discretion, City designates an area for members of the public to view the Display ("Spectator Area") and/or an area for vehicular parking ("Parking Area"), the City shall:

1. Ensure that the Spectator Area does not infringe on the Display Area;
2. Have sole responsibility for ensuring that the terrain of the Spectator Area and any structures thereon, including, but not limited to grandstands and bleachers, are safe for use by spectators;
3. Have sole responsibility for ensuring that the parking Area is safe for use;
4. Have sole responsibility to police, monitor and appropriately control spectator access to the Spectator Area and the Parking Area and police, monitor and appropriately control the behavior of persons in these areas. It is expressly agreed that Pyro, (including its operators and helpers) shall not inspect, police, monitor or otherwise supervise any area of the site other than the Display Area, except to ensure:
 - a) that any Spectator or Parking Areas are outside the Display Area;
 - and b) after completion of the Display, that the Display Area is cleared of any live firework debris originating from the program.

4. WEATHER ETC.

City agrees to assume the risk of weather, or other causes beyond Consultant's control, which may prevent the display from being safely discharged on the scheduled date, which may cause the cancellation of any event for which City has purchased the display, or which may affect or damage such portion of the exhibits as must be placed and exposed a necessary time before the display. It shall be within Consultant's sole discretion to determine whether or not the display may be safely discharged on the scheduled date and at the scheduled time. If, for any reason beyond Consultant's control, including, without limitation, inclement weather, Consultant is unable to safely discharge the display on the scheduled date or should any event for which City has purchased the display be cancelled, the parties shall attempt to negotiate a new display date, which shall be within 60 days of the original display date. City further agrees to pay Consultant for any additional expenses made necessary by this postponement. If they are unable to agree on a new display date, Consultant shall be entitled to liquidated damages from City as if City had cancelled the display on the date set for the display, as provided for in Section 2A above.

5. PERFORMANCE BY CONSULTANT.

Consultant shall maintain or exceed the level of competency presently maintained by other similar practitioners in the State of California, for professional and technical soundness, accuracy and adequacy of all work, advice and material furnished under this Agreement.

6. COMPENSATION. Consultant shall be compensated as follows:

- A. Amount. City shall compensate Consultant for services rendered pursuant to this Agreement at the rate of **Fifteen thousand Dollars (15,000)** .
- B. Invoices and Payment. Payment by City to Consultant shall be made upon receipt and approval of invoice(s) for Services rendered. City shall review the invoices to determine whether services performed and documents submitted are consistent with this Agreement. Payment shall be made within thirty (30) days following receipt of the invoice or City shall provide Consultant with a written statement objecting to the charges and stating the reasons therefore. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to City at the time of payment.

7. INSURANCE REQUIREMENTS.

- A. Commencement of Work. Consultant shall not commence work under this Agreement until it has obtained City approved insurance. Before beginning work hereunder and during the entire period of this Agreement, Consultant must have and maintain in place all of the insurance coverages required in this Section. Consultant's insurance shall comply with all items specified by this Agreement. Any subcontractors shall be subject to all of the requirements of this Section and Consultant shall be responsible to obtain evidence of insurance from each subcontractor and provide it to City before the subcontractor commences work. Alternatively, Consultant's insurance may cover all subcontractors.
- B. Insurance Company Requirements. All insurance policies used to satisfy the requirements imposed hereunder shall be issued by insurers authorized to do business in the State of California. Insurers shall have a current Best's rating of not less than A-VII, unless otherwise approved by City.
- C. Coverages, Limits and Policy Requirements. Consultant shall maintain the types of coverages and limits indicated below:
 - 1. Commercial General Liability Insurance a policy for occurrence coverage for bodily injury, personal injury and property damage, including all coverages provided by and to the extent afforded by Insurance Services Office Form CG 2010 ed., 11/73, 10/93 or 11/85, with no special limitations affecting City. The limit for all coverages under this policy shall be no less than one million dollars (\$2,000,000.00) per occurrence.
 - 2. Commercial Auto Liability Insurance – a policy including all coverages

provided by and to the extent afforded by Insurance Services Office Form CA 0001,ed. 12/93, including Symbol 2 (8 & 9) with no special limitations affecting City. The limit for bodily injury and property damage liability shall be no less than two million dollars (\$2,000,000.00) per accident.

3. Policy Requirements. **With respect to the services provided by consultant under this agreement,** the policies set forth above shall comply with the following, as evidenced by the policies or endorsements to the policies:

a. The City, its appointed and elected officers, employees, agents and volunteers shall be added as additional insured to the commercial general liability policy.

b. For any claims with respect to the Services **provided by consultant under this agreement,** Consultant's insurance coverage shall be primary insurance as respects the City, its elected and appointed officers, employees, agents and volunteers, shall be excess of Consultant's insurance and shall not contribute with it.

4. Worker's Compensation and Employer's Liability Insurance - a policy which meets all statutory benefit requirements of the Labor Code, or other applicable law, of the State of California. The minimum coverage limits for said insurance shall be no less than one million dollars per claim. The policy shall be issued by an insurance company which is admitted to do business in the State of California and shall contain a clause that the policy may not be canceled without thirty (30) days prior written notice, return receipt requested, is mailed to the City.

D. Additional Requirements. The procuring of such required policies of Insurance shall not be construed to limit Consultant's liability hereunder nor to fulfill the indemnification provisions and requirements of this Agreement. There shall be no recourse against City for payment of premiums or other amounts with respect thereto.

E. Deductibles. Any deductible or self-insured retention over \$25,000 per Occurrence must be declared to and approved by City.

F. Verification of Compliance. Consultant shall furnish City with original Policies or certificates and endorsements effecting coverage required by this Agreement. The endorsements are to be signed by a person authorized by the insurer to bind coverage on its behalf. All endorsements are to be received and approved by City before work commences. Not less than fifteen (15) days prior to the expiration date of any policy of insurance required by this Agreement, Consultant shall deliver to City a binder or Certificate of Insurance with respect to each renewal policy, bearing a notation evidencing payment of the premium therefore, or accompanied by other proof of payment satisfactory to City. Consultant

shall provide full copies of any requested policies to City within three (3) days of any such request by City.

G. Termination for Lack of Required Coverage. If Consultant, for any reason, fails to have in place, at all times during the term of this Agreement, including any extension hereto, all required insurance and coverage, City may terminate this Agreement.

8. **INDEMNIFICATION.** Consultant shall defend, indemnify and hold harmless City, its officers, agents, employees, and volunteers from any and all claims, liabilities, expenses, or consequential damages of any nature, including attorney's fees proximately resulting from any act or any omission to act where a duty to act exists on the part of Consultant, its agents, officers, employees, subcontractors, or independent contractors hired by Consultant, in the performance of its obligations pursuant to this Agreement. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by Consultant. This indemnity shall not apply to the extent that the claim is outside the scope of insurance required by this Agreement and arises out of the negligence or willful misconduct of City, its officers, agents, employees or volunteers.
9. **NON-LIABILITY OF CITY.** No official, employee, agent, or volunteer of City shall be personally liable for any default or liability under this Agreement.
10. **OWNERSHIP OF RIGHTS AND TRADE NAMES.** Pyro reserves the ownership rights and trade names that are used in or are a product of the pyrotechnic display to be performed herein. Any reproduction by sound, video or other duplication or recording process without the express written permission of Pyro is prohibited.
11. **WAIVER OR BREACH.** No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver or any other provision, whether or not similar, nor shall any such waiver constitute a continuing or subsequent waiver of the same provision. No waiver shall be binding, unless executed in writing by the party making the waiver.
12. **INDEPENDENT CONTRACTOR.** Consultant is and shall at all times remain as to City a wholly independent contractor and shall not obtain rights to any benefits which accrue to City employees. Neither City nor its officers, employees or agents shall have control over the conduct of Consultant or any of its officers, employees, or agents, except as expressly set forth herein. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents, are in any manner officers, employees, or agents, of City. It is agreed, nothing in this Agreement or in Pyro's performance of the display provided for herein, shall be construed as forming a partnership or joint venture between City and Pyro. The parties hereto shall be severally responsible for their won separated debts and obligations and neither party shall be held responsible for any agreements or obligations not expressly provided for herein.

Attn: _____

Notices shall be deemed to have been served upon the date of personal service or three (3) working days after the same has been deposited in the United States Postal Service, postage prepaid, first class.

20. **LICENSED STATUS.** Consultant shall, at all times during the term of this Agreement, have in full force and effect, all licenses required of it by law, including, but not limited to, a City Business License.
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22. **PUBLIC RECORD.** This Agreement is a public record of the City.
23. **BINDING EFFECT.** This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.
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26. **AUTHORITY TO EXECUTE.** The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement.
27. **ATTORNEY'S FEES.** In the event that legal action is necessary to enforce the provisions of this Agreement, or to declare the rights of the parties hereunder, the parties agree that the prevailing party in the legal action shall be entitled to recover reasonable attorney's fees and court costs from the opposing party, in addition to any other relief to which they may be entitled.
28. **PREPARATION OF AGREEMENT.** Should interpretation of this Agreement, or any portion thereof, be necessary, it is deemed that this Agreement was prepared by the parties jointly and equally and shall not be interpreted against either party on the ground that one party prepared the Agreement or caused it to be prepared.
29. **SEVERABILITY.** If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

30. **ENTIRE AGREEMENT.** This Agreement contains the entire understanding between City and Consultant. Any prior agreement, promises, negotiations or representations not expressly set forth herein are of no force or effect. Subsequent modifications to this Agreement shall be effective only if in writing and signed by both parties. If any term, condition or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall be valid and binding.

IN WITNESS WHEREOF, city and Consultant have executed this Agreement as of The date first hereinabove set forth.

CITY OF GARDENA

MAYOR

ATTEST:

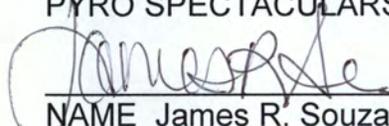
CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PYRO SPECTACULARS, INC.



NAME James R. Souza

President
TITLE



CITY OF GARDENA
CONSULTANT AGREEMENT

This Agreement is entered into this _____ day of _____, **2016** by and between the City of Gardena, a municipal corporation ("City") and Pyro Spectaculars, Inc., a California corporation ("Consultant" or "Pyro"). Based on the mutual promises and covenants contained herein, the Parties hereto agree as follows:

1. **RECITALS.** This Agreement is made and entered into with respect to the following facts:
 - A. The City desires to host Independence Day Festivities of July 4, **2016** from 8:00PM to 9:30 p.m. at Rowley Park, located at 13220 Van Ness Avenue in the City of Gardena.
 - B. The City desires to have entertainment available at said Independence Day Festivities, including a firework display. **The Fireworks display shall begin no later than 9PM and shall last approximately 25 minutes.**
 - C. Pyro represents that it is able and qualified to provide such Firework Display and the City desires to contract with Pyro for such fireworks display.

2. **TERM OF AGREEMENT/TERMINATION/BREACH.** This Agreement shall commence upon execution and shall continue until July 5th, **2016** unless earlier terminated as provided below. The protections provided to the City by the insurance and indemnification provisions shall survive the expiration/termination of this Agreement.
 - A. City shall have the option to unilaterally cancel this display prior to the date of the display. If City exercises this option, City agrees to pay Pyro, as liquidated damages, the following percentages of the agreed contract price: 1) 50% if cancellation occurs 30 to 90 days prior to the scheduled date; 2) 75% if cancellation occurs within 15 to 29 days prior to the scheduled date; 3) 100% thereafter. In addition to 1) through 3) above, City agrees to pay Pyro the value associated with any specific custom work performed by Pyro or its agents including custom set pieces and logo design, and/or musical tape production costs; however, in no event shall Pyro be entitled to liquidated damages which exceeds the contract amount set forth in section 6 below. In the event City cancels the display, it will be impractical or extremely difficult to fix the actual amount of Pyro's damages. The foregoing represents a reasonable estimate of the damages Pyro will suffer if City cancels the display.

- B. In the event of any breach of this Agreement by Pyro, City shall, **under no circumstances**, be entitled to recover monetary damages from Pyro beyond the amount agreed to pay Pyro as Compensation under Paragraph 6 of this Agreement. If Pyro breaches prior to said date and City is able to obtain a replacement operator, Pyro shall be liable for damages for the cost differential between this Agreement and the replacement contract up to the original contract price. City shall not be entitled to recover any consequential damages from Pyro including, without limitation, for lost income, business or profits. Nothing in this paragraph shall modify or limit, or be construed as a modification or limitation, of Pyro's obligations for insurance coverages under Paragraph 7 or indemnity under Paragraph 8. City recognizes that because of the nature of fireworks, an industry-accepted level of 3% of the product used in any display may not function as designed and this level of non-performance is acceptable as full performance.

3. SERVICES

- A. Consultant Obligations. The services to be performed by Consultant shall provide: one fireworks display as per Program A, attached hereto and made part hereof, the services of a licensed pyrotechnic operator in charge; and sufficient assistants. The fireworks display shall be safely handled, operated and discharged. Unless otherwise specified herein, Pyro shall, at its sole cost and expense, furnish all facilities, equipment and personnel which may be required for providing the Services pursuant to this Agreement.
- B. City Obligations. City, at its own expense, agrees to provide to Consultant:
1. A suitable Display Site in which to stage the firework display, including a firing and fallout zone reasonably acceptable to Pyro in which the fireworks and firework debris may be exhibited, rise and fall safely;
 2. Adequate policing, guard protection, roping, fencing and/or other crowd control measures to prevent the access of the public or its property or any other people or property not authorized by Pyro into the Display Site;
 3. The services and cost of standby fireman and/or any applicable permit fees as required by state and local statutes, ordinances or regulations;
 4. Access by Pyro at all times, to the Display Site to set up the display.
- C. If City fails to fully comply with requirements 1,2,3, and/or 4 set forth above, Pyro shall have no obligation to perform and City agrees to pay to Pyro the entire contract price plus any additional expenses incurred because of said failure. If, in its sole discretion, City designates an area for members of the public to view the Display ("Spectator Area") and/or an area for vehicular parking ("Parking Area"), the City shall:

1. Ensure that the Spectator Area does not infringe on the Display Area;
2. Have sole responsibility for ensuring that the terrain of the Spectator Area and any structures thereon, including, but not limited to grandstands and bleachers, are safe for use by spectators;
3. Have sole responsibility for ensuring that the parking Area is safe for use;
4. Have sole responsibility to police, monitor and appropriately control spectator access to the Spectator Area and the Parking Area and police, monitor and appropriately control the behavior of persons in these areas. It is expressly agreed that Pyro, (including its operators and helpers) shall not inspect, police, monitor or otherwise supervise any area of the site other than the Display Area, except to ensure:
a) that any Spectator or Parking Areas are outside the Display Area;
and b) after completion of the Display, that the Display Area is cleared of any live firework debris originating from the program.

4. WEATHER ETC.

City agrees to assume the risk of weather, or other causes beyond Consultant's control, which may prevent the display from being safely discharged on the scheduled date, which may cause the cancellation of any event for which City has purchased the display, or which may affect or damage such portion of the exhibits as must be placed and exposed a necessary time before the display. It shall be within Consultant's sole discretion to determine whether or not the display may be safely discharged on the scheduled date and at the scheduled time. If, for any reason beyond Consultant's control, including, without limitation, inclement weather, Consultant is unable to safely discharge the display on the scheduled date or should any event for which City has purchased the display be cancelled, the parties shall attempt to negotiate a new display date, which shall be within 60 days of the original display date. City further agrees to pay Consultant for any additional expenses made necessary by this postponement. If they are unable to agree on a new display date, Consultant shall be entitled to liquidated damages from City as if City had cancelled the display on the date set for the display, as provided for in Section 2A above.

5. PERFORMANCE BY CONSULTANT.

Consultant shall maintain or exceed the level of competency presently maintained by other similar practitioners in the State of California, for professional and technical soundness, accuracy and adequacy of all work, advice and material furnished under this Agreement.

6. COMPENSATION. Consultant shall be compensated as follows:

- A. Amount. City shall compensate Consultant for services rendered pursuant to this Agreement at the rate of **Fifteen thousand Dollars (15,000)** .
- B. Invoices and Payment. Payment by City to Consultant shall be made upon receipt and approval of invoice(s) for Services rendered. City shall review the invoices to determine whether services performed and documents submitted are consistent with this Agreement. Payment shall be made within thirty (30) days following receipt of the invoice or City shall provide Consultant with a written statement objecting to the charges and stating the reasons therefore. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to City at the time of payment.

7. INSURANCE REQUIREMENTS.

- A. Commencement of Work. Consultant shall not commence work under this Agreement until it has obtained City approved insurance. Before beginning work hereunder and during the entire period of this Agreement, Consultant must have and maintain in place all of the insurance coverages required in this Section. Consultant's insurance shall comply with all items specified by this Agreement. Any subcontractors shall be subject to all of the requirements of this Section and Consultant shall be responsible to obtain evidence of insurance from each subcontractor and provide it to City before the subcontractor commences work. Alternatively, Consultant's insurance may cover all subcontractors.
- B. Insurance Company Requirements. All insurance policies used to satisfy the requirements imposed hereunder shall be issued by insurers authorized to do business in the State of California. Insurers shall have a current Best's rating of not less than A-:VII, unless otherwise approved by City.
- C. Coverages, Limits and Policy Requirements. Consultant shall maintain the types of coverages and limits indicated below:
 - 1. Commercial General Liability Insurance a policy for occurrence coverage for bodily injury, personal injury and property damage, including all coverages provided by and to the extent afforded by Insurance Services Office Form CG 2010 ed., 11/73, 10/93 or 11/85, with no special limitations affecting City. The limit for all coverages under this policy shall be no less than one million dollars (\$2,000,000.00) per occurrence.
 - 2. Commercial Auto Liability Insurance – a policy including all coverages

provided by and to the extent afforded by Insurance Services Office Form CA 0001,ed. 12/93, including Symbol 2 (8 & 9) with no special limitations affecting City. The limit for bodily injury and property damage liability shall be no less than two million dollars (\$2,000,000.00) per accident.

3. Policy Requirements. **With respect to the services provided by consultant under this agreement,** the policies set forth above shall comply with the following, as evidenced by the policies or endorsements to the policies:

- a. The City, its appointed and elected officers, employees, agents and volunteers shall be added as additional insured to the commercial general liability policy.
- b. For any claims with respect to the Services **provided by consultant under this agreement,** Consultant's insurance coverage shall be primary insurance as respects the City, its elected and appointed officers, employees, agents and volunteers, shall be excess of Consultant's insurance and shall not contribute with it.

4. Worker's Compensation and Employer's Liability Insurance - a policy which meets all statutory benefit requirements of the Labor Code, or other applicable law, of the State of California. The minimum coverage limits for said insurance shall be no less than one million dollars per claim. The policy shall be issued by an insurance company which is admitted to do business in the State of California and shall contain a clause that the policy may not be canceled without thirty (30) days prior written notice, return receipt requested, is mailed to the City.

D. Additional Requirements. The procuring of such required policies of Insurance shall not be construed to limit Consultant's liability hereunder nor to fulfill the indemnification provisions and requirements of this Agreement. There shall be no recourse against City for payment of premiums or other amounts with respect thereto.

E. Deductibles. Any deductible or self-insured retention over \$25,000 per Occurrence must be declared to and approved by City.

F. Verification of Compliance. Consultant shall furnish City with original Policies or certificates and endorsements effecting coverage required by this Agreement. The endorsements are to be signed by a person authorized by the insurer to bind coverage on its behalf. All endorsements are to be received and approved by City before work commences. Not less than fifteen (15) days prior to the expiration date of any policy of insurance required by this Agreement, Consultant shall deliver to City a binder or Certificate of Insurance with respect to each renewal policy, bearing a notation evidencing payment of the premium therefore, or accompanied by other proof of payment satisfactory to City. Consultant

shall provide full copies of any requested policies to City within three (3) days of any such request by City.

G. Termination for Lack of Required Coverage. If Consultant, for any reason, fails to have in place, at all times during the term of this Agreement, including any extension hereto, all required insurance and coverage, City may terminate this Agreement.

8. **INDEMNIFICATION.** Consultant shall defend, indemnify and hold harmless City, its officers, agents, employees, and volunteers from any and all claims, liabilities, expenses, or consequential damages of any nature, including attorney's fees proximately resulting from any act or any omission to act where a duty to act exists on the part of Consultant, its agents, officers, employees, subcontractors, or independent contractors hired by Consultant, in the performance of its obligations pursuant to this Agreement. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by Consultant. This indemnity shall not apply to the extent that the claim is outside the scope of insurance required by this Agreement and arises out of the negligence or willful misconduct of City, its officers, agents, employees or volunteers.
9. **NON-LIABILITY OF CITY.** No official, employee, agent, or volunteer of City shall be personally liable for any default or liability under this Agreement.
10. **OWNERSHIP OF RIGHTS AND TRADE NAMES.** Pyro reserves the ownership rights and trade names that are used in or are a product of the pyrotechnic display to be performed herein. Any reproduction by sound, video or other duplication or recording process without the express written permission of Pyro is prohibited.
11. **WAIVER OR BREACH.** No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver or any other provision, whether or not similar, nor shall any such waiver constitute a continuing or subsequent waiver of the same provision. No waiver shall be binding, unless executed in writing by the party making the waiver.
12. **INDEPENDENT CONTRACTOR.** Consultant is and shall at all times remain as to City a wholly independent contractor and shall not obtain rights to any benefits which accrue to City employees. Neither City nor its officers, employees or agents shall have control over the conduct of Consultant or any of its officers, employees, or agents, except as expressly set forth herein. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents, are in any manner officers, employees, or agents, of City. It is agreed, nothing in this Agreement or in Pyro's performance of the display provided for herein, shall be construed as forming a partnership or joint venture between City and Pyro. The parties hereto shall be severally responsible for their won separated debts and obligations and neither party shall be held responsible for any agreements or obligations not expressly provided for herein.

Attn: _____

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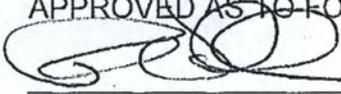
CITY OF GARDENA

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PYRO SPECTACULARS, INC.

NAME

TITLE



PYRO
SPECTACULARS
by Souza

Pyrotechnic Proposal for

City of Gardena

July 4, 2016



January 7, 2016

City of Gardena
Deryl Lloyd
1700 W. 162nd St.
Gardena, CA 90247

Dear Mr. Lloyd,

Pyro Spectaculars, Inc. is happy to provide our pyrotechnic proposal for your Independence Day, July 4, 2016 event. The following proposal outlines your custom designed Program "A" for the amount of \$15,000.00. The various fireworks elements provided are prepared to shoot from Rowley Park for 18-20 minutes.

Our full service program includes the services of a licensed pyrotechnic operator, specialized crew, an electronic firing system, and safety equipment used for support and protection. The price also includes insurance coverage, sales tax and delivery. To help ensure public safety, we work directly with the local fire authority while we apply for all the necessary fire department and other fireworks related permits. Our winning combination of products, people and production capabilities help produce the safest fireworks entertainment package possible.

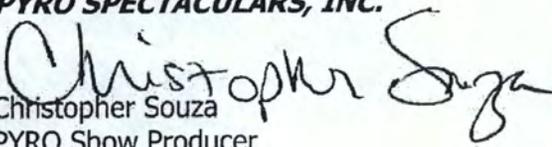
Your organization will be responsible for payment of all Fire Department permit fees and/or standby firemen fees, if any. The Fire Department may bill you directly for any additional standby fees for inspections. Your organization will also be responsible for providing the display location and all necessary security for the display site.

Enclosed you will find a Product Synopsis and the 2015 Production Agreement prepared by the City of Gardena. Kindly prepare the same agreement with the information for the upcoming Fourth of July display. Please forward at least two signed copies to our office by April 4, 2016 along with your deposit. Any variation from the previous agreement must be clearly highlighted.

Please take the time to review this proposal in detail. If you wish to discuss any changes in your program or need more information, please call either myself or your Customer Service Representative Melonee Mares at (909) 355-8120 ext. 228.

Sincerely,

PYRO SPECTACULARS, INC.


Christopher Souza
PYRO Show Producer

CS/mm

Enclosures

Pyro Spectaculars, Inc.

P.O. Box 2329 • Rialto, CA 92377 • Phone: (909) 355-8120 or (888) 477-PYRO • Fax: (909) 355-9813

www.pyrospect.com



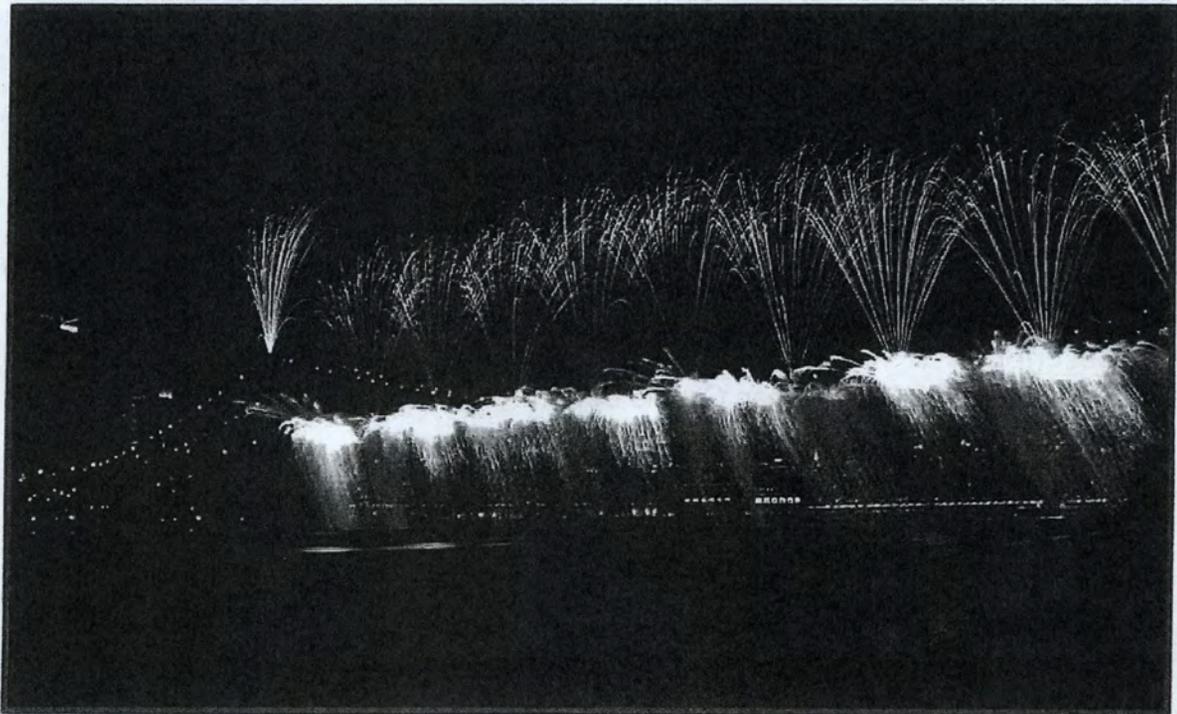
Proposal Outline

Product Synopsis

The World of Pyro Spectaculars, Inc. at your Service

Commitment from the President

Production Agreement and Scope of Work



Product Synopsis • Pyrotechnic Proposal
City of Gardena
PROGRAM A – July 4, 2016
\$15,000.00

Opening

<u>Description</u>	<u>Quantity</u>
◆ 2.5" Souza Designer Opening Salutes	15
Total of Opening	15

Main Body - Aerial Shells

<u>Description</u>	<u>Quantity</u>
◆ 3" Souza Designer Selections	250
Total of Main Body - Aerial Shells	250

Pyrotechnic Devices

<u>Description</u>	<u>Quantity</u>
◆ Sousa Gold Line Custom Multishot Device	500 Shots
◆ Sousa Platinum Line Custom Multishot Device	300 Shots
◆ Sousa Diamond Line Custom Multishot Device	600 Shots
◆ Sousa Emerald Line Custom Multishot Device	100 Shots
◆ Sousa Ruby Line Custom Multishot Device	160 Shots
◆ Sousa Sapphire Line Custom Multishot Device	130 Shots
◆ Sousa Silver Line Custom Multishot Device	126 Shots
Total of Pyrotechnic Devices	1,916

Low-Level Pyrotechnic Devices

<u>Description</u>	<u>Quantity</u>
◆ .5" Red, White, Blue Roman Candle Batten	450
Total of Low-Level Pyrotechnic Devices	450

Custom Brightwork and Set Pieces

<u>Description</u>	<u>Quantity</u>
◆ Set Piece "WELCOME" and "GOODNIGHT"	2
◆ American Flag (5x10)	1
Total of Custom Brightwork and Set Pieces	3

Grand Finale

<u>Description</u>	<u>Quantity</u>
◆ 2" Souza Designer Bombardment Shells	100
◆ 2.5" Souza Designer Bombardment Shells	72
◆ 3" Souza Designer Bombardment Shells	75
Total of Grand Finale	247

Grand Total 2,881

The World of Pyro Spectaculars at your Service!



Explosive Entertainment For all types of events

Full Service Productions

Creative Show Design

Music and Theme Selection

Permit Applications

Insurance and Licensing

Set up and delivery

Products & Effects

Sky Concerts™

SOUSA™ Fireworks Brand

Indoor Stage /Close Proximity Pyro

Custom Logos

Propane Effects

Cryogenics

Confetti and Streamers

Value Added Services

In-House
Digital Recording Studio

State of the Art Equipment

24 hour Support Staff

Pyro University Safety and Training
Courses

Fire Department Liaison

Consultation Services

Pyro-Program Development

Display Site Surveys

Innovative Product Development

Safety Analysis

Our Commitment

FROM THE DESK OF

James Souza

PRESIDENT AND CEO

At the heart of every Pyro Spectaculars, Inc. show there is a five generation heritage of the Souza Family. We have been committed to the highest standards of safety, showmanship, and satisfaction for each of our customers.

Your audience expects the best from you... and I am pleased to offer my personal commitment to ensure that they will be thrilled with your fireworks show... and that you will never have to "worry" about any aspect of our business, professional, pyrotechnic, or performance relationship.

Along with the finest fireworks team in the industry, I pledge to you my personal support. Pyro Spectaculars is local, safe, cost-effective, creative, resourceful... the right choice for your fireworks show.

I am personally committed to ensuring that our local experience of excellence for over one hundred years will give you the finest show possible at any price. You deserve the "Pyro Spec Experience!"

Thank you. We look forward to serving you... with Pride!

James R. Souza