GARDENA CITY COUNCIL

Regular Meeting Notice and Agenda

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

Tuesday, February 11, 2025
Open Session 7:00 p.m.

TASHA CERDA, *Mayor*
RODNEY G. TANAKA, *Mayor Pro Tem*
MARK E. HENDERSON, *Council Member*
PAULETTE C. FRANCIS, *Council Member*
WANDA LOVE, *Council Member*

MINA SEMENZA, *City Clerk*
GUY H. MATO, *City Treasurer*
CLINT OSORIO, *City Manager*
CARMEN VASQUEZ, *City Attorney*
LISA KRANITZ, *Assistant City Attorney*

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

1. **VIEW THE MEETING live on SPECTRUM CHANNEL 22 or ONLINE at** youtube.com/CityofGardena

2. **PARTICIPATE BEFORE THE MEETING** by emailing the Deputy City Clerk at publiccomment@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line.

3. **ATTEND THE MEETING IN PERSON**

   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 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 or Sergeant of Arms. You will be called to the podium by name when it is your turn to address the Council. 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. Members of the public wishing to address the City Council will be given three (3) minutes to speak.

4. The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email cityclerk@cityofgardena.org at least 24 business hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

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

Thank you for your attendance and cooperation

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1. **ROLL CALL**

   PUBLIC COMMENT ON CLOSED SESSION

2. **CLOSED SESSION**

   CITY ATTORNEY REPORT OUT OF CLOSED SESSION

3. **PLEDGE OF ALLEGIANCE**

   Iakopo "Bam" Tovio and Tre' Harrison
   Junipero Serra High School

4. **INVOCATION**

   Rev. John Iwohara
   Gardena Buddhist Church

5. **PROCLAMATIONS**

   5.A "BLACK HISTORY MONTH" February 2025 - *To be proclaimed only*
   Proclaim Only-Black History Month-2025.pdf

6. **APPOINTMENTS**

   6.A Reorganization of Council Assignments of Delegates and Alternates to Outside/City Committees

   Approve Council Assignments to Outside / City Committees
   Current Assignments - COUNCIL DELEGATES ALTERNATES 2.11.25.pdf
   Outside Committees - Detailed information 2025.pdf

7. **PRESENTATIONS**

   7.A Certificate of Recognition to the Winners of the Dr. Martin Luther King Jr. Cultural Committee of Gardena 52nd Annual City-Wide Essay Contest - *To be accepted by the first, second, and third place winners*

MLK Essay Contest 2025.pdf

7.B Recognition of Members of the City of Gardena Police Explorer Post #142 for their Successes at the 27th Annual Chandler Tactical Competition in Chandler, Arizona - *To Be Accepted by Members of the City of Gardena Police Explorer Post #142*
Certificate Recognition- Gardena Police Explorers 2025.pdf

7.C Find and Protect Campaign Presentation - *To be presented by Chief Mike Saffell*

7.D Gardena Events Video Presentations

8. **CONSENT CALENDAR**

NOTICE TO THE PUBLIC - Roll Call Vote Required On The Consent Calendar
All matters listed under the Consent Calendar will be enacted by one motion unless a Council Member requests Council discussion, in which case that item will be removed from the Consent Calendar and considered separately following this portion of the agenda.

PUBLIC COMMENT ON CONSENT CALENDAR

8.A Waiver of Reading in Full of All Ordinances Listed on this Agenda and that they be Read by Title Only
CONTACT: CITY CLERK

8.B Approve Minutes:
Regular Meeting of the City Council, January 28, 2025
CONTACT: CITY CLERK
01282025 CC MEETING - FINAL.pdf

8.C Receive and File Minutes:
Planning and Environmental Quality Commission December 3, 2024
Planning and Environmental Quality Commission January 7, 2025
CONTACT: COMMUNITY DEVELOPMENT
2024_12_03 PCMIN - FINAL.pdf
2025_01_07 PCMIN - FINAL.pdf

8.D Approval of Warrants/Payroll Register, February 11, 2025
CONTACT: ADMINISTRATIVE SERVICES
Warrant-Payroll Register 02-11-25.pdf

8.E Personnel Report P-2025-3 02-11-25
CONTACT: ADMINISTRATIVE SERVICES
PERS RPT P-2025-3 2-11-25.pdf
Classification and Compensation Schedule - eff. February 11 2025.pdf
Attach. #2 - Lifeguard-Swim Instructor.pdf
Attach. #3 - Lifeguard Trainee.pdf
Attach. #4 - Lifeguard.pdf

8.F RESOLUTION NO. 6686, Artesia Boulevard Landscaping Assessment District Renewal for the Fiscal Year Commencing July 1, 2025, and Ending June 30, 2026
CONTACT: PUBLIC WORKS
Artesia Landscaping Disctrict Reso No. 6686.pdf
Vicinity_Map.pdf

8.G RESOLUTION NO. 6687: Consolidated Street Lighting District Renewal for the Fiscal Year Commencing July1, 2025, and Ending June 30, 2026
CONTACT: PUBLIC WORKS
Consolidated Street Lighting District Reso No. 6687.pdf
District_Map.pdf

9. **EXCLUDED CONSENT CALENDAR**

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

10.A FEBRUARY 4, 2025, MEETING
1818 West Redondo Beach Boulevard, the Tire House Progress Report
Staff presented an update report on the Tire House Inc.'s progress with meeting the requirements of Site Plan Review #4-15.

Commission Action: The Planning Commission motioned to grant the appeal, made by the Appellant, by a vote of 5-0. The Planning Commission directed staff to bring back a resolution to approve the appeal at a later Planning Commission meeting.

City Council Action: No action needed.

10.B FEBRUARY 4, 2025, MEETING

Environmental Assessment #9-21 (SCH 2023060263), Specific Plan #1-23, Site Plan Review #5-21, and Development Agreement #1-21

The Planning Commission reviewed a request for a recommendation to the City Council for the entitlements needed to establish a 1450 Artesia Specific Plan.
Environmental Assessment Consideration: Approval of these items requires certification of an Environmental Impact Report (EA #9-21), adoption of a Mitigation Monitoring and Reporting Plan, Findings Relating to Alternatives and Mitigation Measures, and a Statement of Overriding Considerations
Project Location: 1440, 1450, 1462, 1472 Artesia Boulevard, (APN: 6106-036-010, -012, -034, -035, -036, -037)
Project Applicant: 1450 Artesia Acquisition Company LLC (Representative: Brian Sorensen)

Commission Action: The Planning Commission adopted the following resolutions by a 5-0 vote:

- Resolution No. PC 2-25, recommending the City Council certify the FEIR and adopt a Mitigation Monitoring and Reporting Program, Findings Relating to Alternatives and Mitigation Measures, and a Statement of Overriding Considerations for the purposes of the project; and
- Resolution No. PC 3-25, recommending the City Council approve the 1450 Artesia Specific Plan (SP #1-23), Site Plan Review #5-21, and Development Agreement #1-21.

City Council Action: No action necessary. These items will be brought before the City Council on February 25, 2025.

To view the complete Planning Commission agenda packet, CLICK HERE.
2025_02_04 PCAX.pdf

11. **ORAL COMMUNICATIONS (LIMITED TO A 30-MINUTE PERIOD)**

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

12. **DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES**

13. **DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT**

13.A Gardena Economic Business Advisory Commission's Facade Improvement Program Guidelines for the Gardena Boulevard Revitalization

Staff Recommendation: The Gardena Economic Business Advisory Commission (GEBAC) respectfully recommends that the City Council review and approve the Facade Improvement program guidelines and the color palette for the Gardena Boulevard Revitalization.

Gardena Blvd Facade Improvement Program Guidelines.pdf

13.B PUBLIC HEARING: RESOLUTION NO. 6694, Approving Conditional Use Permit #1-24 for a modification to a conditional use permit for an existing high school located within the R-1 zone; Site Plan Review #1-24 for the demolition of a 9,036 SF building and proposing a new 7,500 SF facility in its place; and an Administrative Adjustment to the off-street parking requirements, for a 12% reduction in the number of required spaces for the existing high school located at 2818 Manhattan Beach Blvd.
Enviornmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Enviornmental Quality Act (CEQA) pursuant to Guideline Sections 15302 and 15303, as a Replacement of an Existing Structure and New Construction of Small Structure project.
APPLICANT: Farnaz Golshani-Flecher, Farnaz Golshan-Flechner, Enviornmental Charter High School
LOCATION: 2818 Manhattan Beach Blvd; APN: (4067-007-005)

Staff Recommendation: Staff respectfully recommends that the City Council:

- Open the public hearing;
- Hear the Applicant's presentation;
- Receive testimony from the public, allow three (3) minutes for each speaker;
- Allow the Applicant time to respond; and
- Close the public hearing.

Staff Recommendation for Motion:

- Adopt Resolution No. 6694.

City Council Staff Report - Environmental Charter School
A - Planning Commission Resolution No. PC 1-25, approving the Project
B - Planning Commission Staff Report Dated January 7, 2025
Parking Study
C - City Council Resolution No. 6694
Exhibit A - Project Plans
Exhibit B - Conditions of Approval

13.C PUBLIC HEARING: ORDINANCE NO. 1877, Amending the Gardena Municipal Code Chapter 18.66 and Section 18.36.020 relating to allowing non-storefront retail medical cannabis delivery services businesses in the M-1 and M-2 zoning districts.
Environmental Consideration: Adoption of this ordinance is exempt under the common sense exemption of CEQA Guidelines section 15061(b)(3) where it can be seen that the project will not have any possibility of creating significant effects on the environment.

Staff Recommendation: Staff respectfully recommends that the City Council:

- Open the public hearing;
- Receive testimony from the public, allow three (3) minutes for each speaker; and
- Close the public hearing.

Staff Recommendation for Motion:

- Introduce Ordinance No. 1877.

City Council Staff Report - Non-storefront Retail

A - Planning Commission Resolution No. 21-24, Recommending Adoption of Ordinance No. 1877
B - Planning Commission Staff Report dated December 3, 2024.pdf
C - Ordinance No. 1877

14. **DEPARTMENTAL ITEMS - ELECTED & CITY MANAGER'S OFFICES**

14.A Ordinance No. 1880, Amending Sections 14.04.090 and 14.04.220 of Chapter 14.04 – Residential Rent Mediation and Hearings – of the Gardena Municipal Code relating to Notification of Rent Increases

Staff Recommendation: Introduce Ordinance No. 1880
Ordinance No. 1880 - Rent mediation.pdf

15. **DEPARTMENTAL ITEMS - POLICE**

16. **DEPARTMENTAL ITEMS - PUBLIC WORKS**

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

18. **DEPARTMENTAL ITEMS - TRANSPORATION**

19. **COUNCIL ITEMS**

20. **COUNCIL DIRECTIVES**

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

22. **COUNCIL REMARKS**

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

23. **ANNOUNCEMENT(S)**

24. **REMEMBRANCES**

25. **ADJOURNMENT**

The Gardena City Council will adjourn to the Closed Session portion of the City Council Meeting at 7:00 p.m. followed by the Regular City Council Meeting at 7:30 p.m. on Tuesday, February 25, 2025.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at www.CityofGardena.org.

Dated this 7th day of February 2025

/s/ MINA SEMENZA
MINA SEMENZA, City Clerk

TO BE PROCLAIMED ONLY

" BLACK HISTORY MONTH "
~ February 2025 ~

Black History Month is observed nation-wide during February each year to recognize the past achievements and current status of African Americans in our Country, as it coincides with the birthday of Frederick Douglass on February 14 and the birthday of U.S. President Abraham Lincoln on February 12. The observance was officially established as Black History Month in February 1976.

The Gardena Hollypark Youth Affairs Alliance initiated the observance of Black History Month in our community as part of the Dr. Martin Luther King Jr. birthday commemorative activities, in the belief that "the role of history in the life of a people is to give them a kind of measurement as to where they have been and where they are now; and if they understand history correctly, they will have some definition of what they must become."

Gardena's annual activities include the Dr. Martin Luther King Jr. Commemorative Parade, which will take place on the morning of Saturday, February 22, 2025, followed by the "Battle of the Bands" Celebration at Rowley Park. These events provide the community with an opportunity to reflect on the strengths of Black heritage and family lifestyles, as well as providing African American citizens with a positive sense of racial identity.

Therefore, I, TASHA CERDA, MAYOR OF THE CITY OF GARDENA, CALIFORNIA, do hereby proclaim FEBRUARY 2025 to be

BLACK HISTORY MONTH

in the City of Gardena and encourage all citizens to highlight those who have been an inspiration within and to our community and who continue to make the world a more equal and just place for future generations.

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 6.A
Section: APPOINTMENTS
Meeting Date: February 11, 2025

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

AGENDA TITLE: Reorganization of Council Assignments of Delegates and Alternates to Outside/City Committees

COUNCIL ACTION REQUIRED:
Approve Council Assignments to Outside / City Committees

RECOMMENDATION AND STAFF SUMMARY:
A list of current Council Delegate and Alternate Assignments to Outside / City Committees is provided for Council's consideration.

FINANCIAL IMPACT/COST:
N/A

ATTACHMENTS:
Current Assignments - COUNCIL DELEGATES ALTERNATES 2.11.25.pdf
Outside Committees - Detailed information 2025.pdf

City of Gardena, California
COUNCIL *DELEGATES*
TO OUTSIDE / CITY COMMITTEES

CURRENT

MAYOR TASHA CERDA

County of Los Angeles Sanitation District No. 5:
City Selection Committee, LAFCO, Coastal and Transportation Commission:
Los Angeles Metro Mayors Roundtable:
California Cities Gaming Authority:
Gardena Finance Committee:

COUNCILMEMBER PAULETTE C. FRANCIS	COUNCILMEMBER MARK E. HENDERSON
- Gardena Beautification Commission - Greater Los Angeles Vector Control District	- *Southern CA Association of Governments – Elected to be the District #28 Regional Council Representative - Independent Cities Association
COUNCILMEMBER WANDA LOVE	**COUNCILMEMBER RODNEY G. TANAKA**
	- South Bay Regional Public Communications Authority - South Bay Cities Council of Governments - League of California Cities - Gardena Finance Committee - West Basin Water Association

(See page 2 for Council Alternates Assignments)

City of Gardena, California
COUNCIL *ALTERNATES*
TO OUTSIDE COMMITTEES

CURRENT

MAYOR TASHA CERDA
South Bay Regional Public Communications Authority
West Basin Water Association

COUNCILMEMBER PAULETTE C. FRANCIS

COUNCILMEMBER MARK E. HENDERSON
Los Angeles Metro Mayors Roundtable
County of Los Angeles Sanitation District No. 5

COUNCILMEMBER WANDA LOVE
City Selection Committee, LAFCO, Coastal and Transportation Commission
League of California Cities
Southern California Association of Governments
South Bay Cities Council of Governments

COUNCILMEMBER RODNEY G. TANAKA
California Cities Gaming Authority
Independent Cities Association

OUTSIDE/CITY COMMITTEES
SERVED BY CITY OF GARDENA MAYOR AND COUNCILMEMBERS

OUTSIDE COMMITTEES	DELEGATE	ALTERNATE
CALIFORNIA CITIES GAMING AUTHORITY (JPA): **STIPEND PER EACH MONTHLY MEETING: $150** • Monthly meetings for delegates (Board Members) are usually scheduled on the third Wednesday, at 10:00 a.m. • Currently through ZOOM	Mayor Tasha Cerda	Councilmember Rodney Tanaka
CITY SELECTION COMMITTEE, LAFCO, COASTAL, AND TRANSPORTATION COMMISSION: **NO STIPEND** • This Committee aides in the election/selection process for representatives on Boards of Directors, such as for certain Los Angeles County area reps. on the Metropolitan Transportation Authority (MTA). When different terms of office expire for those serving on certain L.A. City/L.A. County Boards, a meeting is called to make a "Selection." • Meeting details are announced via email, on an as-needed basis.	Mayor Tasha Cerda	Councilmember Wanda Love
GREATER LOS ANGELES VECTOR CONTROL DISTRICT- WEST DISTRICT: **TRAVEL EXPENSES, IN LIEU OF COMPENSATION: $100/MTG.** • Only one Delegate is chosen for the Board of Trustees and serves a minimum of 2 years or a maximum of 4 years, pursuant to Gardena's City Council decision. Councilmember Francis is currently serving a two-year term that began January 2024. • Meetings are held on the second Thursday of each month, 7:00 p.m., at District Headquarters, 12545 Florence Avenue, Santa Fe Springs.	Councilmember Paulette Francis	NONE
INDEPENDENT CITIES ASSOCIATION (ICA): **NO STIPEND** • Board meetings are on the second Thursday of each month at 7:00pm, currently via Zoom. Councilmember Henderson is the current President on the ICA Board. • ICA hosts two major Seminars, in January/February and June/July, each year.	Councilmember Mark Henderson	Councilmember Rodney Tanaka

LEAGUE OF CALIFORNIA CITIES – LOS ANGELES COUNTY DIVISION: **NO STIPEND** • This agency promotes legislative advocacy on issues of importance to the cities of the Division and of the League, serves as a technical and advisory resource, and provides information to city officials. • General Membership Meetings are held on the first Thursday in the months of January, March, June. All General Membership meetings begin with a reception at 6 PM, followed by the meeting unless otherwise noted. Additional trainings and briefings are held as needed. • There is an annual conference and expo where the Delegate and/or Alternate attend; usually in September/October.	Councilmember Rodney Tanaka	Councilmember Wanda Love
LOS ANGELES METRO MAYORS' ROUNDTABLE: **NO STIPEND** • Meetings are to be held, as needed, at Union Station. Details are announced when meeting is called, usually via email.	Mayor Tasha Cerda	Councilmember Mark Henderson
SANITATION DISTRICTS OF LOS ANGELES COUNTY – DISTRICT NO. 5: **STIPEND: $125/MTG. and/or MILEAGE REIMBURSEMENT** • Mayor serves as Delegate, by law. • Meetings are held on the Third Wednesday of each month, 1:30 p.m., at Torrance City Hall. Special Joint Meetings are sometimes called at Noon, at Sanitation District Headquarters in Whittier.	Mayor Tasha Cerda	Councilmember Mark Henderson
SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG): **NO STIPEND** • SBCCOG usually meets on the fourth Thursday of each month, beginning at 6:00 p.m. at 2355 Crenshaw Blvd., Suite 125, Torrance, CA 90501. • Mayor Pro Tem Tanaka is the current 2024/2025 SBCCOG Chair. • This group has several sub-committees, which report on issues being handled by SCAG, MTA, etc. – issues that affect South Bay cities. • SBCCOG requires delegate and alternate be designated via a City resolution.	Councilmember Rodney Tanaka	Councilmember Wanda Love
SOUTH BAY REGIONAL PUBLIC COMMUNICATIONS AUTHORITY (SBRPCA) aka 9-1-1 REGIONAL COMMUNICATIONS CENTER (RCC): **NO STIPEND** Delegate/Alternate are members of the Board of Directors, which meets quarterly, or as-needed, in joint meetings with the Executive Committee (City Manager is member) and the User Committee (Chief of Police is member), usually on Tuesday afternoons at 2:00 p.m., at the SBRPCA facility, 4440 W. Broadway, Hawthorne.	Councilmember Rodney Tanaka	Mayor Tasha Cerda

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG): **NO STIPEND** • Gardena is in SCAG Regional Council District #28, which also includes the cities of Hawthorne and Inglewood. • These three cities elect one person (an elected official) to represent them on the Regional Council. Councilmember Henderson was elected to serve beginning May 2024, and attends Regional Council meetings on the first Thursday of every month at 12:00pm in the SCAG Office - downtown Los Angeles, or remotely. • SCAG holds an Annual General Assembly. [It is not imperative that a delegate/alternate attend, as the District 28 representative usually attends and reports back to cities on this annual meeting – but all District 28 delegates/alternates are invited.]	Councilmember Mark Henderson	Councilmember Wanda Love
WEST BASIN WATER ASSOCIATON **NO STIPEND** • Association Meetings are typically held the first Tuesday of the month at 11:30am; the quarterly meetings are in person and the rest of the meetings are via Zoom. • In-person meetings are held at the Carson Community Center - 801 E. Carson Ave., Carson, CA 90745.	Councilmember Rodney Tanaka	Mayor Tasha Cerda

CITY COMMITTEES	DELEGATE	ALTERNATE
GARDENA BEAUTIFICATION COMMISSION: • Per the Municipal Code, one member shall be a member of the Gardena City Council who shall be appointed by the Gardena City Council and shall serve as the Chair of the Commission. • Meetings are held every 3rd Thursday of the month at 5:30pm at City Hall.	Councilmember Paulette Francis	NONE
GARDENA FINANCE COMMITTEE • Meetings are held on a quarterly basis in the afternoon at City Hall.	Mayor Tasha Cerda And Councilmember Rodney Tanaka	NONE

Certificate of Recognition

PRESENTED TO

BIANCA MAGNIFICO

HIGH SCHOOL STUDENT

1ST PLACE WINNER

DR. MARTIN LUTHER KING JR. CULTURAL COMMITTEE OF GARDENA

52ND ANNUAL CITY-WIDE ESSAY CONTEST 2025

PRESENTED ON THIS
11TH DAY OF FEBRUARY, 2025

CITY OF GARDENA
FREEWAY CITY
INCORPORATED 1930

Mayor Tasha Cerda

Councilmember Mark E. Henderson

Councilmember Rodney G. Tanaka

Councilmember Paulette C. Francis

Councilmember Wanda Love

Certificate of Recognition

PRESENTED TO

KAYDEN MOORE

HIGH SCHOOL STUDENT

2ND PLACE WINNER

DR. MARTIN LUTHER KING JR. CULTURAL COMMITTEE OF GARDENA

52ND ANNUAL CITY-WIDE ESSAY CONTEST 2025

PRESENTED ON THIS
11TH DAY OF FEBRUARY, 2025

Mayor Tasha Cerda

Councilmember Mark E. Henderson

Councilmember Rodney G. Tanaka

Councilmember Paulette C. Francis

Councilmember Wanda Love

Certificate of Recognition

PRESENTED TO

GIANA STREETER

HIGH SCHOOL STUDENT

3RD PLACE WINNER

DR. MARTIN LUTHER KING JR. CULTURAL COMMITTEE OF GARDENA

52ND ANNUAL CITY-WIDE ESSAY CONTEST 2025

PRESENTED ON THIS
11TH DAY OF FEBRUARY, 2025

CITY OF GARDENA
FREEWAY CITY
INCORPORATED 1930

Mayor Tasha Cerda

Councilmember Mark E. Henderson

Councilmember Rodney G. Tanaka

Councilmember Paulette C. Francis

Councilmember Wanda Love

Certificate of Recognition

presented to

City of Gardena

POLICE EXPLORERS

POST #142

in official acknowledgement of their outstanding and

EXCEPTIONAL ACHIEVEMENTS

at the

27TH Annual Chandler Tactical Competition,

January 18 through January 19, 2025, in Chandler, Arizona.

These commendable accomplishments are deserving of public praise and recognition. Please accept the City's sincere congratulations!

~ Presented this 11th day of February, 2025 ~

Mayor Tasha Cerda

Councilmember Mark E. Henderson

Councilmember Rodney G. Tanaka

Councilmember Paulette C. Francis

Councilmember Wanda Love

MINUTES
Regular Meeting Notice
Gardena City Council
Tuesday, January 28, 2025

The Regular Meeting Notice and Agenda of the Gardena City Council of the City of Gardena, California, was called to order at 7:00 PM on Tuesday, January 28, 2025, in the Council Chamber at City Hall 1700 West 162nd Street, Gardena, California; Mayor Tasha Cerda presiding.

1. **ROLL CALL**

Present: Mayor Pro Tem Rodney G. Tanaka; Council Member Mark E. Henderson; Council Member Paulette C. Francis; and Council Member Wanda Love. Other City Officials and Employees present: City Manager Clint Osorio; City Attorney Carmen Vasquez; City Clerk Mina Semenza; and Deputy City Clerk Becky Romero. It was noted for the record that Mayor Cerda was running late but was on her way.

PUBLIC COMMENT ON CLOSED SESSION

2. **CLOSED SESSION**

2.A CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION
Government Code Section 54956.9(d)(1)
Devon Bush v. City of Gardena, et al.
Los Angeles Superior Court Case No. 20STCV37651

2.B CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION
Government Code Section 54956.9(d)(1)
Young Sook Im v. City of Gardena, et al.
Los Angeles Superior Court Case No. 24TRCV03691

Attorney Lou Dumont was present for both items.

CITY ATTORNEY REPORT OUT OF CLOSED SESSION

Mayor Cerda reconvened the meeting to the Regular Open Session at 7:50 p.m., and the City Clerk noted the return of all Council Members, who were present at the meeting. When City Attorney Vasquez was asked if there was any reportable action from Closed Session, she reported the following:

With regard to Item 2.A, the City Council unanimously approved the settlement in the amount of $75,000, this was an auto vs. auto case, all five (5) Members of the Council were present; and

With regard to Item 2.B, the City Council provided staff with direction, but no reportable action was taken. Four (4) Members of the Council were present for that item, with Mayor Cerda being absent.

3. **PLEDGE OF ALLEGIANCE**

Torriana Alvarez and Shiloh Ilori, both in 5th Grade at Purche Elementary School, led the Pledge of Allegiance. Torriana is a steadfast learner and is working towards her future goal to become a pediatrician who works with infants in the NICU of her own hospital. Shiloh is a strong and confident scholar who wants to travel and explore the world. She enjoys drawing and playing with her siblings.

4. **INVOCATION**

Pastor Larry Dozier of The New Earth Christian Church, The Zoom Church, led us in the Invocation.

5. **PRESENTATIONS**

5.A Gardena Events Video Presentation

6. **PROCLAMATIONS**

7. **APPOINTMENTS**

7.A Council Appointments to Commissions, Committees, Councils and Boards (Appointees to be Ratified and Sworn In)

Recreation and Parks Commission - Dontae Rayford
(Appointed by Council Member Love)

It was moved by Council Member Love, and seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to Appoint Dontae Rayford to the Recreation and Parks Commission:

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

Beautification Commission - Sam Kang
(Appointed by Council Member Francis)

It was moved by Council Member Francis, seconded by Council Member Henderson, and carried by the following roll call vote to Appoint Sam Kang to the Beautification Commission:

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

City Clerk Semenza administered the Oath of Office to both of the Commissioners.

8. **CONSENT CALENDAR**

8.A Waiver of Reading in Full of All Ordinances Listed on this Agenda and that they be Read by Title Only
CONTACT: CITY CLERK

8.B Approve Minutes:
Regular Meeting of the City Council, January 14, 2025
CONTACT: CITY CLERK

8.C Approval of Warrants/Payroll Register, January 28, 2025
CONTACT: ADMINISTRATIVE SERVICES

January 28, 2025: Wire Transfer: 12887-12893; Prepay: 179087-179089; Check Numbers: 179090-179296 for Total Warrants issued in the amount of $2,137,518.17; Total Payroll Issued for January 24, 2025: 2,449,042.42

8.D Monthly Investment Portfolio, December 2024
CONTACT: ADMINISTRATIVE SERVICES

8.E Personnel Report P-2025-2 01-28-25
CONTACT: ADMINISTRATIVE SERVICES

8.F Acceptance of Work and Notice of Completion for the Pedestrian Safety Improvement FY 2023-2024 Project (Phase 2), JN 527
CONTACT: PUBLIC WORKS

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

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

9. **EXCLUDED CONSENT CALENDAR**

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

10.A JANUARY 21, 2025 - ***Meeting Cancelled***

11. **ORAL COMMUNICATIONS**

1) Andrea Simenthal, Library Manager of the Mayme Dear Library - came to give updates regarding the Mayme Dear and Masao W. Sato libraries.
2) Ricky Riker, Business Owner at 16921 S. Western – came to speak regarding Council Member Love's alleged behavior.
3) Barbara Phillips, Resident - came to speak about the GVN article regarding Council Member Love.
4) Jonathan Quiroz, Business Owner at 16921 S. Western - came to speak regarding Council Member Love's alleged behavior.

12. **DEPARTMENTAL ITEMS - ADMINISTRATIVE SERVICES**

12.A Approval of Investment Management Services Agreement with Chandler Asset Management, Inc., for a Period of Three Years, Not to Exceed $240,000, with Two (2) One-Year Renewal Options

City Manager Osorio presented the Staff Report.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any comments or questions.

Questions and comments were made by Council Member Henderson and Council Member Francis. City Manager Osorio explained and responded to their questions.

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

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

13. **DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT**

13.A Second Reading and Adoption of Ordinance No. 1878, Amending Section 18.08.010 of the Gardena Municipal Code Relating to Established Zones, Amending the Gardena Zoning Map by Rezoning the 5.25 Acre Property Located at 16829, 16835, and 16907 South Normandie Avenue to Normandie Crossing Specific Plan, Rezoning the 0.11 Acre Property located at 16964 Brighton Avenue to Single Family Residential, Rezoning the 0.43 Acre Property located at the Eastern Edge of the Specific Plan Area to Official, Approving the Normandie Crossing Specific Plan, including the Site Plan Contained therein, Approving a Development Agreement, and Approving an Affordable Housing Agreement Relating to the Normandie Crossing Specific Plan
PROJECT LOCATION: 16829, 16835, 16907, and 16911 S. Normandie Avenue
OTHER LOCATIONS: 16964 Brighton Avenue and unaddressed Union Pacific Railroad parcel (APN: 6106-030-800)
APPLICANT: Fred Shaffer and Steve Ludwig – 16911 Normandie Associates, LLC

ORDINANCE NO 1878

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA AMENDING SECTION 18.08.010 OF THE GARDENA MUNICIPAL CODE RELATING TO ESTABLISHED ZONES, AMENDING THE GARDENA ZONING MAP BY REZONING THE 5.25 ACRE PROPERTY LOCATED AT 16829, 16835, and 16907 SOUTH NORMANDIE AVENUE TO NORMANDIE CROSSING SPECIFIC PLAN, REZONING THE 0.11 ACRE PROPERTY LOCATED AT 16964 BRIGHTON AVENUE TO SINGLE

FAMILY RESIDENTIAL, REZONING THE 0.43 ACRE PROPERTY LOCATED AT THE EASTERN EDGE OF THE SPECIFIC PLAN AREA TO OFFICIAL, APPROVING THE NORMANDIE CROSSING SPECIFIC PLAN, INCLUDING THE SITE PLAN CONTAINED THEREIN, APPROVING A DEVELOPMENT AGREEMENT, AND APPROVING AN AFFORDABLE HOUSING AGREEMENT RELATING TO THE NORMANDIE CROSSING SPECIFIC PLAN

Before the City Manager Osorio read the staff report, Mayor Cerda asked if any of the Western States Carpenter Union Members were present at the meeting. When one showed a raised hand, she told our officers to keep an eye on him because she was told at the last meeting that some of their members tried to intimidate and get physical with some of the speakers; she continued to say that everybody should be able to speak freely whether you are for or against the project.

City Manager Osorio presented the Staff Report.

Mayor Cerda then opened up to public comments. City Attorney Vasquez asked the Mayor to address the written comments.

City Clerk Semenza stated that we received some written public comments after the cut off. Copies will be uploaded to the website tomorrow; they have been distributed to Council and copies have been put in the Public Review Binder that is at the back of the Council Chambers and will be made part of the record.

City Attorney Vasquez then made the following statement: The Council will notice that there were a number of new comments that have been submitted since the last City Council meeting, including a number of new comments which have been placed on the dais. It is important to note for the record that while the City Council may certainly entertain such comments in order to provide an explanation, these comments are untimely with regards to the EIR process as the EIR was certified at the last meeting, and the General Plan Amendment was approved and a Notice of Determination has already been filed.

The following people spoke in Support of the Project:

Eduardo Padilla	Ricardo Roberto
Eric Padilla	James Killian
Javier Ramos	Steve Ludwig
Fabian Padilla	Dave Rand

The following people spoke in Opposition of the Project:

Rosie Sato	Maria & Javier Villalobos
Kerry Doi	Hideki Obayashi spoke on behalf of The Yakuzas (neighbors)
Carrie Ishitani	Salvador George
Anastasia Canlas	Cory Shiozaki
Joyce Watanabe	Michael Hall
Jeanne Nakano	

Questions and comments were made by all Members of the Council, which Community Development Manager Amanda Acuna and Deputy City Attorney Lisa Kranitz responded.

Council Member Love made a motion for the 90-day postponement of Ordinance No. 1878.

It was moved by Council Member Love, seconded by Council Member Francis, and carried by the following roll call vote to Grant a 90-day Postponement of Ordinance No.1878:

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

Motion did not pass.

Mayor Cerda then made a motion.

It was moved by Mayor Cerda, seconded by Council Member Henderson, and carried by the following roll call vote to Adopt Ordinance No.1878:

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

Mayor Cerda stated that the motion had passed.

13.B PUBLIC HEARING: ORDINANCE NO. 1875, Amending Chapter 18.66 and Section 18.36.020 and adding Chapter 5.80 to the Gardena Municipal Code relating to Non-Storefront Retail Medicinal Cannabis Delivery Service Businesses

ORDINANCE NO 1875

AN ORDINANCE OF THE CITY OF GARDENA, CALIFORNIA, AMENDING CHAPTER 18.66 AND SECTION 18.36.020 AND ADDING CHAPTER 5.80 TO THE GARDENA MUNICIPAL CODE RELATING TO NON-STOREFRONT RETAIL MEDICINAL CANNABIS DELIVERY SERVICE BUSINESSES

This item will be re-noticed for a future City Council Meeting date.

14. **DEPARTMENTAL ITEMS - ELECTED & CITY MANAGER'S OFFICES – *No Items***

15. **DEPARTMENTAL ITEMS – POLICE – *No Items***

16. **DEPARTMENTAL ITEMS - PUBLIC WORKS**

16.A Approve Southern California Edison's Agreement for Installation and Conveyance of Facilities for the Electric Vehicle Chargers at Rowley Park and the Police Department's Public Parking Lot on 162nd Street

City Manager Osorio presented the Staff Report.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any comments or questions.

Questions and comments were made by Council Member Francis. City Manager Osorio and Principal Civil Engineer/Assistant Public Works Director Kevin Kwak answered all questions.

It was moved by Council Member Francis, seconded by Council Member Henderson and carried by the following roll call vote to Approve Southern California Edison's Agreement for Installation and Conveyance of Facilities for Rowley Park and the Police Department's Public Parking Lot on 162nd Street:

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

17. **DEPARTMENTAL ITEMS - RECREATION & HUMAN SERVICES – *No Items***

18. **DEPARTMENTAL ITEMS – TRANSPORTATION – *No Items***

19. **COUNCIL ITEMS**

19.A RESOLUTION NO. 6692, Discuss and Consider Adopting Resolution No 6692 Censuring Council Member Love for Unprofessional Behavior Towards City Staff

RESOLUTION NO. 6692

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, CENSURING COUNCIL MEMBER WANDA LOVE FOR UNPROFESSIONAL BEHAVIOR TOWARDS CITY STAFF

City Manager Osorio presented the Staff Report.

Mayor Cerda asked if anyone had asked to speak on this item and if the Council had any comments or questions.

There was a discussion which included Council Members Francis, Council Member Henderson and Council Member Love, and Mayor Cerda regarding the adoption of Resolution No. 6692.

City Attorney Vasquez and City Manager Osorio responded to all comments and questions.

Mayor Cerda made a motion to adopt Resolution No. 6692 with an amendment to add that include the Human Resources Manager, and the Secretaries who work in the City Manager's office, so that Council Member Love could have written communications with them.

It was moved by Mayor Cerda, seconded by Mayor Pro Tem Tanaka, and carried by the following roll call vote to Discuss and Consider Adopting Resolution No. 6692 with the amendment to include the HR Manager and the Secretaries in the City Manager's Office:

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

20. **COUNCIL DIRECTIVES**

Council Member Henderson

Subject: Pursue development of a vacant property ordinance and how the City can enforce compliance.

Purpose – Promote positive community appearance;
Reason – Address vacant property concern that are a blight in our community; and
Benefit – Improve areas and community appeal.

Mayor Cerda seconded it.

21. **CITY MANAGER REMARKS RE: DIRECTIVES / COUNCIL ITEMS - *None***

22. **COUNCIL REMARKS**

1) MAYOR PRO TEM TANAKA – He thanked all the Firefighters, all the Police Officers, and all the First Responders for their help with the fires. We thank you for your service. He attended the retirement celebration for Captain Osorio for his 30 years of service, a well-deserved retirement, he's joined the everyday Saturday club, and he's one of his guys. He went to GTrans Master Grill; Greg sorry you lost, but you can try again next year. He attended the Crenshaw Lumber 75th-anniversary celebration hosted by the Olson family; it was a great event. He participated in the Police Department Foundation Shop with a Cop at Target, a lot of happy faces in fact, they were on Channel 5 or 7. Out of respect for the 39th president, they canceled the South Bay CCOG Legislative briefing. They did have a Steering Committee meeting, and they had the City Health Fair. He attended the Police Department's blood drive challenge, hopefully we win again this year. He attended the South Bay Communications Board meeting, the CCOG Board meeting, and he had a town hall meeting this morning with the Normandie project residents.

2) COUNCIL MEMBER LOVE – She would love to say that she attended a lot of events but since the allegations came out against her, she made the decision to avoid city events, the few events that she did attend were during the holidays. She attended the Grand Opening of the Carniceria Mexican market on Western. She attended one Jolly Trolley. She attended the tree lighting early and left early, and she is choosing to limit her attendance at these events, since these accusations are so harsh and she just doesn't understand how the employees can be intimidated by her behavior but she is intimidated by their accusations towards her because that's what's leading her to not attend these events and after this resolution pretty much not being able to do her job.

3) COUNCIL MEMBER FRANCIS - She didn't attend a lot of events this month, but first, as shared, the Dr. Martin Luther King Jr. Culture Committee holds an annual essay contest for students who either attend the Gardena area school or live in the City of Gardena. She announced the winners, she wanted to present them here at this City Council meeting, but she couldn't get the names on time, so on February 11th she would like to present them at our next council meeting and present their certificates as well. Just so you know the first-place winner is Bianca Magnifico from Gardena High School, the second-place winner is Kayden Moore from Serra High School, and the third-place winner is Giana Streeter from Gardena High School. They wrote an essay on the topic "Has Dr. Martin Luther King's dream been fulfilled", and she read every essay that came through as well as the committee members and she has to say our young people are watching and they have some interesting viewpoints. Most said kind of sort of, yes maybe, some just say straight out no, and it's very interesting. Having said that, as you all know our January 18th Dr. King celebration parade had to be postponed because of the air quality and it's been moved to February 22nd, so hopefully you can mark that on your calendars, last Saturday in February. We'll have our annual Dr. Martin Luther King Jr. commemorative parade. A.C. Green is our Grand Marshall, as you know he played basketball for many years, and our community Grand Marshall is Senator Emeritus Steven Bradford, who grew up in the City of Gardena serving on the City Council, went onto becoming an Assembly Member, and then became a Senator, and has also made many contributions to our city as well. Also, our hometown hero is a young man who also grew up here in Gardena, and attends UCLA, the basketball player's name is Dylan Andrews he hosted a basketball clinic here not too long ago, and he gave away laptops to many of the students, to many kids who participated, so he's our hometown hero. So again, mark your calendar February 22nd is our Dr. Martin Luther King Jr. commemorative parade. Unless something else happens, she hopes to see you all there. One of the hallmarks of our democracy whether you're elected official or resident constituent is your freedom of speech and being able to voice your concerns or your opinions and have your voice heard even with the disagreement of not liking what was said or the tone she's concerned at this point of what's going on here. She's concerned that there's no arena, no protocol just to have a discussion because she has to say when you stop talking to each other we're in trouble.

4) MAYOR CERDA - Since the last Council Meeting, she attended Captain Osorio's retirement Ceremony and attended a Grand Opening of a dessert, and sandwich shop called Neveria y Antojitos La Pasadita really great dessert spot she'll definitely go there she probably won't know how to order because it's all in Spanish, but it looks like a really great spot to get dessert and sandwiches. Also, she attended her monthly Sanitation meeting she attended all three of the Jolly Trolley events that happened and she wants to thank all the Departments that were involved in that. Again, it's great when we could

have three different Departments put on an event like that and it just makes it so much easier, so that it's not all in one department to do. She wants to say you guys did a fantastic job with that. The community is still talking about it. She also attended GTrans cookoff and congratulations to the winning Department who won the BBQ cookoff there. She also attended the Senior Candlelight Gala, the Crenshaw Lumber 75th-anniversary, and the Christmas party with her colleagues here. Also shop with a Cop, a library book sale that happened next door at Mayme Dear Library. She also attended a Christmas luncheon at Village Mobile Home Senior Park, she also attended a church anniversary at Grace Chapel church. On a sad note, she attended along with our Finance department and City Manager the funeral services of our former auditor for the city, Mr. Kenneth Pun. She also attended the SBAC Board of Directors meeting and attended the South Bay Association of Realtors 2025 president installation with our City Clerk, Mrs. Mina Semenza, had a wonderful time there. She also attended the 25th anniversary of the Gardena Valley and Vicinity Ministers' Wives and Ministers' Widows Sisterhood connection, she attended the retirement luncheon of one of our Lions Club members' directors, Mr. Nick McCallany. She also attended the Liberty Tabernacle church here in Gardena, their clothing giveaway that they had after church. She also attended our LA County Cities Selection meeting, Sanitation meeting, and Personnel meeting. She attended a CCOG meeting with her colleague Mayor Pro Tem last week. Also last Friday she had a last-minute town hall meeting with the residents as she wanted to allow them to discuss their concerns as they related to the Normandie crossing project, and then lastly this morning she attended Maria Regina's career day and had a fabulous time talking to all the kids about what it's like being a Mayor and/or a City Council and even a City Clerk here in the City of Gardena. Lastly, she just wants to send a special thank you to all the different groups in Gardena and Departments that helped those who were a victim of the fires that happened in the Palisades, Malibu area, and as well as in Altadena. She thanked our Police Department for being out there helping to protect against the looters. She wants to thank our Parks and Rec Department for being out there helping in the capacity they were able to, and also our CERT-team as they were activated to go out there, to help out, and she knows they were out there for a couple of days so she just wants to say thank you to all of those groups there for helping those out in need and representing the City of Gardena.

5) COUNCIL MEMBER HENDERSON - He attended all the things, went to all the places, and attended all the legislative meetings, but he wants to highlight a point, so when he is doing his community visits, business visits, and all these different things. He's been getting some feedback about how we interact with one another on the dais, and he just wants to remind everyone although we do read the statement of cordiality and collegiality. Which we have never had to do before, but now that we have to the feedback that he's been getting, and we are not throwing anyone under the bus, he just accepts responsibility for all of us. You know folks are noticing our acrimonious behavior and the different things that are happening which in turn has a negative reflection on business development and investment in our community and so he just wants to remind us all not just any one person but remind us all, himself included that we want to make sure that we are setting a standard of leadership our community is changing, again it's change that is uncomfortable, it creates this dis-ease but that's where growth comes in.

23. **ANNOUNCEMENT(S)**

1. Fair Housing Foundation Workshop, Wednesday, January 29, 2025 from 2:00-4:00p.m. at the Nakaoka Community Center;
2. Teen Night for ages 13 and up – Friday, February 7, 2025, from 6:30 p.m. to 9:30 p.m. at the Nakaoka Community Center;
3. Parent Workshop Friday, February 7, 2025, from 6:30 p.m. to 8:00 p.m. at the Nakaoka Community Center in Room A;
4. Gardena Police Department's 2nd Annual Women's Hiring Expo, Saturday, February 8, 2025 at 9:30a.m. at the Nakaoka Community Center;
5. Semi-Annual Clean-up Event – Free for all Gardena Residential Customers; see flyer for schedule;
6. TRP Friendship Fiesta Event, Friday, February 21, 2025 from 6:30-9:00p.m. at Rush Gym;
7. New date for Glow in the Dark Kickball is Saturday, February 22, 2025 at 6:00p.m. at Rush Gym; and
8. Dr. Martin Luther King Jr. Commemorative Parade and Celebration has been Postponed to Saturday, February 22, 2025, from 10:00 a.m. to 3:00 p.m.;

9. **REMEMBRANCES**

Ms. Essie Edwards, 98 years of age and a long time Gardena resident.
Mr. Guy Hocker, former Mayor of Hawthorne.

24. **ADJOURNMENT**

At 11:08 p.m. Mayor Cerda Adjourned the Gardena City Council Meeting to the Closed Session portion of the City Council Meeting at 7:00 p.m. and the Regular City Council Meeting at 7:30 p.m. on February 11, 2025.

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

APPROVED:

_____
Tasha Cerda, Mayor

By:_____
Becky Romero, Deputy City Clerk

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, December 3, 2024

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order at 7:00 PM on Tuesday, December 3, 2024, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:05 PM.

2. PLEDGE OF ALLEGIANCE

Vice-Chair Ronald Wright-Scherr led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Deryl Henderson; Vice-Chair Ronald Wright-Scherr; Commissioner Steve Sherman; and Commissioner Jules Kanhan. Director of Community Development Greg Tsujiuchi; Community Development Manager Amanda Acuna; Assistant City Attorney Lisa Kranitz; and Planning Assistant Dayana Nava.

Commissioner Stephen P. Langley was away on an excused absence.

4. APPROVAL OF MINUTES

4.A October 1, 2024

MOTION: It was made by Vice-Chair Wright-Scherr and seconded by Commissioner Kanhan to approve the minutes of the meeting on October 1, 2024:

The motion was passed by the following roll call vote:
Ayes: Wright-Scherr, Kanhan, Sherman, and Henderson
Noes: None
Absent: Langley

5. ORAL COMMUNICATIONS

Administrative Analyst I, Georgina Placido, noted for the record that no member of the public wished to speak to the Planning Commission under Oral Communication.

6. PUBLIC HEARING ITEMS

6.A **Conditional Use Permit #6-24 and Site Plan Review #2-94 (Modification #4)**
A request for a conditional use permit, per Section 18.46.030.C.23 of the Gardena Municipal Code, to allow for the continuation of an existing automobile service station and modification to an original site plan review for the remodel of the gasoline dispenser canopy and the addition of three gasoline pumps to the existing ARCO

gasoline station located at 1001 West Artesia Boulevard, within in the General Commercial (C-3) zone.

Environmental Assessment Consideration: The proposed project is being considered for a categorical exemption from the provisions of the CEQA pursuant to Guidelines Sections 15303 and 15332.
Project Location: 1001 West Artesia Boulevard (APN: 6111-022-033)
Project Applicant: A&S Engineering / Abigail Jara

Planning Assistant Dayana Nava presented the Staff Report and gave a presentation for Conditional Use Permit #6-24 and Site Plan Review #2-94 (Modification #4) to allow for the continuation of an existing automobile service station and modification to an original site plan review for the remodel of the gasoline dispenser canopy and the addition of three gasoline pumps to the existing ARCO gasoline station located at 1001 West Artesia Boulevard, within in the General Commercial (C-3) zone – the vicinity and zoning map was shown on the screen.

Assistant City Attorney, Lisa Kranitz, Director of Community Development, Greg Tsujiuchi and Community Development Manager, Amanda Acuna were present and available to answer any questions.

Ms. Nava informed everyone that the project area consists of an existing gasoline station with a 2,796 square foot AM/PM mini market and has been in operations since 1997. The project area is part of a shopping center located on an 8.38-acre lot.

Ms. Nava stated that the applicant is proposing to remove and replace the existing gasoline dispensary canopy in a different configuration that will include three additional gasoline pumps accommodating a total of 18 vehicles (currently services 12 vehicles). The Applicant's request also makes minor changes to the layout of the existing parking lot which include the removal of one parking space to accommodate the necessary turning radius around the pump stations and adding three parking spaces near West Artesia Boulevard. The Applicant's proposal does not include any alteration to the existing underground gasoline tanks or the addition of tanks. The Applicant is not proposing any modification to the existing mini market. The gasoline and mini market currently operate 24-hours, seven days a week.

Ms. Nava informed everyone of the entitlements, pursuant to GMC Section 18.46.030.C.23, all existing automobile service stations shall obtain a conditional use permit at such time a request to expand or remodel the existing detached gasoline dispensary canopy that will add three gasoline pumps and a Modification to Site Plan Review #2-94.

Ms. Nava indicated that after staff review, the project meets all minimum standards for a service station, including the required setbacks for structures and gasoline pumps, parking, and trash enclosures. The project is consistent with the City's Zoning Code and aligns with multiple goals and policies of the Gardena General Plan.

Ms. Nava stated that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guideline Sections:

- 15303 – New Construction of Small Structures Projects.
- 15332 – In-Fill Development Projects.
- 15300.2 – Not subject to exceptions to the exemptions in CEQA.

Ms. Nava announced that public hearing notices were duly advertised in the Gardena Valley News and mailed to owners and occupants within 300 feet of the project site on November 21, 2024. She noted that no letter regarding the project has been received.

STAFF RECOMMENDATION**:**
1) Open the public hearing;
2) Receive testimony from the public; and
3) Adopt Resolution No. PC 17-24, Approving Conditional Use Permit #6-24 subject to the attached Conditions of Approval and direct staff to file a Notice of Exemption.

Chair Henderson asked whether the previous intended upgrades were for the tanks. Ms. Nava replied that the project was brought back in 2020. Ms. Acuna clarified that the previous proposal was solely for the canopy and did not include the underground tanks. Ms. Nava also noted that the applicant's Conditional Use Permit had expired, and they were in the process of reapplying.

Chair Henderson asked if any Commissioner had questions for staff.

Chair Henderson announced that the Public Hearing was open. He asked if anyone asked to speak on this item.

Ms. Acuna noted for the record that no public comments were received on this item.

Engineer, Nader Ghaderi from A&S Engineering introduced himself and indicated that he was available for any questions.

Chair Henderson inquired about the estimated duration of the project. Mr. Ghaderi responded that it is expected to take three months.

There were no additional questions or comments made by any member of the Commission.

Chair Henderson announced that the Public Hearing was closed.

MOTION: It was made by Vice-Chair Wright-Scherr and seconded by Chair Henderson to Adopt Resolution No. PC 17-24, Approving Conditional Use Permit #6-24 subject to the attached Conditions of Approval and direct staff to file a Notice of Exemption:

The motion was passed by the following roll call vote:
Ayes: Wright-Scherr, Henderson, Kanhan, and Sherman
Noes: None
Absent: Langley

6.B **Environmental Impact Report (Environmental Assessment #20-21); General Plan Amendment #3 -21; Zone Change #4-21; Zone Text Amendment #6-21; Specific Plan #1-21; Site Plan Review #11-21; Vesting Tentative Map #4-21; Development Agreement #2-21, and Affordable Housing Agreement.**
Project Location: 16829, 16835, 16907, and 16911 S. Normandie Avenue (APN: 6106-030-011, 015, 016, and 017)

Project Applicant: Fred Shaffer and Steve Ludwig – 16911 Normandie Associates, LLC
Other Project Locations: 16964 Brighton Avenue (APN: 6106-030-008) and unaddressed Union Pacific Railroad parcel (APN: 6106-030-800)

- **Specific Plan (SP #1 -21):** providing for development of a six-story residential apartment building with one level below grade, which would include 258 residential dwelling units, including 7 units for moderate income households, and 75 three-story residential townhomes.
- **General Plan Amendment (GPA #3-21):** changing the land use designation on the General Plan Land Use Map from Industrial and Industrial/High Density 30 Overlay to Specific Plan.
- **Zone Change (ZC #4-21):** changing the zoning from M -1 with HO-4 overlay and M 2 zone to the Normandie Crossing Specific Plan Zone.
- **Zone Text Amendment (ZTA #6-21):** amending the Gardena Municipal Code by adding a new zoning designation of the Normandie Crossing Specific Plan Zone.
- **Site Plan Review (SPR #11-21):** approving the physical design of the development.
- **Vesting Tentative Map (VTM #4-21):** to merge four lots into one with condominiums for the townhomes and one parcel for the apartment building.
- **Development Agreement (DA #2-21):** between the City and developer that guarantees the right to build the development as set forth in this Specific Plan for a period of 10 years and provides community benefits to the City.
- **Affordable Housing Agreement:** between the City and the developer that guarantees 7 units will remain affordable to moderate income households for a 55-year period.
- **Additional Zone Change & General Plan Amendments:** As part of the overall project, staff is recommending the Zoning map and General Plan Land Use map amendments of two separate parcels, immediately adjacent to the project site, to correspond to the existing land uses within each parcel.

Approval of these items requires certification of an Environmental Impact Report (EA # 20-21; SCH #2023050241), adoption of a Mitigation Monitoring and Reporting Plan, and CEQA required findings, and a Statement of Overriding Considerations.

Vice-Chair Wright-Scherr recused himself on this item due to the location of personal residence.

Community Development Manager Amanda Acuna presented the staff report on the proposed project to the Planning Commission and members of the public. She provided detailed background information on the project.

Assistant City Attorney Lisa Kranitz and Director of Community Development Greg Tsujiuchi were present and available to answer any questions

Ms. Acuna noted that on April 2, 2024, the Applicant formally withdrew the initial proposal for a 403-unit development from the Planning Commission. On September 30, 2024, the Applicant submitted revised project plans that included a decrease in density. These revised plans are the focus of the presentation in the meeting.

Ms. Acuna provided information about the project location, which is a total of 5.25 acres comprised of four lots, along with a zoning map for the project area. The revised project overview, which includes a reduction in the number of apartment units, was displayed on the screen.

Ms. Acuna proceeded to explained in detailed the proposed changes and the new number of units; the realignment of the entry on 170th Street and Brighton Way; Subarea A- consist of the proposed 258 Apartment units/parking/amenities; and Subarea B- consist of the proposed 75 Townhome units/amenities; Offsite improvements to the public right-of-way; Railroad improvements; Sidewalk improvements along 169th Street; and Project access points at 169th Street/170th Street and Normandie Ave.

Ms. Acuna stated, the Planning Commission is being asked to make a recommendation to the City Council regarding the listed entitlements. The items presented to the Commission are not subject to approval or denial; instead, they are for recommendations to the City Council.

Ms. Acuna stated that the main entitlement being proposed by the Applicants is the adoption of the Normandie Crossing Specific Plan and proposed Site Plan. The Normandie Crossing Specific Plan provides a developmental framework including zoning and uses permitted tailored to the proposed site. She informed everyone that the tables displayed on the screen outline the standards of the Specific Plan for the apartment units and townhomes. The requested General Plan Amendments involve redesignating all four sides to Specific Plan in order to allow for the Normandie Crossing Specific Plan. Additionally, although not part of the project area, staff recommends a new land use and zoning designation for two adjacent properties if the project is approved.

Ms. Acuna informed everyone that the Applicants proposal includes a vesting tentative map to merge four lots into one and designate two parcels: one for the townhomes and the other for the apartment building. The townhomes are now proposed in the Specific Plan to be sold exclusively and the Applicant will be required to pay a total of $10,000 per unit, for park in-lieu fees.

Ms. Acuna went over the Affordable Housing Units and No Net Loss Analysis. The revised project includes 7 affordable units, at a moderate-income level. The project helps satisfy the City's Regional Housing Needs Allocation (RHNA) of 5,735 units including 894 moderate units and the remaining units will assist the City in meeting its above moderate allocation of 2,595 units. The Housing Element law requires the City to always maintain an adequate inventory of sites for all income levels and the City is required to track approvals to insure such properties remain available. During the 2021-2029 Housing Element update the City was able to deduct projects that were in the pipeline which included the proposed 403 units which were originally proposed, including proposed, including 20 lower income units. Unfortunately, because the project was amended partway through the housing element, the Housing Element sites inventory still showed 31 moderate income housing units being developed on the northern portion and these units must also be accounted for. If the Community Input Alternative is approved, the City will still have sufficient surplus to meet its RHNA at all income levels, as displayed on the screen.

Ms. Acuna noted that part of the project includes a request for adoption of a development agreement which would guarantee the right to build the development as set forth in the Specific Plan for a period of 5 years with one 5-year extension available at the request of either party. She listed the benefits as displayed on the screen.

Ms. Acuna informed everyone that the City retained the consulting firm of Kimley-Horn and Associates to prepare the required Environmental Impact Report (EIR) an to provide peer review of Applicant provided studies. After the Developer submitted plans for the revised project, the City's Consultant provided an analysis of alternative and found no new significant impacts.

Ms. Acuna introduced James Thomas, the City's Environmental Consultant. He presented the Normandie Crossing Specific Plan Project - Environmental Impact Report (EIR) that was prepared for the Community Input Alternative. Mr. Thomas went over the following: CEQA Process; Initial Study; Environmental Issue Areas Evaluated in EIR; EIR Findings; Alternatives Considered in EIR; Changes between Project and Community Input Alternative; Impact Comparison between Project and Community Input Alternative; Comment Letters on the Draft EIR; the Comment Letters After the Draft EIR Review Period; and Final EIR. Chair Henderson thanked Mr. Thomas for the presentation.

Ms. Acuna continued with her presentation and clarified that the Certification of the EIR is a separate action from the project. She went on to noted that the Notice was published in the Gardena Valley News and letters were sent out to owners and occupants within a 300 feet radius of the site and the Applicant held a community meeting on November 18, 2024. Noting that the Applicant received 35 letters of support from businesses and the City received 6 public comment letters that were provided to the Planning Commission and made available to the public.

Public Comments received via email:
1) Public Comment- D. Iwamasa 12/03/2024;
2) Public Comment- Donnetta Jalomo 12/03/2024;
3) Public Comment- Concerned Gardena Resident 12/03/2024;
4) Public Comment- Brian B. Flynn 12/03/2024;
5) Public Comment- Brandon Smith 12/03/2024;
6) Public Comment- Graham W. Jenkins 12/03/2024

Additional Public Comment Received:
7) Public Comment- Nathan Ray 12/03/2024

Ms. Acuna stated that the Planning Commission is being asked to consider the following and make a recommendation to the City Council:
a) Certification of the Final EIR.
b) Whether to approve General Plan Amendment #3-21, which includes the changes to the two adjacent properties.
c) Whether to approve the remaining requested entitlements for the project.

STAFF RECOMMENDATION:
Staff recommends the Planning and Environmental Quality Commission to:
1) Conduct the public hearing;
2) Receive testimony from the public;

3) Recommend to the City Council to certify the Revised and Updated EIR; and
4) Make a recommendation on the following:
   a) Whether to approve General Plan Amendment #3-21, which includes the changes to the two adjacent properties.
   b) Whether to approve the remaining requested entitlements under the project: Zone Change #4-21 which includes the changes to the two adjacent properties; Zone Text Amendment #6-21; Specific Plan #1-21; Vesting Tentative Map #4-21; Site Plan Review #11-21; Development Agreement #2-21; and Affordable Housing Agreement subject to the attached conditions of approval.

Ms. Acuna reminded the Commissioners that the Applicants prepared a presentation and were available for any questions.

Chair Henderson asked if any Commissioner had questions for staff.

Chair Henderson announced that the Public Hearing was open. He asked if anyone asked to speak on this item.

The Applicant, Steven Ludwig, was present with his team. He addressed the Commission and presented on the modified project for the Normandie Crossing Specific Plan, which aims to address some concerns raised by residents while also resulting in a feasible and viable housing project that the City envisions for the site when updating the Housing Element. Mr. Ludwig provided some background information about himself, his businesses, and his investments. He expressed his appreciation and commended the staff for their hard work. Following his remarks, Mr. Ludwig handed over the presentation to Dana Sayles, a member of his team. Ms. Sayles went over the following information in detail: Site Information; Lot Size; Existing Use; Current Zoning; Details of the existing conditions of the site and its occupants; How the project was started; Gardena Housing Element / RHNA; Site Plan Overview; Community Outreach – a list of dates were shown on the screen including a number for support letters; Changes to Apartments – details of the changes were listed and shown on the screen; Height Change from 7 to 5 stories; Changes to Townhomes; Privacy Protection– Apartments: model views were shown on the screen; High Quality Design & Amenities; Open Space, Landscaping, and Amenities; Sustainability and Mobility Features; Safety & Security Design and Operations; Pedestrian Improvements-Railroad/Right-of-way Upgrades; Before and After pictures were shown as part of the presentation; and Local Benefits. Ms. Sayles stated that they are seeking support for their project after having worked very hard on revisions over the past nine months. She acknowledged the concerns raised by neighboring residents about the overall project and expressed hope that the revised projections presented would address many of the initial concerns regarding the new development. On behalf of her team, she urged the recommendation of support for the project to the City Council. Chair Henderson thanked Ms. Sayles for the presentation.

Commissioner Kanhan began by thanking all the residents for their input and involvement. He also commended the developers for engaging with the residents and for presenting a revised project.

Chair Henderson inquired about the reduction ratio for Affordable Housing and how the number was determined. Ms. Sayles explained that the adjustment was a cost-saving measure to offset both the reduction in multi-family housing units and the increased costs associated with moving some of the parking underground.
Commissioner Kanhan inquired about the process for hiring local contractors and suppliers. Mr. Ludwig explained how local contractors are selected during the bidding process and mentioned that they will be seeking local building suppliers, many of whom are based in Gardena.

Chair Henderson then asked about the EIR and whether it considers the stress on the electrical grid from all the proposed units. He wanted to know the potential impact on the electrical grid. The City's environmental consultant, Mr. Thomas responded that the EIR included research based on reports and data from the California Electrical Commission (CEC), indicating that the project would have a minimal impact on electricity demand. Another member of the Applicant team, Fred Shaffer, added that they collaborated with SoCal Edison and submitted an application based on the size of the project. SoCal Edison was able to verify that there is sufficient capacity to service the entire project.

Chair Henderson noted for the record that a brief recess would be taken.

Chair Henderson resumed the meeting and addressed the public speakers, informing everyone that comments would be limited to two minutes each.

Public Speakers:

1) Tal Zemer, Mario Matamoros, Federico Leff, Christian Cabrera, Eduardo Padilla, Jessica Orozco, and Brandon Smith expressed their support for the Normandie-Crossing Specific Plan Project.
2) Tish McCauley, Cory Shiozak, Rose Sato, Hideki Obayashi, Anastasia Canlas, John Hydro, Silvia Carnar, Jessie N. Carrara, Vivian Blas, Carrie Ishitani, Jason Mun, residents expressed their concerns and spoke in opposition of the Normandie-Crossing Specific Plan Project.
3) Khalil A. Betty-Finerson, Salvador George, Charlie Bentura, Corey Crockerham, and Francisco Javier Olwares, union workers, spoke in opposition to the proposed project and required that it provide fair opportunities for local workers, prevailing wages, local hiring agreements, and the use of apprenticeship programs to support career pathways.

Chair Henderson announced that the Public Hearing was closed.

Commissioner Kanhan asked Ms. Acuna to show the Planning Commission Recommendation to the City Council.

Recommendation to the City Council on the following items:

a) Certification of the Final EIR
b) Whether to approve General Plan Amendment #3-21, which includes the changes to the two adjacent properties.
c) Whether to approve the remaining requested entitlements for the Project

Assistant City Attorney Lisa Kranitz explained that the General Plan Amendment requires a majority vote from the total membership of the Commission for approval. This means that anything less than a three-vote majority would not be considered a recommendation for approval. For instance, if the vote passes with a 2-1 majority, it would not qualify as a recommendation under state law and would simply be forwarded to the City Council with a note indicating that it is not an official recommendation. Ms. Kranitz explained that if there was less than a three-vote majority voted, similar to the last time this came before the Planning Commission, staff would need to bring those resolutions at a later date.

Chair Henderson expressed his perspective on the project, noting that even if the project is not approved, the site still holds considerable potential. He highlighted that one of the main concerns is parking, emphasizing that any change will have an impact. This issue will need to be addressed in the future if the project does not receive approval. Ultimately, some change will affect this community at some point.

Commissioner Kanhan stated that this is the time to make a decision or request for changes so that the project could move forward because leaving the job site as is should not be an option as it would impact the surrounding property value.

Commissioner Sherman stated that he has listened to the public and is opposed to the project.

Assistant City Attorney Lisa Kranitz explained that a three out of three vote is required for a recommendation of approval on the General Plan Amendment, while a recommendation for approval on the Adoption of the Specific Plan and Zoning Changes would require a two out of three vote. It's important to note that the Planning Commission is only providing recommendations tonight, which will be forwarded to the City Council. The City Council will then discuss the matter in January.

Ms. Acuna noted that staff provided three draft Resolutions:

- Draft Resolution No. PC 18-24 – Recommending Certifying EIR
- Draft Resolution No. PC 19-24 – Recommending Adoption of General Plan Amendment #3-21
- Draft Resolution No. PC 20-24 – Recommending Approval for all other Project Entitlements, including the Specific Plan

Director Tsujiuchi recommended that a motion be made for each item separately. All Commissioners were in agreement.

Ms. Acuna asked if there was a motion for Resolution No. PC 18-24:

MOTION: It was made by Chair Henderson and seconded by Commissioner Kanhan to adopt Resolution No. PC 18-24, Recommending to the City Council to Approve the Certification and Adoption of Mitigation Monitoring and Reporting Program; Adoption of Statement of Overriding Considerations and making CEQA Findings as Prepared for the Project in the EIR:

The motion was passed by the following roll call vote:
Ayes: Henderson and Kanhan
Noes: Sherman
Absent: Langley
Recuse: Wright-Scherr

Ms. Acuna asked if there was a motion for Resolution No. PC 19-24:

MOTION: It was made by Commissioner Kanhan and seconded by Chair Henderson to adopt Resolution No. PC 19-24, Recommending to the City Council to Approve the General Plan Amendment to the Project Site and two Adjacent Parcels to the Project Site:

The motion was passed by the following roll call vote:
Ayes: Henderson, Kanhan, and Sherman
Noes: None
Absent: Langley
Recuse: Wright-Scherr

Ms. Acuna asked if there was a motion for Resolution No. PC 20-24:

MOTION: It was made by Commissioner Kanhan and seconded by Chair Henderson to adopt Resolution No. PC 20-24, Recommending to the City Council to Approve the Ordinance and Resolution for the Project Entitlements for the Specific Plan, Subsequent Legislation Actions and other Site Plans and Tentative Map Approvals for the Project:

The motion was passed by the following roll call vote:
Ayes: Kanhan and Henderson
Noes: Sherman
Absent: Langley
Recuse: Wright-Scherr

Assistant City Attorney Lisa Kranitz announced that the item will be presented to the City Council on January 14, 2025.

Director Tsujiuchi explained to everyone present that the Planning Commission has only made a recommendation to the City Council; there is no approval or denial being decided tonight. He encouraged attendees to inform the staff if they wish to participate in the next meeting.

Chair Henderson noted for the record that a brief recess would be taken.

Chair Henderson resumed the meeting, and Vice-Chair Wright-Scherr returned to the meeting.

6.C **Zone Text Amendment #7-24 (Ordinance No. 1877)**

Recommendation to the City Council on adoption of Ordinance No. 1877 amending the Gardena Municipal Code Chapter 18.66 and Section 18.36.020 relating to allowing non -storefront retail medicinal cannabis delivery services businesses in the M-1 and M-2 zoning districts.

Environmental Assessment Consideration: Adoption of this ordinance is exempt under the common sense exemption of CEQA Guidelines section 15061(b)(3) where it can be seen that the project will not have any possibility of creating significant effects on the environment.

Project Location: M-1 and M-2 zoning Districts

Project Applicant: City of Gardena

Community Development Manager, Amanda Acuna informed every one of the Zone Text Amendment #7-24 (Ordinance No. 1877) and the Commissioners consideration for recommendation to the City Council to amend the Gardena Municipal Code Chapter 18.66 and Section 18.36.020 relating to allowing non -storefront retail medicinal cannabis delivery services businesses in the M-1 and M-2 zoning districts. Assistant City Attorney Lisa Kranitz and Director of Community Development Greg Tsujiuchi were present and available to answer any questions

Ms. Acuna provided a detailed explanation of the item being presented and recommendations to the City Council. She informed the Commissioners that staff reassess the potential impact that the Ordinance can have in allowing storefront retailers and compliance with SB1186. Ms. Acuna indicated that Ordinance No. 1877 had been drafted and presented for consideration to the City Council. The ordinance includes all the amendments from the previous version, with the added requirement that storefront establishments must maintain a minimum distance of 300 feet from properties that contain a mobile home park. Additionally, Ms. Acuna clarified that this ordinance pertains only to medical cannabis delivery services, which will operate as non-storefront locations, meaning customers will not visit the site—essentially functioning as satellite locations

STAFF RECOMMENDATION:
Planning Commission recommendation to the City Council under PC Resolution #21-24 and Adoption of Ordinance No. 1877.

Chair Henderson asked if any Commissioner had questions.

Vice-Chair sought clarification on the mobile home distance requirement, proposing a change from 600 feet to 300 feet. Ms. Acuna confirmed that he was correct. He also inquired about the level of security that would be provided due to the nature of the items being stored. Ms. Acuna responded that the Ordinance, as previously drafted, includes operational procedures and provisions that will be handled through a license with the Police Department and would be subject to meeting the state regulations regarding health and safety and is drafted in the Ordinance under Title 5. Under the Planning Commission authority, recommendations can only be made on the zoning amendments that are being made as it is part of the ordinance and is being addressed.

Chair Henderson inquired whether this type of business is currently permitted. Ms. Acuna clarified that an ordinance had been passed prohibiting any form of cannabis business that allows for cannabis use, whether it be retail, cultivation, or even storage—none of these are permitted within the city. However, the amendment allows for non-storefront delivery businesses that provide for the delivery of medical cannabis products.

Assistant City Attorney Kranitz added that the City Council did not change its policy; rather, it is due to an amendment in State law. The updated State law mandates that all jurisdictions must allow these types of uses. Ms. Acuna further noted that any other prohibitions the City has in place will remain in effect.

Commissioner Kanhan asked if "storefront delivery" means that clients can pick up products from the location. Ms. Acuna responded that no clients are allowed at the location since it is designated solely for warehousing and storage of products for

medical deliveries. She also mentioned that the City does not expect to see this type of business in Gardena due to existing restrictions on other cannabis operations.

Vice-Chair Wright-Scherr inquired whether the business intended to display green crosses on the warehouse as a form of advertising and if they had any details about their online advertisements. Ms. Acuna clarified that the ordinance regulates signage and advertising, stating that no advertising for other companies, brands, goods, or services is permitted.

Assistant City Attorney Kranitz stated that the green cross symbol would not be allowed on the building or anything that suggests cannabis is stored on the premises. She also mentioned that she was unsure how the business would advertise to the medical community, as advertising is regulated by the state as well.

Lastly, Chair Henderson asked how long this requirement has been in place by the state. Assistant City Attorney Kranitz responded that compliance was needed by July 1, 2024.

MOTION: It was made by Vice-Chair Wright-Scherr and seconded by Commissioner Kanhan to Adopt Resolution No. PC 21-24, Recommending the City Council Adopt Ordinance No. 1877:

The motion was passed by the following roll call vote:
Ayes: Wright-Scherr, Kanhan, Sherman, and Henderson
Noes: None
Absent: Langley

7. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Greg Tsujiuchi announced upcoming City events:

1) Holiday Boutique, Saturday, December 7, 2024, 1:00 pm – 6:00 pm at the Nakaoka Community Center.
2) Winter Wonderland, Saturday, December 7, 2024, at the City Hall Complex.
3) Paint & Cocoa Night, Friday, December 13, 2024, 6:30 pm – 8:30 pm at the Nakaoka Community Center.

Director Tsujiuchi asked the staff whether the Jolly Trolley schedule was available. Ms. Acuna responded that it was not. However, she mentioned that the Recreation Department had mailed out its quarterly event booklet, which includes all recent and upcoming events. Ms. Acuna informed the Commissioners that they would be provided with a copy of the booklet.

Director Tsujiuchi informed everyone that a booklet has been sent to all Gardena residents and it is available for pickup at any City facility. He also advised the Commissioners that the Jolly Trolley schedule would be shared with them, and if they are interested in participating in the event, they should let the staff know.

Ms. Acuna added that the Recreation Department reached out and asked if any of the Commissioners are interested in participating in the Martin Luther King Parade, and staff will share the information with them.

8. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1) COMMISSIONER KANHAN – No items to report.

2) VICE-CHAIR WRIGHT-SCHERR – No items to report.

3) COMMISSIONER SHERMAN – No items to report.

4) CHAIR HENDERSON – No items to report.

5) COMMISSIONER LANGLEY - was away on an excused absence.

9. ADJOURNMENT

Chair Henderson adjourned the meeting at 9:37 PM.

APPROVED:

DERYL HENDERSON, CHAIR
Planning and Environmental Quality Commission

Respectfully submitted,

By: _____
GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission

MINUTES
Regular PEQC Meeting of the
Planning and Environmental Quality Commission
Tuesday, January 7, 2025

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order at 7:00 PM on Tuesday, January 7, 2025, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

1. CALL MEETING TO ORDER

The meeting was called to order at 7:01 PM.

2. PLEDGE OF ALLEGIANCE

Vice-Chair Ronald Wright-Scherr led the Pledge of Allegiance.

3. ROLL CALL

Present: Chair Deryl Henderson; Vice-Chair Ronald Wright-Scherr; Commissioner Jules Kanhan; Commissioner Steve Sherman and Commissioner Stephen P. Langley. Employees present: Director of Community Development Greg Tsujiuchi; Community Development Manager Amanda Acuna; Deputy City Attorney Rosemary Koo; and Planning Assistant Kevin La.

4. APPROVAL OF MINUTES – *No Items*

5. ORAL COMMUNICATIONS

Administrative Analyst I, Georgina Placido, noted for the record that no member of the public wished to speak to the Planning Commission under Oral Communication.

6. OTHER ITEMS

6.A **1818 West Redondo Beach Boulevard, the Tire House Progress Report**
As requested by the Planning Commission at the October 1, 2024, meeting, staff is presenting an update report on the Tire House Inc.'s progress with meeting the requirements of Site Plan Review #4-15.

Planning Assistant Kevin La presented the Staff Report and the Tire House Progress Report. Community Development Director Greg Tsujiuchi, Community Development Manager Amanda Acuna, and Deputy City Attorney Rosemary Koo were present to answer questions.

Mr. La provided a recap and went over the list of actions taken during previous meetings regarding Site Plan Review #4-15 and Resolution No. PC 10-24. This included updates on Code Enforcement inspections and the construction progress, - pictures were displayed on the screen. Mr. La noted that planters had been built for the landscaping in front of the property, and the property owner shared information about the construction timeline. He also mentioned that the owner was present and available to answer any questions.

Mr. La noted that the property owner would need to schedule a final building inspection for the landscaping, trash enclosure and restriping of the property. Director Tsujiuchi added that the removal of the iron fencing is required.

Mr. La stated that the Planning Commission is being asked to review the report on the progress the property owner has made and decide whether to uphold the Director's decision to revoke Site Plan Review #4-15.

STAFF RECOMMENDATION:
Staff recommends the Planning and Environmental Quality Commission to:
1) Receive the progress report from staff;
2) Find that the action is categorically exempt from the provisions of CEQA pursuant to guidelines Section 15321; and
   (a) Decide whether to adopt Resolution No. PC 10-24 reflecting the Planning Commission's decision of upholding the director's decision to revoke Site Plan Review #4-15

Chair Henderson asked if any Commissioners had questions for the staff and invited the property owner to come forward.

The property owner, Der "John" Mu, explained that he had family issues that caused him to hand over the construction project to his general contractor. He provided an update on the construction progress, estimating that it would take about two additional weeks to complete and finalize the project. Mr. Mu requested the Commission's permission to continue and finish the work to the site.

Commissioner Langley asked the property owner what tasks remained at this point. Mr. Mu replied that inspections were needed for the landscaping and the trash enclosure, and the final item would be restriping the parking lot. Commissioner Langley inquired about the removal of the iron fence. Mr. Mu replied that the iron fence would be removed, and the tenant would decide whether to install a new fence behind the landscaping, as permitted by the City. Commissioner Langley asked the staff if a permit would be required for a new fence. Director Tsujiuchi confirmed that a City permit is required and noted that the new fence is outlined in the site plan drawings. Ms. Acuna added that there is a requirement to remove the existing fence, as stated, and that the property owners have inquired about replacing it in accordance with City standards.

Commissioner Langley then asked for the estimated completion date of the project. Mr. Mu responded that it is reasonable to expect completion by the end of the month. Director Tsujiuchi stated that if the completion date is indeed at the end of the month and the Commission allowed it, the item would be continued and brought back to the February 4th meeting.

Chair Henderson noted that it has been 10 years. Mr. Mu agreed and stated the iron gate would be removed, and assuring that the project would be completed by the end of the month. He commended Mr. Mu for the progress made thus far. Mr. Mu confirmed that the project would indeed be finalized.

Chair Henderson asked if the City staff was satisfied with the progress. Director Tsujiuchi replied that based on his experience, the remaining tasks are feasible to

complete by the end of the month unless there are drastic storms that could delay finalization.

MOTION: It was made by Commissioner Langley and seconded by Vice-Chair Wright-Scherr to Continue the adoption of Resolution No. PC 10-24 and that it be brought back to the Planning Commission on February 4, 2025:

The motion was passed by the following roll call vote:
Ayes: Langley, Wright-Scherr, Kanhan, Sherman, and Henderson
Noes: None
Absent: None

7. PUBLIC HEARING ITEMS

7.A CONDITIONAL USE PERMIT #1-24 (MODIFICATION TO CUP #219-68), SITE PLAN REVIEW #1-24, AND ADMINISTRATIVE ADJUSTMENT #1-24

REQUEST: A request to modify the conditional use permit for a high school located within the Single-Family Residential (R-1) zone, including a site plan review for the demolition of a 9,036 SF building and proposing a new 7,500 SF facility in its place, featuring two classrooms, an administrative area, and a covered canopy, to continue serving the existing school on the property. All other structures on site will remain. Additional site improvements include landscaping upgrades, parking area enhancements, and the implementation of a new vehicle circulation plan. The Applicant is also requesting an administrative adjustment to the off-street parking requirements, seeking a 12% reduction in the number of required spaces—from 104 to 93 spaces.
Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15302 and 15303, as a Replacement of an Existing Structure and New Construction of Small Structure project.
APPLICANT: Farnaz Golshani-Flecher, Farnaz Golshan-Flechner, Environmental Charter High School
LOCATION: 2818 Manhattan Beach Blvd; APN: (4067-007-005)

Planning Assistant Kevin La presented the Staff Report for Conditional Use Permit #1-24 (Modification to CUP #219-68), Site Plan Review #1-24, and Administrative Adjustment #1-24 for a high school located at 2818 Manhattan Beach Blvd within the Single-Family Residential (R-1) zone. The vicinity and zoning map were displayed on the screen.

Community Development Manager Amanda Acuna briefed everyone on the history of the previous entitlements issued for the site.
Conditional Use Permit #219-68 – Approved in 1968.

- **Modification #1** – In 1971, for landscape requirement.
- **Modification #2** – In 1986, to expand the Elementary School and establish a Middle School. Enrollment was also increased to 510 students.
- **Modification #3** – In 1996, the City Council approved an increase in student enrollment to a maximum of 540 students.
- **Modification #4** – In 2013, administratively approved a modification to allow the grade level to go up to High School and a reduction in student enrollment to 450.

Ms. Acuna stated that in previous approvals for modifications to Conditional Use Permit #219-68, the requests and analyses consistently addressed the features of both properties: the one on 2818 Manhattan Beach Blvd and the one on 15916 Crenshaw Blvd. However, the two properties were never officially tied through any entitlement requests.

Ms. Acuna informed everyone that in 2022, the Environmental Charter School acquired the property. Upon the acquisition, the combined use of both the Manhattan Beach Blvd and Crenshaw Blvd properties ended. For that reason, a new conditional use permit number has been identified for this request before the Commission tonight. For clarification it is still vested right under the original conditional use permit that allowed for the property to operate as a school at that location. What is being considered tonight is the site improvements.

Ms. Acuna stated that the Applicant, Environmental Charter School is proposing to demolish the existing chapel structure (9,036 SF), which currently contains two classrooms, and replace it with a newly constructed multi-purpose building of approximately 7,508 SF. Additional site improvements will include:

- Landscape and fencing upgrades.
- New freestanding monument sign
- Parking area enhancements; implementation of a new vehicle circulation plan.

Parking Adjustment:

- 12% reduction in the number of required spaces from 104 to 93 spaces.

Ms. Acuna clarified to the Commission and all attendees a question that staff had received regarding any removal of street permit parking as part of the project. Ms. Acuna clarified that the study indicates that there is an administrative adjustment request for the removal of 16 on-site parking spaces., Therefore, no street parking permits will be removed as part of this request.

Mr. La stated that as part of the request, pursuant to the Gardena Municipal Code Section 18.12.030.B, a conditional use permit is required for public and private schools in the R-1 zone. To reiterate Ms. Acuna's statement, this is an existing entitlement that is being reclassified as CUP #1-24. Therefore, the current proposal involves site improvements for a modification. Pursuant to Gardena Municipal Code Section 18.44.10.A site plan review shall be processed concurrently with other discretionary approvals, such as when a conditional use permit. Mr. La noted that the Planning staff was recommending a condition to require the installing of an eighth decorative block wall or fence to separate the two properties. This condition would help prevent circulation from parents entering off Crenshaw Blvd.

Mr. La displayed the Elevations for the newly proposed building; the Table Chart of the Development Standards; and the Circulation Plan on the screen. He also noted that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the Guidelines Sections 15302, Replacement or Reconstruction; 15303, New Construction of Small Structures Projects; and 15300.2 The project is not subject to any of the exceptions of CEQA. Public hearing notices were advertised in the Gardena Valley News and mailed to properties within 300-foot radius of the project site on December 26, 2024, and as of January 7, 2025, one public comment email was received:

1) Public Comment- M. Waiss 01/07/2025

STAFF RECOMMENDATION:
- Conduct the public hearing;
- Receive testimony from the public; and
- Adopt Resolution No. PC #1-25, Approving Conditional Use Permit #1-24, Site Plan Review #1-24, and Administrative Adjustment #1-24, subject to the attached Conditions of Approval and direct staff to file a Notice of Exemption.

Mr. La noted that there were four public speakers wishing to speak on the item.

Ms. Acuna informed the Commissioners that the applicants had prepared a presentation for the Commission.

Chair Henderson invited the applicants to come forward.

Alison Diaz, the Director of Growth & Sustainability at Environmental Charter School, introduced the leadership team: Principal Cindy Guardado, Deputy Superintendent of Instruction Danielle Kelsick, Assistant Principal of Student Services Lacey Harris, and Assistant Principal of Instruction Madison Donatoni. Ms. Diaz proceeded with the presentation and stated that they are requesting a modification to the existing conditional use permit at 2818 Manhattan Beach Blvd to undertake additional renovations. She noted that Environmental Charter High School began leasing the site in 2021, and in 2022, they purchased it from the Calvary Church. Ms. Diaz shared their mission for the new public high school campus and their renovation plans which included replacing the church assembly building with a state-of-the-art net zero classroom and office suite, enhancing access to and circulation for pedestrians and vehicles significantly improving safety and traffic flow.

Ms. Diaz handed over the presentation to Deputy Superintendent of Instruction Danielle Kelsick, who shared the mission of the Environmental Charter School: to reimagine public education in low-income communities of color, preparing conscious critical thinkers who are equipped to graduate from college and contribute to a more equitable and sustainable world. The presentation included a map of the four Environmental Charter Schools along with relevant school statistics.

Ms. Kelsick then passed the presentation to Principal Cindy Guardado, who provided an overview of the school's journey since its opening in 2021. The school currently serves approximately 400 students in grades 9-12 and is proud to graduate its first senior class in June. She highlighted the school's impressive 95% daily attendance rate and its success on the Academic Performance State Test, as well as College Readiness: 100% of their seniors applied to California State Universities, and 92% applied to the University of California campuses. Additionally, seniors have been taking college courses at El Camino College. Ms. Guardado also displayed a list of Community Partnerships on the screen.

Ms. Guardado then passed the presentation to Assistant Principal of Instruction, Madison Donatoni. She discussed the efforts made to ensure that the school remains a positive presence in the community. Ms. Donatoni outlined the improvements and adjustments implemented to address the concerns of neighbors and find effective solutions. The school conducted traffic studies and consulted with parking enforcement. Additionally, they increased on-site supervision during drop-off and pick-up times and collaborated with Public Works to limit street parking

during those periods. Lawn signs were posted for reminders, and video instructions regarding pick-up and drop-off protocols were provided to families and students. Ms. Donatoni also shared photos of the proposed Net Zero building, which will create a cohesive campus that addresses safety, effective circulation, and embodies the “E” in ECS. She concluded her presentation by displaying a list of features for the new campus.

Afterward, Ms. Donatoni returned the presentation to Ms. Diaz, who explained in detail the benefits each feature would bring to the community. She provided an overview of the New Drop-Off Proposal, which included details about the interior and exterior fence systems. Although this information was not included in the PowerPoint presentation, she brought a poster board to illustrate the fence systems. Ms. Diaz believes that these modifications will fully unlock the potential of the site, transforming it into a vibrant, innovative, and sustainable high-quality high school campus. She also informed the Commission that they are available to answer any questions.

Vice-Chair Wright-Scherr inquired about the type of partnership they have with El Camino College and how it benefits the students. Ms. Diaz responded by mentioning that they recently received a grant to help establish a new environmental design pathway. This initiative will allow students to begin their course of studies at El Camino College while still in high school. She then invited Mr. Guardado to elaborate on the topic. Ms. Guardado added that their 11th-grade class has been taking their Spanish class at El Camino and that they are able to utilize the college's facilities for various activities.

Vice-Chair Wright-Scherr asked about the on-site drop-off proposal and its potential impact on street traffic. Ms. Diaz confirmed that substantial efforts have been made to reduce traffic congestion and provided detailed information.

Chair Henderson inquired whether they had engaged with the community regarding the proposed drop-off plan and what feedback they received. Ms. Diaz responded that they had not held an official meeting with community members; however, some community members had approached them to express their concerns. In response, they have collaborated with the neighbors and the City to address these issues. Additionally, they have informed the parent community about potential fines that could be enforced. As a result of these efforts, they have seen increased compliance from parents.

Ms. Acuna added that one of the project design being proposed to improve traffic circulation is the introduction of a new queuing lane that will run parallel to Manhattan Beach Boulevard. This is being done to help alleviate traffic congestion. As a part of the proposal presented tonight, there will also be a condition to have monitors throughout the queuing lane in order to facilitate traffic.

Commissioner Langley pointed out that their use to be an exit at the back of the property leading to Atkinson Ave and if that access is still available for parents during pick-up. Ms. Diaz responded that no pick-ups occur in the back, and many people are unaware that this area is accessible. She clarified that it is only available for staff use. He also requested an explanation regarding the outlined blue area and questioned the need for parking there if it is not being utilized. Ms. Diaz explained that portion of the parking lot is not currently being used and it is only intended to

be used in case of a special event. He further asked about the additional parking spaces required for the 12th graders. Ms. Diaz replied that most students do not drive, and for the few student drivers, they are working on getting them permit parking at El Camino College.

Vice-Chair Wright-Scherr asked how long the construction will take to complete. Ms. Diaz responded that, according to the current lease agreement, they anticipate securing the necessary permits within one year. Construction is expected to commence in January and be completed before the school year begins in August.

Commissioner Langley noted that the site was previously a church sanctuary and asked if any arrangements have been made with Calvary Baptist to preserve any historical elements of the church. Ms. Diaz confirmed that she had reached out to them regarding the project and proposed plans. They indicated that some church members may have sentimental attachments to the building. Ms. Diaz communicated that the church members would like to find a way to memorialize the church's long-standing commitment to the community. Commissioner Langley mentioned that the church has been in existence since 1945. Ms. Diaz acknowledged that no decisions have been made yet but expressed her willingness to explore ways to honor the church's legacy. She also pointed out that similar memorials have been established at their other campuses.

Commissioner Langley shared that his father was the treasurer of the church and that the sanctuary was built in 1960. He mentioned that his father raised all the funds for the sanctuary as a volunteer starting in 1958. Additionally, his brother and sister were married there, and he grew up attending that church while his mother served as its secretary. He stated that he would abstaining from the vote on this project, not because he opposes the project—he believes it is a good one—but due to his emotional ties. Ms. Diaz asked if he would be willing to help lead the effort to memorialize the church. He expressed his desire for former members to collaborate on a plan, to which Ms. Diaz agreed.

Ms. Acuna informed the Commissioners that five members of the public have requested to speak on the item.

Commissioner Sherman expressed concerns regarding the queuing lane. Ms. Diaz explained that currently, all vehicles travel the full distance of the lane. Ms. Acuna added that a condition has been drafted by staff to require at least four monitors along the queuing lane: one at the entrance, another at the turnaround section, and the remaining two near the drop-off area and the exit. If the commission identifies any additional monitors that are necessary, they can be added to the draft.

Chair Henderson announced that the Public Hearing was open and informed everyone that comments would be limited to two minutes.

Public Speakers:

1) Austin Walcher, a resident, is not opposed to the proposed project; however, he expressed concerns about the exemption from the provisions of the California Environmental Quality Act (CEQA) because he believed that the building could contain asbestos.
2) Emma Garcia, a parent, expressed her support for the proposed Environmental Charter School (ECS) project in Spanish.

City staff briefly summarized and translated her comments. Director Tsujiuchi noted that the information would be translated into English and provided to all the Commissioners.

3) Camila Sasa, a student, expressed her appreciation and support for the Environmental Charter School expansion.
4) Guadalupe Badillo, another student, shared a little about her journey in ECG and voiced her support of the project.
5) Danielle Marquez, mother, spoke about the partnerships with ECG and expressed her support for the project.

Ms. Acuna read into the record the translation of the comments from Public Speaker 2) Emma Garcia.

Chair Henderson commended the students and the school administration for doing a wonderful job.

Chair Henderson announced that the Public Hearing was closed.

Commissioner Langley expressed his desire to propose a friendly amendment to the motion. Director Tsujiuchi offered clarification regarding the friendly amendment.

Chair Henderson inquired whether any of the artifacts could be incorporated into the school. Ms. Diaz responded that it is possible, but it will require further consideration to determine the details.

MOTION: It was made by Commissioner Langley and seconded by Vice-Chair Wright-Scherr to Adopt Resolution No. PC #1-25, Approving Conditional Use Permit #1-24, Site Plan Review #1-24, and Administrative Adjustment #1-24, subject to the attached Conditions of Approval and direct staff to file a Notice of Exemption with a Friendly Amendment for the Applicant to be Required to work with Local Church Leaders in order to Memorialize the Building or to Preserve any Historical Elements of the Church, and Report back to Staff the Plan so it can be brought back to the Commission; with a Condition that it be done prior to the issuance of any Demolition Permit:

The motion was passed by the following roll call vote:
Ayes: Wright-Scherr, Kanhan, Sherman, and Henderson
Noes: None
Absent: None
Abstain: Langley

8. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director, Greg Tsujiuchi announced upcoming City events and wished everyone a Happy New Year.

1) Dr. Martin Luther King Jr., Commemorative Parade & Celebration, Saturday, January 18, 2025; 10:00 AM – 3:00 PM.

Director Tsujiuchi informed all the Commissioners that if they are interested in participating in the parade to please make staff aware of

9. PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS' REPORTS

1) COMMISSIONER SHERMAN – No items to report

2) VICE-CHAIR WRIGHT-SCHERR – No items to report

3) COMMISSIONER KANHAN – Ask if Commissioners are provided a ride for the MLK Parade.

   Ms. Amanda confirmed that the Recreation Department is in charge of the event and that a vehicle will be provided for each Commissioner who wishes to participate.

4) COMMISSIONER LANGLEY – No items to report

5) CHAIR HENDERSON – No items to report.

10. ADJOURNMENT

Chair Henderson adjourned the meeting at 8:17 PM.

APPROVED:

DERYL HENDERSON, CHAIR
Planning and Environmental Quality Commission

Respectfully submitted,

By: _____
GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: City Treasurer's Office

DATE: February 6, 2025

SUBJECT: WARRANT REGISTER
PAYROLL REGISTER

February 11, 2025 TOTAL WARRANTS ISSUED: $3,016,745.33

Wire Transfer: 12894-12903, 12908-12909
Prepay: 179297-179306
Check Numbers: 179307-179471
Checks Voided:

Total Pages of Register: 21

February 7, 2025 TOTAL PAYROLL ISSUED: $1,937,388.81

for _____
Guy Mato, City Treasurer

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
12894	1/7/2025	112326 LWP CLAIMS SOLUTIONS INC.	010725		WORKERS' COMP CLAIMS	100,000.00
					Total :	**100,000.00**
12895	1/16/2025	111374 LINCOLN NATIONAL LIFE, INSURANCE COMPA	4781362679	023-01561	LIFE INSURANCE GRP PLANS - JAN 20	3,596.76
					Total :	**3,596.76**
12896	1/17/2025	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365991695336		HEALTH INSURANCE CLAIMS	30,180.58
					Total :	**30,180.58**
12897	1/17/2025	112401 PINNACLE CLAIMS MANAGEMENT INC	011725		HEALTH INSURANCE CLAIMS	11,911.60
					Total :	**11,911.60**
12898	1/21/2025	112326 LWP CLAIMS SOLUTIONS INC.	012125		WORKERS' COMP CLAIMS	2,889.29
					Total :	**2,889.29**
12899	1/21/2025	619005 GAS COMPANY, THE	035-746-60944 010825		CNG FUEL	45,850.99
					Total :	**45,850.99**
12900	1/24/2025	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365992683943		HEALTH INSURANCE CLAIMS	59,904.40
					Total :	**59,904.40**
12901	1/28/2025	101641 CALPERS	100000017782521		MISC GROUP UAL PAYMENT - JANUAR	37,966.00
					Total :	**37,966.00**
12902	1/27/2025	111016 KAISER FOUNDATION HEALTH PLAN	FEBRUARY 2025		HEALTH INSURANCE	363,081.62
					Total :	**363,081.62**
12903	1/31/2025	112441 ANTHEM BLUE CROSS LIFE &, HEALTH INSUF	365996995820		HEALTH INSURANCE CLAIMS~	16,977.73
					Total :	**16,977.73**
12908	1/28/2025	101641 CALPERS	100000017782530		SAFETY CLASSIC UAL PAYMENT - JANI	68,422.67
					Total :	**68,422.67**
12909	1/28/2025	101641 CALPERS	100000017782540		SAFETY PEPRA UAL PAYMENT- JANUA	1,292.92
					Total :	**1,292.92**
179297	2/4/2025	112260 LIEBERT CASSIDY WHITMORE	279718		LEGAL SERVICES	10,664.80

Bank code : usb

Voucher	Date	Vendor		Invoice	PO #	Description/Account		Amount
179297	2/4/2025	112260	112260 LIEBERT CASSIDY WHITMORE	(Continued)			**Total :**	**10,664.80**
179298	2/4/2025	112260	LIEBERT CASSIDY WHITMORE	280859		LEGAL SERVICES		14,808.05
							Total :	**14,808.05**
179299	2/4/2025	112260	LIEBERT CASSIDY WHITMORE	280872		LEGAL SERVICES		1,450.80
							Total :	**1,450.80**
179300	2/4/2025	112260	LIEBERT CASSIDY WHITMORE	280873		LEGAL SERVICES		9,507.47
							Total :	**9,507.47**
179301	2/4/2025	112260	LIEBERT CASSIDY WHITMORE	280886		LEGAL SERVICES		4,210.00
							Total :	**4,210.00**
179302	2/4/2025	112260	LIEBERT CASSIDY WHITMORE	280887		LEGAL SERVICES		6,447.75
							Total :	**6,447.75**
179303	2/4/2025	112260	LIEBERT CASSIDY WHITMORE	280901		LEGAL SERVICES		1,386.00
							Total :	**1,386.00**
179304	2/4/2025	112260	LIEBERT CASSIDY WHITMORE	280911		LEGAL SERVICES		756.00
							Total :	**756.00**
179305	2/4/2025	112260	LIEBERT CASSIDY WHITMORE	280912		LEGAL SERVICES		3,000.00
							Total :	**3,000.00**
179306	2/4/2025	112260	LIEBERT CASSIDY WHITMORE	280926		LEGAL SERVICES		1,044.00
							Total :	**1,044.00**
179307	2/11/2025	104606	2 BROTHERS TIRES & WHEELS	30300		PD VEHICLE TIRE SERVICES		20.00
				30302		PD VEHICLE TIRE SERVICES		166.00
				30304		PD VEHICLE TIRE SUPPLIES		88.00
				30305		PD VEHICLE TIRE SERVICES		88.00
				30326		PD VEHICLE TIRE SUPPLIES		25.00
							Total :	**387.00**
179308	2/11/2025	107751	A-A BACKFLOW TESTING &, MAINTENANCE	89979		BACKFLOW TESTING		455.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179308	2/11/2025	107751 107751 A-A BACKFLOW TESTING &, MAINTENAN (Continued)			**Total :**	**455.00**
179309	2/11/2025	106086 ABC COMPANIES	3772086		GTRANS AUTO PARTS	481.08
					Total :	**481.08**
179310	2/11/2025	112185 ACT NOW SIGNS	25023		PW PROGRAM SUPPLIES	974.55
					Total :	**974.55**
179311	2/11/2025	101748 AFTERMARKET PARTS COMPANY LLC, THE	83618881	037-10360	GTRANS AUTO PARTS	798.76
					Total :	**798.76**
179312	2/11/2025	112192 AJ KIRKWOOD & ASSOCIATES	12467603		SERVICE CALL - CARD READER	500.00
					Total :	**500.00**
179313	2/11/2025	100925 AMERICAN MOVING PARTS	01A165360		GTRANS AUTO PARTS	448.41
					Total :	**448.41**
179314	2/11/2025	112667 ANDERSON, JESSICA	10/09-10/11		JPIA RISK MGMT EDUCATIONAL CONFI	112.00
					Total :	**112.00**
179315	2/11/2025	108625 ARAD OIL INC.	JANUARY 2025		CAR WASH	132.00
					Total :	**132.00**
179316	2/11/2025	108703 ARMS UNLIMITED	AU27996		PD TACTICAL EQUIPMENT & SUPPLIES	1,190.00
					Total :	**1,190.00**
179317	2/11/2025	104687 AT&T	22886712		TELEPHONE	28,395.27
			22939179		TELEPHONE	371.64
					Total :	**28,766.91**
179318	2/11/2025	100474 AT&T LONG DISTANCE	011225		TELEPHONE	57.66
					Total :	**57.66**
179319	2/11/2025	113079 AT&T SERVICES, INC.	1529108903	023-01571	CONSULTING SERVICES - VOIP MIGRA	4,500.00
					Total :	**4,500.00**
179320	2/11/2025	108383 ATKINSON, ANDELSON, LOYA, RUDD & ROMC	737865		PROFESSIONAL SERVICES	3,809.15
					Total :	**3,809.15**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179321	2/11/2025	112942 AWP SAFETY	02034772	024-01084	BARRICADES - 8"X24" "GPW"	4,751.29
			40017604		SIGNS - 30"X30" "SPEED CHECKED BY	518.57
			40017606		SIGNS - 36"X24" "WRONG WAY"	610.75
			40017621		SIGNS - GTRANS RETIREMENT SIGN	53.98
					Total :	**5,934.59**
179322	2/11/2025	110686 AZTECH ELEVATOR COMPANY	AZ18788	024-01098	ELEVATOR MAINTENANCE - NCC	125.00
			AZ19220	024-01098	ELEVATOR MAINTENANCE - CH	125.00
			AZ19270	024-01098	ELEVATOR MAINTENANCE - CH	125.00
			AZ19272	024-01098	ELEVATOR MAINTENANCE - PW	285.00
			AZ19274	024-01098	ELEVATOR MAINTENANCE - NCC	125.00
			AZ19275	024-01098	ELEVATOR MAINTENANCE - NCC	285.00
			AZ19395	024-01098	ELEVATOR MAINTENANCE - CH	125.00
			AZ19397	024-01098	ELEVATOR MAINTENANCE - PW	285.00
			AZ19399	024-01098	ELEVATOR MAINTENANCE - NCC	125.00
			AZ19400	024-01098	ELEVATOR MAINTENANCE - NCC	285.00
			AZ19443		ELEVATOR REPAIR - PW	405.00
					Total :	**2,295.00**
179323	2/11/2025	103651 BARR & CLARK, INC.	62820		LBP/ACM CLEARANCE INSPECTION - 1	690.00
			63244		LBP/ASBESTOS INSPECTION - 1819 W	1,970.00
			63246		LBP/ASBESTOS INSPECTION - 17100 G	1,215.00
			63248		LBP/ASBESTOS INSPECTION - 13204 S	1,215.00
			63370		LBP/ASBESTOS INSPECTION - 17100 G	1,215.00
			63439		LBP CLEARANCE INSPECTION - 15236	380.00
			63754		LBP CLEARANCE INSPECTION - 15222	350.00
			63779		LBP/ASBESTOS INSPECTION - 13501 S	1,153.00
					Total :	**8,188.00**
179324	2/11/2025	102054 BAVCO	311119		BACKFLOW VALVE INSPECTION	505.00
					Total :	**505.00**
179325	2/11/2025	102400 BAYSIDE MEDICAL CENTER	00178733		BLOOD DRAW	318.00
					Total :	**318.00**
179326	2/11/2025	103641 BECNEL UNIFORMS	76793		BUS UNIFORM SUPPLIES	576.19
			76794		BUS UNIFORM SUPPLIES	592.73

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179326	2/11/2025	103641 BECNEL UNIFORMS	(Continued)			
			77081		BUS UNIFORM SUPPLIES	697.70
			77082		BUS UNIFORM SUPPLIES	731.58
			77083 01/11/25		BUS UNIFORM SUPPLIES	855.10
			77084		BUS UNIFORM SUPPLIES	1,118.44
			77085		BUS UNIFORM SUPPLIES	638.01
			77086		BUS UNIFORM SUPPLIES	698.18
			77087		BUS UNIFORM SUPPLIES	731.53
			77299		BUS UNIFORM SUPPLIES	544.18
					Total :	**7,183.64**
179327	2/11/2025	109037 BEEMAN, RAYMOND	01/29-01/31		2025 LCW ANNUAL EMPLOYMENT LAW	150.00
					Total :	**150.00**
179328	2/11/2025	102135 BEHRENDS, KENT	306		PD NETWORK SUPPORT	4,875.00
					Total :	**4,875.00**
179329	2/11/2025	107747 BENGAR PRODUCTIONS	7586		PRINTING SERVICES - JUNIOR STAFF	275.00
					Total :	**275.00**
179330	2/11/2025	112674 BUCK SIGNS & GRAPHICS INC	2850		GTRANS BUS DECAL SUPPLIES	143.33
			2854		GTRANS BUS DECAL SUPPLIES	61.74
					Total :	**205.07**
179331	2/11/2025	113234 C2R PRODUCTIONS LLC	2015966		VIDEOGRAPHY SERVICES - JANUARY	2,000.00
					Total :	**2,000.00**
179332	2/11/2025	103029 CALIFORNIA FENCE & SUPPLY	M15343		PARK MAINT SUPPLIES	62.04
			M15351		PARK MAINT SUPPLIES	23.41
					Total :	**85.45**
179333	2/11/2025	823003 CARL WARREN & COMPANY	DECEMBER 2024		CLAIMS MANAGEMENT	2,962.75
			NOVEMBER 2024		CLAIMS MANAGEMENT	3,723.05
					Total :	**6,685.80**
179334	2/11/2025	112073 CAROLLO ENGINEERS, INC	FB61522	024-01090	STORM DRAIN MASTER PLAN PROJEC	139,484.26
					Total :	**139,484.26**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179335	2/11/2025	803420 CARPENTER, ROTHANS & DUMONT, LAW OFF	47666		LEGAL SERVICES	184.00
			48242		LEGAL SERVICES	6,250.56
					Total :	**6,434.56**
179336	2/11/2025	113230 CASTILLO DE LEON, OSCAR G.	RECEIPT #64357		CASINO BADGE RENEWAL FEE	75.00
					Total :	**75.00**
179337	2/11/2025	103489 CF UNITED LLC	110124-113024		PD CAR WASH	572.00
					Total :	**572.00**
179338	2/11/2025	112766 CINDYS JUMPERS LLC	75735	034-00641	SPECIAL EVENTS SUPPLIES	384.50
					Total :	**384.50**
179339	2/11/2025	112352 CIRCLE, THE	200187		TOSHIBA 3525AC COPIER USAGE - CLE	51.55
			200188		TOSHIBA 3525AC COPIER USAGE - CM	58.19
			200189		TOSHIBA 3525AC COPIER USAGE - HR	174.13
			200190		TOSHIBA 3525AC COPIER USAGE - ADI	81.84
			200191		TOSHIBA 3525AC COPIER USAGE - CDI	58.90
			200192		TOSHIBA 3525AC COPIER USAGE - CDI	167.91
			200193		TOSHIBA 5525AC COPIER USAGE - DB	694.58
			200194		TOSHIBA 908 COPIER USAGE - PRINT S	4.60
			200195		TOSHIBA 6527AC COPIER USAGE - PRI	41.91
			200196		TOSHIBA 3525AC COPIER USAGE - PW	28.00
			200197		TOSHIBA 3525AC COPIER USAGE - PW	29.90
			200198		TOSHIBA 3525AC COPIER USAGE - GTI	150.00
			200199		TOSHIBA 3525AC COPIER USAGE - NC	123.86
			200200		TOSHIBA 3525AC COPIER USAGE - HS	0.01
			200201		TOSHIBA 3525AC COPIER USAGE - HS	75.74
			200202		TOSHIBA 3525AC COPIER USAGE - RE	57.10
			200203		TOSHIBA 3525AC COPIER USAGE - CH	20.55
			200204		TOSHIBA 3525AC COPIER USAGE - PD	55.28
			200205		TOSHIBA 3525AC COPIER USAGE - WA	123.22
			200206		TOSHIBA 3525AC COPIER USAGE - SR	37.09
			200207		TOSHIBA 6525AC COPIER USAGE - RE	126.46
			200208		TOSHIBA 3525AC COPIER USAGE - GTI	122.93
			200209		TOSHIBA 3525AC COPIER USAGE - GTI	36.87

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179339	2/11/2025	112352 112352 CIRCLE, THE	(Continued)		**Total :**	**2,320.62**
179340	2/11/2025	303113 CITY OF TORRANCE	2025-00150820	024-01121	TRAFFIC SIGNAL MAINTENANCE - WES	18,434.00
					Total :	**18,434.00**
179341	2/11/2025	102388 COPYLAND, INC.	88697	037-10362	GTRANS - 16"X20", 3/16" FOAM BOARD	1,490.82
					Total :	**1,490.82**
179342	2/11/2025	103512 CRENSHAW LUMBER CO.	41289		STREET MAINT SUPPLIES	56.96
			41386		STREET MAINT SUPPLIES	20.72
			41387		STREET MAINT SUPPLIES	101.82
					Total :	**179.50**
179343	2/11/2025	103353 CRM COMPANY, LLC.	LA26381		SCRAP TIRE DISPOSAL FEE	69.50
			LA26382		SCRAP TIRE DISPOSAL FEE	69.50
					Total :	**139.00**
179344	2/11/2025	106193 CUMMINS SALES AND SERVICE	X4-250154750	037-10370	GTRANS AUTO PARTS	510.51
					Total :	**510.51**
179345	2/11/2025	110319 CWE DIRECTOR	F25734	024-01042	MS4 & NPDES MONITORING & COMPLI	24,910.76
					Total :	**24,910.76**
179346	2/11/2025	108629 DAVE BANG ASSOCIATES, INC.	CA57645		ROWLEY PARK OVERHEAD PRESS RE	1,304.15
					Total :	**1,304.15**
179347	2/11/2025	312558 DEPARTMENT OF ANIMAL CARE, & CONTROL	DECEMBER 2024		MONTHLY ANIMAL SERVICES - DECEM	60.63
					Total :	**60.63**
179348	2/11/2025	101412 DEPARTMENT OF MOTOR VEHICLES	012925		CLEAN AIR VEHICLE DECAL	22.00
					Total :	**22.00**
179349	2/11/2025	312117 DEPARTMENT OF WATER & POWER	012425		LIGHT & POWER	116.19
			013125		LIGHT & POWER	78.62
					Total :	**194.81**
179350	2/11/2025	110511 DESANTIAGO, RIGOBERTO	012225		EDUCATIONAL REIMBURSEMENT	150.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179350	2/11/2025	110511 110511 DESANTIAGO, RIGOBERTO	(Continued)		**Total :**	**150.00**
179351	2/11/2025	105182 DIRECTV	064118066X250120		DIRECTV SERVICE - BUSINESS XTRA -	2,601.37
					Total :	**2,601.37**
179352	2/11/2025	104500 DOOLEY ENTERPRISES, INC	69363	035-01357	PD AMMUNITION SUPPLIES	15,354.91
					Total :	**15,354.91**
179353	2/11/2025	113235 DYE, CARLY Y.	FALL 2024		EDUCATIONAL REIMBURSEMENT	2,500.00
					Total :	**2,500.00**
179354	2/11/2025	113217 EDWARDS, FLYNN COREY ROARKE	RECEIPT #63266		BADGE RENEWAL FEE	125.00
					Total :	**125.00**
179355	2/11/2025	110534 EL DORADO NATIONAL	90877517		GTRANS BUS VEHICLE SUPPLIES	125.70
			90877549		GTRANS BUS VEHICLE SUPPLIES	429.70
			90877555		GTRANS BUS VEHICLE SUPPLIES	51.14
					Total :	**606.54**
179356	2/11/2025	107353 EMERGENCY RESPONSE CRIME SCENE, CLE	T2024-525		CLEAN AND SANITIZE JAIL CELL	850.00
			T2024-551		CLEAN-UP & DISINFECT SIDEWALK	950.00
					Total :	**1,800.00**
179357	2/11/2025	105418 EMPIRE CLEANING SUPPLY	S6879095	034-00666	CUSTODIAL SUPPLIES	2,038.83
					Total :	**2,038.83**
179358	2/11/2025	105392 ENTENMANN-ROVIN COMPANY	0184688		PD UNIFORM SUPPLIES	228.09
					Total :	**228.09**
179359	2/11/2025	112526 ESPARZA JR., JOSEPH P.	011625		EDUCATIONAL REIMBURSEMENT	300.00
					Total :	**300.00**
179360	2/11/2025	105650 EWING IRRIGATION PRODUCTS	24681067		PARK MAINT SUPPLIES	-264.00
			24681341		PARK MAINT SUPPLIES	316.79
			24712386		PARK MAINT SUPPLIES	681.84
					Total :	**734.63**
179361	2/11/2025	113226 FAGOAGA, PATRICIA	PERMIT #50023-0543		PERMIT DEPOSIT REFUND - 16910 LA S	5,000.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179361	2/11/2025	113226 113226 FAGOAGA, PATRICIA	(Continued)		**Total :**	**5,000.00**
179362	2/11/2025	113216 FAUSTO, SERGIO	PERMIT #50023-0636		PERMIT DEPOSIT REFUND - 15511 RUT	5,000.00
					Total :	**5,000.00**
179363	2/11/2025	111415 FILTERBUY, INC	BAFEC8C7-0032		GTRANS AUTO PARTS	202.42
					Total :	**202.42**
179364	2/11/2025	106545 FLEETPRIDE, INC	122764307		SEWER PROGRAM SUPPLIES	115.31
			122919869		BUS AUTO PARTS	992.25
			122961983		PW AUTO PARTS	31.30
					Total :	**1,138.86**
179365	2/11/2025	108974 FLEX TECHNOLOGIES, INC.	GMN-I055681		GTRANS AUTO SUPPLIES	72.22
					Total :	**72.22**
179366	2/11/2025	106334 FLORENCE FILTER CORPORATION	IN-2025-00227		TRAFFIC SIGNAL MAINT SUPPLIES	1,107.35
					Total :	**1,107.35**
179367	2/11/2025	106100 FORENSIC NURSE SPECIALISTS INC	6017		SART EXAMS	2,700.00
					Total :	**2,700.00**
179368	2/11/2025	106465 FOX FIRST AID & SAFETY INC	74378		STREET MAINT SUPPLIES	77.18
			74380		STREET MAINT SUPPLIES	82.69
			74448		PARK MAINT SUPPLIES	131.20
					Total :	**291.07**
179369	2/11/2025	113220 FRANCO, LINDA M.	RA-JOHNSON 01/2025		RENTAL ASSISTANCE PROGRAM	918.00
					Total :	**918.00**
179370	2/11/2025	113220 FRANCO, LINDA M.	RA-JOHNSON 02/2025		RENTAL ASSISTANCE PROGRAM	918.00
					Total :	**918.00**
179371	2/11/2025	107011 GARDENA VALLEY NEWS	00148992		NOTICE INVITING BIDS - PARK ELECTR	2,072.00
			00149111		NOTICE INVITING BIDS - ROWLEY PAR	1,442.00
			00149285		NOTICE OF PUBLIC NOTICE - SUMMAR	322.00
			00149324		NOTICE OF PUBLIC HEARING - ORDIN/	161.00
			00149453		SUMMARY OF ORDINANCE NO. 1878 -	178.50

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179371	2/11/2025	107011 107011 GARDENA VALLEY NEWS	(Continued)		**Total :**	**4,175.50**
179372	2/11/2025	619005 GAS COMPANY, THE	013125		GAS	11,201.35
					Total :	**11,201.35**
179373	2/11/2025	106470 GILLIG LLC	41263570	037-10371	GTRANS AUTO PARTS	2,068.98
			41264341	037-10371	GTRANS AUTO PARTS	486.15
					Total :	**2,555.13**
179374	2/11/2025	619004 GOLDEN STATE WATER CO.	01092025		WATER	34,813.67
					Total :	**34,813.67**
179375	2/11/2025	619004 GOLDEN STATE WATER CO.	012325		WATER	454.08
					Total :	**454.08**
179376	2/11/2025	110364 GOMEZ, CLAUDIA	GEPCO 2025		GEPCO LOAN	2,000.00
					Total :	**2,000.00**
179377	2/11/2025	107513 GRAINGER	9368833811		SEWER PROGRAM SUPPLIES	1,213.51
			9374060672	037-10372	GTRANS FACILITY SUPPLIES	309.19
			9374882489		GTRANS AUTO SUPPLIES	18.44
			9379294862		PW AUTO SUPPLIES	17.53
			9381992503	037-10372	GTRANS FACILITY SUPPLIES	280.20
			9383060820		GTRANS FACILITY SUPPLIES	-127.83
					Total :	**1,711.04**
179378	2/11/2025	112076 HERNANDEZ, ROSA	001 01/15/25		INTERN SERVICES - 01/02-01/15/2025	1,344.00
			002 01/30/25		INTERN SERVICES - 01/16-01/30/25	1,344.00
					Total :	**2,688.00**
179379	2/11/2025	111549 HF & H CONSULTANTS, LLC	9721834	024-01096	CONSULTING SERVICES - SOLID WAST	6,180.50
					Total :	**6,180.50**
179380	2/11/2025	108434 HOME DEPOT CREDIT SERVICES	1904915		PD PROGRAM SUPPLIES	103.92
			2240448		PARK MAINT SUPPLIES	770.65
			2340314		PARK MAINT SUPPLIES	32.58
			3223760		PD PROGRAM SUPPLIES	-171.38
			3324073		PD PROGRAM SUPPLIES	1,642.95

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179380	2/11/2025	108434 HOME DEPOT CREDIT SERVICES	(Continued)			
			4324667		PARK MAINT SUPPLIES	171.80
			4333404		BLDG MAINT SUPPLIES	66.96
			4364702		STREET MAINT SUPPLIES	73.98
			5801924		BLDG MAINT SUPPLIES	266.29
			5904494		PD PROGRAM SUPPLIES	31.73
			6902161		REC PROGRAM SUPPLIES	66.06
			7516051		PD PROGRAM SUPPLIES	491.04
			7904356		REC PROGRAM SUPPLIES	30.70
			8353454		BLDG MAINT SUPPLIES	37.86
					Total :	**3,615.14**
179381	2/11/2025	113218 HORVITZ & LEVY LLP	100916		PROFESSIONAL SERVICES	17,383.60
					Total :	**17,383.60**
179382	2/11/2025	111593 INTER-CON SECURITY SYSTEMS INC	BD0398660		GTRANS SECURITY SERVICES- DECEM	30.74
					Total :	**30.74**
179383	2/11/2025	100516 KALBAN INC	2407-1	024-01107	PEDESTRIAN SAFETY IMPROVEMENT,	193,868.40
					Total :	**193,868.40**
179384	2/11/2025	112812 KIMBALL MIDWEST	102976460		GTRANS SHOP SUPPLIES	464.70
					Total :	**464.70**
179385	2/11/2025	110385 KIMLEY-HORN AND ASSOCIATES, INC	194091010-1224	032-00181	DEVELOPMENT SERVICES - 16911 NOF	2,711.76
					Total :	**2,711.76**
179386	2/11/2025	112456 KIRKWOOD, DAVID	011625		EDUCATIONAL REIMBURSEMENT	150.00
					Total :	**150.00**
179387	2/11/2025	112924 KTUA	36713	034-00669	VACANT & UNDERUTILIZED LOT INVEN	21,130.89
					Total :	**21,130.89**
179388	2/11/2025	112924 KTUA	36759	034-00669	VACANT & UNDERUTILIZED LOT INVEN	14,992.43
			36885	034-00669	VACANT & UNDERUTILIZED LOT INVEN	7,193.75
					Total :	**22,186.18**
179389	2/11/2025	312030 L.A. COUNTY ASSESSOR	25ASRE075		MAPS/POSTAGE	8.07

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179389	2/11/2025	312030 312030 L.A. COUNTY ASSESSOR	(Continued)		**Total :**	**8.07**
179390	2/11/2025	312240 L.A. COUNTY DEPARTMENT OF, PUBLIC WOR	25011303192	024-01100	INDUSTRIAL WASTE SERVICES	51,333.82
					Total :	**51,333.82**
179391	2/11/2025	312240 L.A. COUNTY DEPARTMENT OF, PUBLIC WOR	25011303607	024-01101	TRAFFIC SIGNAL MAINT - DECEMBER 2	4,397.82
					Total :	**4,397.82**
179392	2/11/2025	312039 L.A. COUNTY FIRE DEPARTMENT	C0012886	023-01533	FIRE PROTECTION SERVICES - MARCH	948,869.43
					Total :	**948,869.43**
179393	2/11/2025	312113 L.A. COUNTY SHERIFF'S DEPT	251702BL		INMATE MEAL DELIVERY PROGRAM - D	856.18
					Total :	**856.18**
179394	2/11/2025	109939 LA UNIFORMS & TAILORING	24894		PD UNIFORM SUPPLIES	528.87
			24953		PD UNIFORM SUPPLIES	209.36
					Total :	**738.23**
179395	2/11/2025	112614 LAX AUTO REPAIR	20204		2023 FORD INTRCPTR #1661717 OIL CH	70.00
			20222		2023 FORD INTRCPTR #1661719 OIL &	70.00
			20232		2021 FORD INTRCPTR #1615788 OIL &	70.00
			20236		2022 FORD INTRCPTR #1630465 OIL &	70.00
			20237		2023 FORD INTRCPTR #1661718 OIL &	70.00
			20244		2020 FORD INTRCPTR #1591740 OIL &	70.00
					Total :	**420.00**
179396	2/11/2025	112260 LIEBERT CASSIDY WHITMORE	282163		LEGAL SERVICES	187.50
			282164		LEGAL SERVICES	1,992.50
			282165		LEGAL SERVICES	137.50
			282166		LEGAL SERVICES	432.00
			282167		LEGAL SERVICES	398.00
			282168		LEGAL SERVICES	2,392.50
			282169		LEGAL SERVICES	10,145.72
			282170		LEGAL SERVICES	4,383.00
			282171		LEGAL SERVICES	234.00
			282172		LEGAL SERVICES	252.00
			282173		LEGAL SERVICES	2,612.00
			283828		LEGAL SERVICES	45.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179396	2/11/2025	112260 112260 LIEBERT CASSIDY WHITMORE	(Continued)		**Total :**	**23,211.72**
179397	2/11/2025	113231 LIU, MORU	RECEIPT #63799		CASINO BADGE RENEWAL FEE	125.00
					Total :	**125.00**
179398	2/11/2025	112407 LOPEZ, LUIS	FALL 2024		EDUCATIONAL REIMBURSEMENT	184.00
					Total :	**184.00**
179399	2/11/2025	112615 LU'S LIGHTHOUSE, INC.	01276792		GTRANS SHOP SUPPLIES	504.59
			01277417		GTRANS SHOP SUPPLIES	504.59
					Total :	**1,009.18**
179400	2/11/2025	112326 LWP CLAIMS SOLUTIONS INC.	23256	023-01548	WORKERS' COMP CLAIMS ADMINISTR/	21,925.25
					Total :	**21,925.25**
179401	2/11/2025	813030 MANNING & KASS	824127		LEGAL SERVICES	11,527.80
			824128		LEGAL SERVICES	2,042.95
			824129		LEGAL SERVICES	997.05
					Total :	**14,567.80**
179402	2/11/2025	113135 MANTLE CLOTHING	INV-02940		PD UNIFORM SUPPLIES	4,509.50
					Total :	**4,509.50**
179403	2/11/2025	104841 MAR-CO EQUIPMENT COMPANY	205884	024-01120	STREET SWEEPER REPAIRS	5,449.24
			206299		STREET SWEEPER REPAIRS	2,019.95
					Total :	**7,469.19**
179404	2/11/2025	113064 MCMASTER-CARR SUPPLY COMPANY	39588532		GTRANS SHOP SUPPLIES	30.53
					Total :	**30.53**
179405	2/11/2025	110206 MICHELIN NORTH AMERICA, INC.	DA0061730929	037-10426	GTRANS' BUS TIRE LEASE SERVICES -	116,448.09
					Total :	**116,448.09**
179406	2/11/2025	111604 MICRO ELECTRONICS, INC	13492927	023-01553	COMPUTER REPLACEMENT PARTS	5,440.42
					Total :	**5,440.42**
179407	2/11/2025	104152 MODEL 1 COMMERCIAL, VEHICLES, INC.	XA121003112		GTRANS AUTO PARTS	62.60

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179407	2/11/2025	104152 104152 MODEL 1 COMMERCIAL, VEHICLES, INC. (Continued)			**Total :**	**62.60**
179408	2/11/2025	107030 NAPA AUTO PARTS	187683		PD AUTO PARTS	33.28
			187713		PD AUTO PARTS	166.42
					Total :	**199.70**
179409	2/11/2025	110575 OCCUPATIONAL HEALTH CENTERS, OF CALIF	85538639	023-01558	RANDOM TESTS	683.00
			85607935	023-01558	RANDOM TESTS	683.00
			85610667	023-01558	RANDOM TESTS	123.00
			85679663	023-01558	RANDOM TESTS	1,230.00
					Total :	**2,719.00**
179410	2/11/2025	115168 OFFICE DEPOT	400505168		CM OFFICE SUPPLIES	59.65
			402524859		REC OFFICE SUPPLIES	88.00
			402760548		REC OFFICE SUPPLIES	123.58
			404549505		PD OFFICE SUPPLIES	58.85
			405002880		HR OFFICE SUPPLIES	98.33
			405477672		CT OFFICE SUPPLIES	219.69
			405576753		FINANCE OFFICE SUPPLIES	431.67
					Total :	**1,079.77**
179411	2/11/2025	111358 O'REILLY AUTO PARTS	112202		GTRANS AUTO PARTS	191.06
			114124		PW AUTO PARTS	158.15
					Total :	**349.21**
179412	2/11/2025	115810 ORKIN PEST CONTROL	269505537		PEST CONTROL - ACCT #27336703	313.99
			269505538		PEST CONTROL - ACCT #27336703	313.99
			269505539		PEST CONTROL - ACCT #27336703	313.99
			269505540		PEST CONTROL - ACCT #27336703	313.99
			272409868		PEST CONTROL - ACCT #27336703	347.00
			272409949		PEST CONTROL - ACCT #27336703	347.00
					Total :	**1,949.96**
179413	2/11/2025	110480 PACIFIC HEALTH AND WELLNESS	PHAW-GAR 01152025-SY		EMPLOYEE HEALTH FAIR	3,027.50
					Total :	**3,027.50**
179414	2/11/2025	112845 PALICON GROUP	2221	035-01359	BACKGROUND INVESTIGATION SERVI	1,500.00
			2228	035-01359	BACKGROUND INVESTIGATION SERVI	1,670.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179414	2/11/2025	112845 112845 PALICON GROUP	(Continued)		**Total :**	**3,170.00**
179415	2/11/2025	111954 PAN PACIFIC ENVIRONMENTAL GRP	25-1012		STORMWATER DRAIN CLEANING SER\	3,470.00
					Total :	**3,470.00**
179416	2/11/2025	112728 PATRONAS, ELISSEOS	PERMIT #50024-0130		PERMIT DEPOSIT REFUND - 17321 S D.	7,500.00
					Total :	**7,500.00**
179417	2/11/2025	113188 PERSON REALTY INC	RA-MACK 02/2025		RENTAL ASSISTANCE PROGRAM	1,250.00
					Total :	**1,250.00**
179418	2/11/2025	112272 PROFESSIONAL DEVELOPMENT, ACADEMY, L	130346	034-00679	HIGH PERFORMANCE LEADERSHIP TR	10,000.00
					Total :	**10,000.00**
179419	2/11/2025	106092 PRUDENTIAL OVERALL SUPPLY	42991521	034-00667	UNIFORM & SUPPLY RENTAL	31.65
			42996943	024-01082 034-00667	UNIFORM & SUPPLY RENTAL	163.86
			42998641	024-01082 034-00667	UNIFORM & SUPPLY RENTAL	160.47
			42998642	034-00667	UNIFORM & SUPPLY RENTAL	29.96
			42998643	034-00667	SUPPLY RENTAL - MATS - GTRANS	50.10
			42998644	034-00667	SUPPLY RENTAL - MATS - NCC	13.65
			42998645	034-00667	SUPPLY RENTAL - MATS - CH	19.00
			42998646	034-00667	SUPPLY RENTAL - MATS - PD	91.60
			42998647	034-00667	SUPPLY RENTAL - MATS - HS	11.60
			43000557	034-00667	CUSTODIAL SUPPLIES	891.75
			43000558	024-01082 034-00667	UNIFORM & SUPPLY RENTAL	164.32
			43000559	034-00667	UNIFORM & SUPPLY RENTAL	29.96
			43000560	034-00667	SUPPLY RENTAL - MATS - GTRANS	50.10
					Total :	**1,708.02**
179420	2/11/2025	116575 PSYCHOLOGICAL CONSULTING, ASSOCIATES	900296		INDIVIDUAL PSYCHOTHERAPY	289.50
			900297		INDIVIDUAL PSYCHOTHERAPY	289.50
					Total :	**579.00**
179421	2/11/2025	112508 PUMPMAN SOCAL	130000584		PUMP SYSTEM BI-ANNUAL MAINT REN	3,432.50

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179421	2/11/2025	112508 112508 PUMPMAN SOCAL	(Continued)		**Total :**	**3,432.50**
179422	2/11/2025	109466 PYNN, DANA	09/14-09/19		CONNECT 2024 CONFERENCE	582.57
					Total :	**582.57**
179423	2/11/2025	114143 QUADIENT LEASING USA, INC	Q1688030		POSTAGE MAILING MACHINE LEASE	792.03
					Total :	**792.03**
179424	2/11/2025	111574 RACE COMMUNICATIONS	RC1476268	023-01556	FIBER INTERNET SERVICES - FEBRUA	5,794.90
					Total :	**5,794.90**
179425	2/11/2025	100147 RCI IMAGE SYSTEMS	77630		MICROFICHE SCANNING - 16520 GRAM	117.97
					Total :	**117.97**
179426	2/11/2025	111867 RJM DESIGN GROUP	36872	024-00795	DESIGN & ENGINEERING - AQUATIC &	1,072.25
					Total :	**1,072.25**
179427	2/11/2025	119126 S.B.R.P.C.A.	04576		PD AUTO PARTS	733.16
			04577		PD AUTO PARTS	733.16
					Total :	**1,466.32**
179428	2/11/2025	119022 SAFE MART OF SOUTHERN, CALIFORNIA, INC	1484		GTRANS FACILITY SUPPLIES	64.50
			1522		REC PROGRAM SUPPLIES	47.13
			1539		PD PROGRAM SUPPLIES	6.28
			1546		REC PROGRAM SUPPLIES	6.28
					Total :	**124.19**
179429	2/11/2025	119016 SAM'S CLUB	7889		PARK MAINT SUPPLIES	103.61
					Total :	**103.61**
179430	2/11/2025	113163 SECURE-A-DOOR	11987		GTRANS SERVICE REPAIR	2,853.05
					Total :	**2,853.05**
179431	2/11/2025	107006 SHAMROCK COMPANIES	2784912		STREET MAINT SUPPLIES	312.44
					Total :	**312.44**
179432	2/11/2025	119233 SHERWIN-WILLIAMS CO.	5758-0		STREET MAINT SUPPLIES	86.15

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179432	2/11/2025	119233 119233 SHERWIN-WILLIAMS CO.	(Continued)		**Total :**	**86.15**
179433	2/11/2025	109918 SHIGE'S FOREIGN CAR SERVICE, INC.	8099689	035-01364	2020 FORD INTRCPTR #1591903 SERVI	992.53
			8099793	035-01364	2015 TOYOTA SIENNA #4GJN234 SERVI	2,746.81
			8099930	035-01364	2015 FORD INTRCPTR #1462842 SERVI	395.20
					Total :	**4,134.54**
179434	2/11/2025	119378 SMARDAN SUPPLY CO.	S4186382		GTRANS FACILITY SUPPLIES	170.99
			S4190995		BLDG MAINT SUPPLIES	18.57
			S4192320		BLDG MAINT SUPPLIES	110.76
			S4192735		BLDG MAINT SUPPLIES	55.91
					Total :	**356.23**
179435	2/11/2025	107758 SO CAL CONSTRUCTION SERVICES	15222-1PHLA	032-00192	PHLA HOUSING REHAB PROGRAM	28,800.00
			15222-RPHLA		PHLA HOUSING REHAB PROGRAM	3,200.00
					Total :	**32,000.00**
179436	2/11/2025	107758 SO CAL CONSTRUCTION SERVICES	13012-2CDBG	032-00193	CDBG HOUSING REHAB PROGRAM	27,225.00
					Total :	**27,225.00**
179437	2/11/2025	107758 SO CAL CONSTRUCTION SERVICES	15222-2CDBG	032-00191	CDBG HOUSING REHAB PROGRAM	18,540.00
			15222-RCDBG		CDBG HOUSING REHAB PROGRAM	5,000.00
					Total :	**23,540.00**
179438	2/11/2025	107758 SO CAL CONSTRUCTION SERVICES	13012-1PHLA	032-00194	PHLA HOUSING REHAB PROGRAM	14,031.00
					Total :	**14,031.00**
179439	2/11/2025	119447 SOUTH BAY FORD	523234		2016 FORD SUPERDUTY F59 #1621017	285.00
					Total :	**285.00**
179440	2/11/2025	119447 SOUTH BAY FORD	522884		GTRANS AUTO PARTS	278.00
					Total :	**278.00**
179441	2/11/2025	619003 SOUTHERN CALIFORNIA EDISON	012925		LIGHT & POWER	95.99
					Total :	**95.99**
179442	2/11/2025	108238 SPARKLETTS	14211220 012225		DRINKING WATER FILTRATION SYSTEM	52.99
			14211220 112724		DRINKING WATER FILTRATION SYSTEM	52.99

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179442	2/11/2025	108238 SPARKLETTS	(Continued)			
			15638236 012425		DRINKING WATER FILTRATION SYSTEM	197.33
					Total :	**303.31**
179443	2/11/2025	111778 SPCALA	202501	032-00172	ANIMAL SHELTER SERVICES	27,650.00
					Total :	**27,650.00**
179444	2/11/2025	104453 SPICERS PAPER, INC.	50290145		PRINT SHOP PAPER	2,444.14
					Total :	**2,444.14**
179445	2/11/2025	119548 ST. JOHN LUTHERAN CHURCH	FEBRUARY 2025		SENIOR CITIZENS DAY CARE	1,100.00
					Total :	**1,100.00**
179446	2/11/2025	119594 STANLEY PEST CONTROL	1856558		PEST CONTROL SERVICE - 13220 VAN	65.00
			1856561		PEST CONTROL SERVICE - 14517 CRE	60.00
			1856562		PEST CONTROL SERVICE - 2320 W 149	42.00
			1856563		PEST CONTROL SERVICE - 2100 W 154	65.00
			1856564		PEST CONTROL SERVICE - 1717 W 162	75.00
			1856566		PEST CONTROL SERVICE - 1718 W 162	65.00
			1856569		PEST CONTROL SERVICE - 1670 W 162	80.00
			1856571		PEST CONTROL SERVICE - 1700 W 162	80.00
			1856572		PEST CONTROL SERVICE - 1651 W 162	85.00
			1856575		PEST CONTROL SERVICE - 14708 HALL	42.00
			1856576		PEST CONTROL SERVICE - 15800 BRIG	42.00
			1856577		PEST CONTROL SERVICE - 1220 W 170	70.00
			1856578		PEST CONTROL SERVICE - 1651 W 162	450.00
					Total :	**1,221.00**
179447	2/11/2025	113210 TIMECLOCK PLUS, LLC	INV00395995	034-00681	SCHEDULING & TIMEKEEPING SOFTW	10,760.00
			INV00395996	034-00681	SCHEDULING & TIMEKEEPING SOFTW	6,900.00
					Total :	**17,660.00**
179448	2/11/2025	110238 TIREHUB, LLC	47323628		TIRES - GY EAGLE ENFORCER / FS FIR	2,280.68
					Total :	**2,280.68**
179449	2/11/2025	120444 TORRANCE MEMORIAL MEDICAL CTR	33207		BLOOD DRAW	35.00
			33881		BLOOD DRAW	35.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179449	2/11/2025	120444 120444 TORRANCE MEMORIAL MEDICAL CTR	(Continued)		**Total :**	**70.00**
179450	2/11/2025	105556 TRIANGLE SPORTS, INC.	43164		YOUTH SPORT UNIFORMS	3,039.17
			43165		YOUTH SPORT UNIFORMS	344.93
					Total :	**3,384.10**
179451	2/11/2025	111481 TRIO COMMUNITY MEALS, LLC	INV2230058859	034-00659	SENIOR FEEDING PROGRAM	6,744.00
			INV2230059113	034-00659	SENIOR FEEDING PROGRAM	6,156.50
					Total :	**12,900.50**
179452	2/11/2025	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	SANTIN 12/23/24		CAL CARD STATEMENT 11/23-12/23/24	20,387.52
					Total :	**20,387.52**
179453	2/11/2025	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	RECREATION 12/23/24		CAL CARD STATEMENT 11/23-12/23/24	19,865.77
					Total :	**19,865.77**
179454	2/11/2025	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	BEEMAN 01/22/25		CAL CARD STATEMENT 12/24-01/22/25	460.22
			CDD 01/22/25		CAL CARD STATEMENT 12/24-01/22/25	39.98
			HR 01/22/25		CAL CARD STATEMENT 12/24-01/22/25	5,504.31
			KWAK 12/23/24		CAL CARD STATEMENT 11/23-12/23/24	297.50
			OROZCO 12/23/24		CAL CARD STATEMENT 11/23-12/23/24	878.86
			PD TRAINING3 122324		CAL CARD STATEMENT 11/23-12/23/24	2,333.15
			PD TRAINING4 122324		CAL CARD STATEMENT 11/23-12/23/24	7,040.52
			PYNN 12/23/24		CAL CARD STATEMENT 11/23-12/23/24	13,295.95
				032-00189		
				037-10428		
			RIGG 12/23/24		CAL CARD STATEMENT 11/23-12/23/24	450.10
			ROMERO 01/22/25		CAL CARD STATEMENT 12/24-01/22/25	98.15
			SWEENEY 01/22/25		CAL CARD STATEMENT 12/24-01/22/25	3,118.97
			TSUJIUCHI 01/22/25		CAL CARD STATEMENT 12/24-01/22/25	275.80
					Total :	**33,793.51**
179455	2/11/2025	109900 U.S. BANK CORPORATE PAYMENT, SYSTEMS	FINANCE 01/22/25		CAL CARD STATEMENT 12/24-01/22/25	8,336.88
			NOLAN 12/23/24		CAL CARD STATEMENT 11/23-12/23/24	5,317.74
			RECREATION 01/22/25		CAL CARD STATEMENT 12/24-01/22/25	8,430.98
			SWEENEY 12/23/24		CAL CARD STATEMENT 11/23-12/23/24	11,226.01
					Total :	**33,311.61**

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179456	2/11/2025	104692 ULINE	186213564		PD PROGRAM SUPPLIES	1,524.87
			186447565		PD PROGRAM SUPPLIES	3,038.18
			186504659		PD PROGRAM SUPPLIES	1,052.34
					Total :	**5,615.39**
179457	2/11/2025	122050 VERIZON WIRELESS	6100826287		PW CELL PHONE SERVICE	1,012.08
			6103270151		PW CELL PHONE SERVICE	1,004.53
					Total :	**2,016.61**
179458	2/11/2025	103841 VILLAGE AUTO SPA	NOV-DEC 2024		CAR WASH	454.91
					Total :	**454.91**
179459	2/11/2025	122435 VISTA PAINT CORPORATION	2025-782260-00		STREET MAINT SUPPLIES	297.68
			2025-784251-00		STREET MAINT SUPPLIES	143.71
					Total :	**441.39**
179460	2/11/2025	104107 WAXIE SANITARY SUPPLY	82991393		BUS WASH SUPPLIES	375.29
					Total :	**375.29**
179461	2/11/2025	100107 WAYNE ELECTRIC CO.	216371		GTRANS AUTO PARTS	937.13
					Total :	**937.13**
179462	2/11/2025	112737 WELLS FARGO VENDOR FINANCIAL, SERVICE	5032848352	023-01557	CITYWIDE COPIER LEASE - FEBRUARY	3,726.48
					Total :	**3,726.48**
179463	2/11/2025	112694 WESTERN A/V	22272		COUNCIL CHAMBERS AV MAINTENANC	2,721.00
					Total :	**2,721.00**
179464	2/11/2025	123050 WILLIAMS SCOTSMAN, INC.	9022940916	035-01358	MODULAR BUILDING RENTAL CPX-804	2,279.26
					Total :	**2,279.26**
179465	2/11/2025	108710 WINCHESTER SYSTEMS	11000917	035-01342	SUPPORT SERVICE - VIDEO POLICING	6,935.84
					Total :	**6,935.84**
179466	2/11/2025	108957 WONG, GLENN	RA-SAWA 12/2024		RENTAL ASSISTANCE PROGRAM	734.00
					Total :	**734.00**
179467	2/11/2025	108957 WONG, GLENN	RA-SAWA 01/2025		RENTAL ASSISTANCE PROGRAM	734.00

Bank code : usb

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
179467	2/11/2025	108957 108957 WONG, GLENN	(Continued)		**Total :**	**734.00**
179468	2/11/2025	108957 WONG, GLENN	RA-SAWA 02/2025		RENTAL ASSISTANCE PROGRAM	734.00
					Total :	**734.00**
179469	2/11/2025	113232 XU, YUELING	RECEIPT #64215		CASINO BADGE RENEWAL FEE	125.00
					Total :	**125.00**
179470	2/11/2025	125001 YAMADA COMPANY, INC.	84563		PARK MAINT SUPPLIES	32.84
			84654		PARK MAINT SUPPLIES	1.66
			84726		PARK MAINT SUPPLIES	52.94
			84763		PARK MAINT SUPPLIES	116.22
			84793		PARK MAINT SUPPLIES	314.21
			84795		PARK MAINT SUPPLIES	193.54
			84799		PARK MAINT SUPPLIES	164.20
					Total :	**875.61**
179471	2/11/2025	112235 YUNEX LLC	5610003122	024-01119	EMERGENCY REPAIRS - ROSECRANS	6,606.96
			90003370		TRAFFIC POLE INSTALLATION - VAN NI	3,480.00
					Total :	**10,086.96**

187 Vouchers for bank code : usb **Bank total :** **3,016,745.33**

187 Vouchers in this report **Total vouchers :** **3,016,745.33**

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

By: _____
Director of Administrative Services

This is to certify that the claims or demands covered by checks listed on pages 1 to 21 inclusive of the check register have been audited by the City Council of the City of Gardena and that all of the said checks are approved for payment except check numbers:

_____

_____ 02/11/2025
Mayor Date

_____ _____
Councilmember Date

_____ _____
Councilmember Date

Acknowledged:

_____ _____
Councilmember Date

_____ _____
Councilmember Date

CITY of GARDENA

Report No. P-2025-3

TO: THE HONORABLE MAYOR AND CITY COUNCIL

SUBJECT: PERSONNEL REPORT

1. Request City Council approval to revise the City's Classification and Compensation Plan *(attachment #1*). The positions are being revised and/or added in anticipation of the completion of the Gardena Community Aquatic and Senior Center, and will be located in the Recreation and Human Services Department.
    a. Revise the classification of Lifeguard/Swim Instructor (*attachment #2),* to Schedule 30, ($21.02 - $26.82/hour).
    b. Add new Classifications:
        i. Lifeguard Trainee (*attachment #3*), to Schedule 4, ($16.50/hour).
        ii. Lifeguard (*attachment #4*), to Schedule 27, ($19.52 - $24.92/hour).

2. Report the separation of ***DANIEL LE***, Transit Mechanic, with the Transportation Department, effective January 25, 2025. Mr. Le provided 15.0 years of service to the City.

3. Report the Recruitment for the Closed/Promotional position of Deputy City Manager (Elected and City Manager's Office). This recruitment is scheduled to close February 11, 2025.

4. Report the Recruitment for the Open/Competitive position of Administrative Analyst I (Administrative Services Department). This recruitment is open until filled.

5. Report the Recruitment for the Open/Competitive position of Payroll/Personnel Technician (Administrative Services Department). This recruitment is scheduled to close February 19, 2025.

6. Report the Recruitment for the Closed/Promotional position of Police Captain (Police Department). This recruitment is scheduled to close March 10, 2025.

7. Report the Recruitment for the Open/Competitive position of Police Officer/Lateral (Police Department). This is a continuous recruitment.

8. Report the Recruitment for the Open/Competitive position of Police Trainee (Police Department). This is a continuous recruitment.

9. Report the Recruitment for the Open/Competitive position of Recreation Leader I/II (Recreation and Human Services Department). This is a continuous recruitment.

10. Report the Recruitment for the Open/Competitive position of Bus Operator (Transportation Department). This is a continuous recruitment.

11. Report the Recruitment for the Open/Competitive position of On-Demand Transit Dispatcher (Transportation Department). This is a continuous recruitment.

12. Report the Recruitment for the Open/Competitive position of Transit Mechanic (Transportation Department). This recruitment is open until filled

13. Report the Recruitment for the Open/Competitive position of Transportation Operations Supervisor (Transportation Department). This recruitment is open until filled.

CITY OF GARDENA
CLASSIFICATION AND COMPENSATION PLAN
Effective February 11, 2025

Add New Classification: Lifeguard Trainee, Schedule 4; Lifeguard, Schedule 27
Update Classification: Lifeguard/Swim Instructor, Schedule 30

4 Lifeguard Trainee

	1
HOURLY	16.5000

5 Recreation Instructor

HOURLY RANGE	20.00 - 35.00

6 Clerical Aide I
6 Police Aide

STEP	*4*	*6*
ANNUAL	32,400.00	35,724.00
MONTHLY	2,700.00	2,977.00
BI-WEEKLY	1,246.15	1,374.00
HOURLY	15.5769	17.1750

7 Peer Advocate Counselor II
7 Storeroom Aide

STEP	*6*
ANNUAL	34,908.00
MONTHLY	2,909.00
BI-WEEKLY	1,342.62
HOURLY	16.7827

8 Community Aide I

STEP	*5*	*6*
ANNUAL	34,068.00	35,772.00
MONTHLY	2,839.00	2,981.00
BI-WEEKLY	1,310.31	1,375.85
HOURLY	16.3788	17.1981

13

STEP	*5*	*6*
ANNUAL	34,956.00	36,708.00
MONTHLY	2,913.00	3,059.00
BI-WEEKLY	1,344.46	1,411.85
HOURLY	16.8058	17.6481

14 Pool Cashier

STEP	*4*	*5*	*6*
ANNUAL	34,116.00	35,820.00	37,608.00
MONTHLY	2,843.00	2,985.00	3,134.00
BI-WEEKLY	1,312.15	1,377.69	1,446.46
HOURLY	16.4019	17.2212	18.0808

15

STEP	[redacted]	*4*	*5*	*6*
ANNUAL		34,980.00	36,732.00	38,568.00
MONTHLY		2,915.00	3,061.00	3,214.00
BI-WEEKLY		1,345.38	1,412.77	1,483.38
HOURLY		16.8173	17.6596	18.5423

16

STEP	[redacted]	*3*	*4*	*5*	*6*
ANNUAL		34,152.00	35,856.00	37,644.00	39,528.00
MONTHLY		2,846.00	2,988.00	3,137.00	3,294.00
BI-WEEKLY		1,313.54	1,379.08	1,447.85	1,520.31
HOURLY		16.4192	17.2385	18.0981	19.0038

17 Clerk Typist

STEP	[redacted]	*3*	*4*	*5*	*6*
ANNUAL		35,004.00	36,756.00	38,592.00	40,524.00
MONTHLY		2,917.00	3,063.00	3,216.00	3,377.00
BI-WEEKLY		1,346.31	1,413.69	1,484.31	1,558.62
HOURLY		16.8288	17.6712	18.5538	19.4827

18

STEP	[redacted]	*2*	*3*	*4*	*5*	*6*
ANNUAL		34,176.00	35,880.00	37,680.00	39,564.00	41,544.00
MONTHLY		2,848.00	2,990.00	3,140.00	3,297.00	3,462.00
BI-WEEKLY		1,314.46	1,380.00	1,449.23	1,521.69	1,597.85
HOURLY		16.4308	17.2500	18.1154	19.0212	19.9731

19

STEP	[redacted]	*2*	*3*	*4*	*5*	*6*
ANNUAL		35,016.00	36,768.00	38,604.00	40,536.00	42,564.00
MONTHLY		2,918.00	3,064.00	3,217.00	3,378.00	3,547.00
BI-WEEKLY		1,346.77	1,414.15	1,484.77	1,559.08	1,637.08
HOURLY		16.8346	17.6769	18.5596	19.4885	20.4635

20

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	34,188.00	35,892.00	37,692.00	39,576.00	41,556.00	43,632.00
MONTHLY	2,849.00	2,991.00	3,141.00	3,298.00	3,463.00	3,636.00
BI-WEEKLY	1,314.92	1,380.46	1,449.69	1,522.15	1,598.31	1,678.15
HOURLY	16.4365	17.2558	18.1212	19.0269	19.9788	20.9769

21 Police Cadet

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	35,028.00	36,780.00	38,616.00	40,548.00	42,576.00	44,700.00
MONTHLY	2,919.00	3,065.00	3,218.00	3,379.00	3,548.00	3,725.00
BI-WEEKLY	1,347.23	1,414.62	1,485.23	1,559.54	1,637.54	1,719.23
HOURLY	16.8404	17.6827	18.5654	19.4942	20.4692	21.4904

22 FCC Program Assistant I
22 Geriatric Aide
22 Human Services Aide
22 Recreation Leader I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	35,904.00	37,704.00	39,588.00	41,568.00	43,644.00	45,828.00
MONTHLY	2,992.00	3,142.00	3,299.00	3,464.00	3,637.00	3,819.00
BI-WEEKLY	1,380.92	1,450.15	1,522.62	1,598.77	1,678.62	1,762.62
HOURLY	17.2615	18.1269	19.0327	19.9846	20.9827	22.0327

23 Community Aide II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	36,804.00	38,640.00	40,572.00	42,600.00	44,736.00	46,968.00
MONTHLY	3,067.00	3,220.00	3,381.00	3,550.00	3,728.00	3,914.00
BI-WEEKLY	1,415.54	1,486.15	1,560.46	1,638.46	1,720.62	1,806.46
HOURLY	17.6942	18.5769	19.5058	20.4808	21.5077	22.5808

24

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	37,728.00	39,612.00	41,592.00	43,668.00	45,852.00	48,144.00
MONTHLY	3,144.00	3,301.00	3,466.00	3,639.00	3,821.00	4,012.00
BI-WEEKLY	1,451.08	1,523.54	1,599.69	1,679.54	1,763.54	1,851.69
HOURLY	18.1385	19.0442	19.9962	20.9942	22.0442	23.1462

25

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	38,676.00	40,608.00	42,636.00	44,772.00	47,016.00	49,368.00
MONTHLY	3,223.00	3,384.00	3,553.00	3,731.00	3,918.00	4,114.00
BI-WEEKLY	1,487.54	1,561.85	1,639.85	1,722.00	1,808.31	1,898.77
HOURLY	18.5942	19.5231	20.4981	21.5250	22.6038	23.7346

26 Pool Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	39,636.00	41,616.00	43,692.00	45,876.00	48,168.00	50,580.00
MONTHLY	3,303.00	3,468.00	3,641.00	3,823.00	4,014.00	4,215.00
BI-WEEKLY	1,524.46	1,600.62	1,680.46	1,764.46	1,852.62	1,945.38
HOURLY	19.0558	20.0077	21.0058	22.0558	23.1577	24.3173

27 Lifeguard

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	40,620.00	42,648.00	44,784.00	47,028.00	49,380.00	51,852.00
MONTHLY	3,385.00	3,554.00	3,732.00	3,919.00	4,115.00	4,321.00
BI-WEEKLY	1,562.31	1,640.31	1,722.46	1,808.77	1,899.23	1,994.31
HOURLY	19.5288	20.5038	21.5308	22.6096	23.7404	24.9288

28 Meal Services Coordinator
28 Police Assistant
28 Recreation Leader II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	41,628.00	43,704.00	45,888.00	48,180.00	50,592.00	53,124.00
MONTHLY	3,469.00	3,642.00	3,824.00	4,015.00	4,216.00	4,427.00
BI-WEEKLY	1,601.08	1,680.92	1,764.92	1,853.08	1,945.85	2,043.23
HOURLY	20.0135	21.0115	22.0615	23.1635	24.3231	25.5404

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	42,672.00	44,808.00	47,052.00	49,404.00	51,876.00	54,468.00
MONTHLY	3,556.00	3,734.00	3,921.00	4,117.00	4,323.00	4,539.00
BI-WEEKLY	1,641.23	1,723.38	1,809.69	1,900.15	1,995.23	2,094.92
HOURLY	20.5154	21.5423	22.6212	23.7519	24.9404	26.1865

30 Certified Nursing Assistant
30 Custodian I
30 FCC Education Assistant II
30 FCC Program Assistant II
30 Lifeguard/Swim Instuctor
30 Office Specialist

	1	*2*	*3*	*4*	*5*	*6*
ANNUAL	43,728.00	45,912.00	48,204.00	50,616.00	53,148.00	55,800.00
MONTHLY	3,644.00	3,826.00	4,017.00	4,218.00	4,429.00	4,650.00
BI-WEEKLY	1,681.85	1,765.85	1,854.00	1,946.77	2,044.15	2,146.15
HOURLY	21.0231	22.0731	23.1750	24.3346	25.5519	26.8269

31 On-Demand (Micro/Paratransit) Operator
31 Paratransit Driver

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	44,832.00	47,076.00	49,428.00	51,900.00	54,492.00	57,216.00
MONTHLY	3,736.00	3,923.00	4,119.00	4,325.00	4,541.00	4,768.00
BI-WEEKLY	1,724.31	1,810.62	1,901.08	1,996.15	2,095.85	2,200.62
HOURLY	21.5538	22.6327	23.7635	24.9519	26.1981	27.5077

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	45,948.00	48,240.00	50,652.00	53,184.00	55,848.00	58,644.00
MONTHLY	3,829.00	4,020.00	4,221.00	4,432.00	4,654.00	4,887.00
BI-WEEKLY	1,767.23	1,855.38	1,948.15	2,045.54	2,148.00	2,255.54
HOURLY	22.0904	23.1923	24.3519	25.5692	26.8500	28.1942

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	47,100.00	49,452.00	51,924.00	54,516.00	57,240.00	60,108.00
MONTHLY	3,925.00	4,121.00	4,327.00	4,543.00	4,770.00	5,009.00
BI-WEEKLY	1,811.54	1,902.00	1,997.08	2,096.77	2,201.54	2,311.85
HOURLY	22.6442	23.7750	24.9635	26.2096	27.5192	28.8981

34 Custodian II
34 Graffiti Technician
34 On-Demand Transit Dispatcher
34 Paratransit Dispatcher
34 Park Maintenance Worker I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	48,276.00	50,688.00	53,220.00	55,884.00	58,680.00	61,620.00
MONTHLY	4,023.00	4,224.00	4,435.00	4,657.00	4,890.00	5,135.00
BI-WEEKLY	1,856.77	1,949.54	2,046.92	2,149.38	2,256.92	2,370.00
HOURLY	23.2096	24.3692	25.5865	26.8673	28.2115	29.6250

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	49,488.00	51,960.00	54,564.00	57,288.00	60,156.00	63,168.00
MONTHLY	4,124.00	4,330.00	4,547.00	4,774.00	5,013.00	5,264.00
BI-WEEKLY	1,903.38	1,998.46	2,098.62	2,203.38	2,313.69	2,429.54
HOURLY	23.7923	24.9808	26.2327	27.5423	28.9212	30.3692

36 Court Liaison
36 Intermediate Clerk Typist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	50,724.00	53,256.00	55,920.00	58,716.00	61,656.00	64,740.00
MONTHLY	4,227.00	4,438.00	4,660.00	4,893.00	5,138.00	5,395.00
BI-WEEKLY	1,950.92	2,048.31	2,150.77	2,258.31	2,371.38	2,490.00
HOURLY	24.3865	25.6038	26.8846	28.2288	29.6423	31.1250

37 Nutrition Services Coordinator
37 Relief Bus Operator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	51,996.00	54,600.00	57,336.00	60,204.00	63,216.00	66,372.00
MONTHLY	4,333.00	4,550.00	4,778.00	5,017.00	5,268.00	5,531.00
BI-WEEKLY	1,999.85	2,100.00	2,205.23	2,315.54	2,431.38	2,552.77
HOURLY	24.9981	26.2500	27.5654	28.9442	30.3923	31.9096

38 Activity Coordinator
38 Equipment Utility Worker II
38 Homeless Coordinator
38 Police Records Technician I
38 Police Service Technician
38 Purchasing Clerk
38 Senior Account Clerk
38 Senior Clerk Typist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	53,292.00	55,956.00	58,752.00	61,692.00	64,776.00	68,016.00
MONTHLY	4,441.00	4,663.00	4,896.00	5,141.00	5,398.00	5,668.00
BI-WEEKLY	2,049.69	2,152.15	2,259.69	2,372.77	2,491.38	2,616.00
HOURLY	25.6212	26.9019	28.2462	29.6596	31.1423	32.7000

39 Apprentice Mechanic
39 Home Improvement Lead Person
39 Park Maintenance Worker II
39 Records Management Coordinator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	54,624.00	57,360.00	60,228.00	63,240.00	66,408.00	69,732.00
MONTHLY	4,552.00	4,780.00	5,019.00	5,270.00	5,534.00	5,811.00
BI-WEEKLY	2,100.92	2,206.15	2,316.46	2,432.31	2,554.15	2,682.00
HOURLY	26.2615	27.5769	28.9558	30.4038	31.9269	33.5250

40 Engineering Aide
40 FCC Education Assistant III
40 FCC Program Assistant III
40 Public Works Coordinator
40 Sr. Transit Utility Specialist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	55,980.00	58,776.00	61,716.00	64,800.00	68,040.00	71,448.00
MONTHLY	4,665.00	4,898.00	5,143.00	5,400.00	5,670.00	5,954.00
BI-WEEKLY	2,153.08	2,260.62	2,373.69	2,492.31	2,616.92	2,748.00
HOURLY	26.9135	28.2577	29.6712	31.1538	32.7115	34.3500

41 Deputy City Clerk I
41 Permit/Licensing Technician I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	57,384.00	60,252.00	63,264.00	66,432.00	69,756.00	73,248.00
MONTHLY	4,782.00	5,021.00	5,272.00	5,536.00	5,813.00	6,104.00
BI-WEEKLY	2,207.08	2,317.38	2,433.23	2,555.08	2,682.92	2,817.23
HOURLY	27.5885	28.9673	30.4154	31.9385	33.5365	35.2154

42 Community Center Coordinator
42 Community Services Officer
42 Human Services Coordinator
42 Police Records Technician II
42 Police Service Officer
42 Recreation Coordinator
42 Secretary
42 Social Services Coordinator
42 Tree Trimmer I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	58,824.00	61,764.00	64,848.00	68,088.00	71,496.00	75,072.00
MONTHLY	4,902.00	5,147.00	5,404.00	5,674.00	5,958.00	6,256.00
BI-WEEKLY	2,262.46	2,375.54	2,494.15	2,618.77	2,749.85	2,887.38
HOURLY	28.2808	29.6942	31.1769	32.7346	34.3731	36.0923

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	60,288.00	63,300.00	66,468.00	69,792.00	73,284.00	76,944.00
MONTHLY	5,024.00	5,275.00	5,539.00	5,816.00	6,107.00	6,412.00
BI-WEEKLY	2,318.77	2,434.62	2,556.46	2,684.31	2,818.62	2,959.38
HOURLY	28.9846	30.4327	31.9558	33.5538	35.2327	36.9923

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	61,800.00	64,896.00	68,136.00	71,544.00	75,120.00	78,876.00
MONTHLY	5,150.00	5,408.00	5,678.00	5,962.00	6,260.00	6,573.00
BI-WEEKLY	2,376.92	2,496.00	2,620.62	2,751.69	2,889.23	3,033.69
HOURLY	29.7115	31.2000	32.7577	34.3962	36.1154	37.9212

45 Street Sweeper Operator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	63,348.00	66,516.00	69,840.00	73,332.00	77,004.00	80,856.00
MONTHLY	5,279.00	5,543.00	5,820.00	6,111.00	6,417.00	6,738.00
BI-WEEKLY	2,436.46	2,558.31	2,686.15	2,820.46	2,961.69	3,109.85
HOURLY	30.4558	31.9788	33.5769	35.2558	37.0212	38.8731

46 Heavy Equipment Operator
46 Street Traffic Painter

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	64,932.00	68,184.00	71,592.00	75,168.00	78,924.00	82,872.00
MONTHLY	5,411.00	5,682.00	5,966.00	6,264.00	6,577.00	6,906.00
BI-WEEKLY	2,497.38	2,622.46	2,753.54	2,891.08	3,035.54	3,187.38
HOURLY	31.2173	32.7808	34.4192	36.1385	37.9442	39.8423

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	66,552.00	69,876.00	73,368.00	77,040.00	80,892.00	84,936.00
MONTHLY	5,546.00	5,823.00	6,114.00	6,420.00	6,741.00	7,078.00
BI-WEEKLY	2,559.69	2,687.54	2,821.85	2,963.08	3,111.23	3,266.77
HOURLY	31.9962	33.5942	35.2731	37.0385	38.8904	40.8346

48 Custodian-Lead
48 Financial Services Technician
48 Human Resources Technician
48 Junior Accountant
48 Property and Evidence Technician

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	68,220.00	71,628.00	75,204.00	78,960.00	82,908.00	87,048.00
MONTHLY	5,685.00	5,969.00	6,267.00	6,580.00	6,909.00	7,254.00
BI-WEEKLY	2,623.85	2,754.92	2,892.46	3,036.92	3,188.77	3,348.00
HOURLY	32.7981	34.4365	36.1558	37.9615	39.8596	41.8500

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	69,924.00	73,416.00	77,088.00	80,940.00	84,984.00	89,232.00
MONTHLY	5,827.00	6,118.00	6,424.00	6,745.00	7,082.00	7,436.00
BI-WEEKLY	2,689.38	2,823.69	2,964.92	3,113.08	3,268.62	3,432.00
HOURLY	33.6173	35.2962	37.0615	38.9135	40.8577	42.9000

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	71,676.00	75,264.00	79,032.00	82,980.00	87,132.00	91,488.00
MONTHLY	5,973.00	6,272.00	6,586.00	6,915.00	7,261.00	7,624.00
BI-WEEKLY	2,756.77	2,894.77	3,039.69	3,191.54	3,351.23	3,518.77
HOURLY	34.4596	36.1846	37.9962	39.8942	41.8904	43.9846

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	73,464.00	77,136.00	80,988.00	85,032.00	89,280.00	93,744.00
MONTHLY	6,122.00	6,428.00	6,749.00	7,086.00	7,440.00	7,812.00
BI-WEEKLY	2,825.54	2,966.77	3,114.92	3,270.46	3,433.85	3,605.54
HOURLY	35.3192	37.0846	38.9365	40.8808	42.9231	45.0692

52 Payroll Specialist

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	75,300.00	79,068.00	83,016.00	87,168.00	91,524.00	96,096.00
MONTHLY	6,275.00	6,589.00	6,918.00	7,264.00	7,627.00	8,008.00
BI-WEEKLY	2,896.15	3,041.08	3,192.92	3,352.62	3,520.15	3,696.00
HOURLY	36.2019	38.0135	39.9115	41.9077	44.0019	46.2000

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	77,184.00	81,048.00	85,104.00	89,364.00	93,828.00	98,520.00
MONTHLY	6,432.00	6,754.00	7,092.00	7,447.00	7,819.00	8,210.00
BI-WEEKLY	2,968.62	3,117.23	3,273.23	3,437.08	3,608.77	3,789.23
HOURLY	37.1077	38.9654	40.9154	42.9635	45.1096	47.3654

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	79,128.00	83,088.00	87,240.00	91,608.00	96,192.00	101,004.00
MONTHLY	6,594.00	6,924.00	7,270.00	7,634.00	8,016.00	8,417.00
BI-WEEKLY	3,043.38	3,195.69	3,355.38	3,523.38	3,699.69	3,884.77
HOURLY	38.0423	39.9462	41.9423	44.0423	46.2462	48.5596

55 Crime Analyst
55 Electrical/Signal Technician II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	81,108.00	85,164.00	89,424.00	93,900.00	98,592.00	103,524.00
MONTHLY	6,759.00	7,097.00	7,452.00	7,825.00	8,216.00	8,627.00
BI-WEEKLY	3,119.54	3,275.54	3,439.38	3,611.54	3,792.00	3,981.69
HOURLY	38.9942	40.9442	42.9923	45.1442	47.4000	49.7712

56 Administrative Coordinator
56 Assistant Engineer
56 FCC Program Coordinator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	83,124.00	87,276.00	91,644.00	96,228.00	101,040.00	106,092.00
MONTHLY	6,927.00	7,273.00	7,637.00	8,019.00	8,420.00	8,841.00
BI-WEEKLY	3,197.08	3,356.77	3,524.77	3,701.08	3,886.15	4,080.46
HOURLY	39.9635	41.9596	44.0596	46.2635	48.5769	51.0058

57 Communications Liaison Officer
57 Senior Accountant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	85,212.00	89,472.00	93,948.00	98,640.00	103,572.00	108,756.00
MONTHLY	7,101.00	7,456.00	7,829.00	8,220.00	8,631.00	9,063.00
BI-WEEKLY	3,277.38	3,441.23	3,613.38	3,793.85	3,983.54	4,182.92
HOURLY	40.9673	43.0154	45.1673	47.4231	49.7942	52.2865

58 Associate Planner
58 Code Enforcement Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	87,348.00	91,716.00	96,300.00	101,112.00	106,164.00	111,468.00
MONTHLY	7,279.00	7,643.00	8,025.00	8,426.00	8,847.00	9,289.00
BI-WEEKLY	3,359.54	3,527.54	3,703.85	3,888.92	4,083.23	4,287.23
HOURLY	41.9942	44.0942	46.2981	48.6115	51.0404	53.5904

59 Administrative Support Services Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	89,532.00	94,008.00	98,712.00	103,644.00	108,828.00	114,264.00
MONTHLY	7,461.00	7,834.00	8,226.00	8,637.00	9,069.00	9,522.00
BI-WEEKLY	3,443.54	3,615.69	3,796.62	3,986.31	4,185.69	4,394.77
HOURLY	43.0442	45.1962	47.4577	49.8288	52.3212	54.9346

60

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	91,764.00	96,348.00	101,160.00	106,224.00	111,540.00	117,120.00
MONTHLY	7,647.00	8,029.00	8,430.00	8,852.00	9,295.00	9,760.00
BI-WEEKLY	3,529.38	3,705.69	3,890.77	4,085.54	4,290.00	4,504.62
HOURLY	44.1173	46.3212	48.6346	51.0692	53.6250	56.3077

61 Administrative Analyst III
61 Associate Engineer
61 Information Technology Systems Analyst - Transit
61 Transit Planning and Scheduling Analyst

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	94,056.00	98,760.00	103,704.00	108,888.00	114,336.00	120,048.00
MONTHLY	7,838.00	8,230.00	8,642.00	9,074.00	9,528.00	10,004.00
BI-WEEKLY	3,617.54	3,798.46	3,988.62	4,188.00	4,397.54	4,617.23
HOURLY	45.2192	47.4808	49.8577	52.3500	54.9692	57.7154

62 Information Technology Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	96,408.00	101,232.00	106,296.00	111,612.00	117,192.00	123,048.00
MONTHLY	8,034.00	8,436.00	8,858.00	9,301.00	9,766.00	10,254.00
BI-WEEKLY	3,708.00	3,893.54	4,088.31	4,292.77	4,507.38	4,732.62
HOURLY	46.3500	48.6692	51.1038	53.6596	56.3423	59.1577

63

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	98,820.00	103,764.00	108,948.00	114,396.00	120,120.00	126,132.00
MONTHLY	8,235.00	8,647.00	9,079.00	9,533.00	10,010.00	10,511.00
BI-WEEKLY	3,800.77	3,990.92	4,190.31	4,399.85	4,620.00	4,851.23
HOURLY	47.5096	49.8865	52.3788	54.9981	57.7500	60.6404

64

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	101,292.00	106,356.00	111,672.00	117,252.00	123,120.00	129,276.00
MONTHLY	8,441.00	8,863.00	9,306.00	9,771.00	10,260.00	10,773.00
BI-WEEKLY	3,895.85	4,090.62	4,295.08	4,509.69	4,735.38	4,972.15
HOURLY	48.6981	51.1327	53.6885	56.3712	59.1923	62.1519

65

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	103,824.00	109,020.00	114,468.00	120,192.00	126,204.00	132,516.00
MONTHLY	8,652.00	9,085.00	9,539.00	10,016.00	10,517.00	11,043.00
BI-WEEKLY	3,993.23	4,193.08	4,402.62	4,622.77	4,854.00	5,096.77
HOURLY	49.9154	52.4135	55.0327	57.7846	60.6750	63.7096

66 Civil Engineer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	106,416.00	111,732.00	117,324.00	123,192.00	129,348.00	135,816.00
MONTHLY	8,868.00	9,311.00	9,777.00	10,266.00	10,779.00	11,318.00
BI-WEEKLY	4,092.92	4,297.38	4,512.46	4,738.15	4,974.92	5,223.69
HOURLY	51.1615	53.7173	56.4058	59.2269	62.1865	65.2962

67

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	109,080.00	114,540.00	120,264.00	126,276.00	132,588.00	139,212.00
MONTHLY	9,090.00	9,545.00	10,022.00	10,523.00	11,049.00	11,601.00
BI-WEEKLY	4,195.38	4,405.38	4,625.54	4,856.77	5,099.54	5,354.31
HOURLY	52.4423	55.0673	57.8192	60.7096	63.7442	66.9288

90 Bus Operator

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	59,424.00	62,400.00	65,520.00	68,796.00	72,240.00	75,852.00
MONTHLY	4,952.00	5,200.00	5,460.00	5,733.00	6,020.00	6,321.00
BI-WEEKLY	2,285.54	2400.00	2520.00	2,646.00	2,778.46	2,917.38
HOURLY	28.5692	30.0000	31.5000	33.0750	34.7308	36.4673
Specialty - 5%	247.60	260.00	273.00	286.65	301.00	316.05

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STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	63,600.00	66,780.00	70,116.00	73,620.00	77,304.00	81,168.00
MONTHLY	5,300.00	5,565.00	5,843.00	6,135.00	6,442.00	6,764.00
BI-WEEKLY	2,446.15	2,568.46	2,696.77	2,831.54	2,973.23	3,121.85
HOURLY	30.5769	32.1058	33.7096	35.3942	37.1654	39.0231
Lgy Bonus 20	132.50	139.13	146.08	153.38	161.05	169.10
Lgy Bonus 25	265.00	278.25	292.15	306.75	322.10	338.20
Lgy Bonus 30	397.50	417.38	438.23	460.13	483.15	507.30

105

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	65,184.00	68,448.00	71,868.00	75,456.00	79,224.00	83,184.00
MONTHLY	5,432.00	5,704.00	5,989.00	6,288.00	6,602.00	6,932.00
BI-WEEKLY	2,507.08	2632.62	2764.15	2902.15	3047.08	3199.38
HOURLY	31.3385	32.9077	34.5519	36.2769	38.0885	39.9923
Lgy Bonus 20	135.80	142.60	149.73	157.20	165.05	173.30
Lgy Bonus 25	271.60	285.20	299.45	314.40	330.10	346.60
Lgy Bonus 30	407.40	427.80	449.18	471.60	495.15	519.90

106

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	66,816.00	70,152.00	73,656.00	77,340.00	81,204.00	85,260.00
MONTHLY	5,568.00	5,846.00	6,138.00	6,445.00	6,767.00	7,105.00
BI-WEEKLY	2,569.85	2,698.15	2,832.92	2,974.62	3,123.23	3,279.23
HOURLY	32.1231	33.7269	35.4115	37.1827	39.0404	40.9904
Lgy Bonus 20	139.20	146.15	153.45	161.13	169.18	177.63
Lgy Bonus 25	278.40	292.30	306.90	322.25	338.35	355.25
Lgy Bonus 30	417.60	438.45	460.35	483.38	507.53	532.88

107

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	68,496.00	71,916.00	75,516.00	79,296.00	83,256.00	87,420.00
MONTHLY	5,708.00	5,993.00	6,293.00	6,608.00	6,938.00	7,285.00
BI-WEEKLY	2,634.46	2,766.00	2,904.46	3,049.85	3,202.15	3,362.31
HOURLY	32.9308	34.5750	36.3058	38.1231	40.0269	42.0288
Lgy Bonus 20	142.70	149.83	157.33	165.20	173.45	182.13
Lgy Bonus 25	285.40	299.65	314.65	330.40	346.90	364.25
Lgy Bonus 30	428.10	449.48	471.98	495.60	520.35	546.38

108 Economic Development Analyst

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	70,200.00	73,716.00	77,400.00	81,276.00	85,344.00	89,616.00
MONTHLY	5,850.00	6,143.00	6,450.00	6,773.00	7,112.00	7,468.00
BI-WEEKLY	2,700.00	2,835.23	2,976.92	3,126.00	3,282.46	3,446.77
HOURLY	33.7500	35.4404	37.2115	39.0750	41.0308	43.0846
Lgy Bonus 20	146.25	153.58	161.25	169.33	177.80	186.70
Lgy Bonus 25	292.50	307.15	322.50	338.65	355.60	373.40
Lgy Bonus 30	438.75	460.73	483.75	507.98	533.40	560.10

109

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	71,964.00	75,564.00	79,344.00	83,316.00	87,480.00	91,860.00
MONTHLY	5,997.00	6,297.00	6,612.00	6,943.00	7,290.00	7,655.00
BI-WEEKLY	2,767.85	2,906.31	3,051.69	3,204.46	3,364.62	3,533.08
HOURLY	34.5981	36.3288	38.1462	40.0558	42.0577	44.1635
Lgy Bonus 20	149.93	157.43	165.30	173.58	182.25	191.38
Lgy Bonus 25	299.85	314.85	330.60	347.15	364.50	382.75
Lgy Bonus 30	449.78	472.28	495.90	520.73	546.75	574.13

110

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	73,752.00	77,436.00	81,312.00	85,380.00	89,652.00	94,140.00
MONTHLY	6,146.00	6,453.00	6,776.00	7,115.00	7,471.00	7,845.00
BI-WEEKLY	2,836.62	2,978.31	3,127.38	3,283.85	3,448.15	3,620.77
HOURLY	35.4577	37.2288	39.0923	41.0481	43.1019	45.2596
Lgy Bonus 20	153.65	161.33	169.40	177.88	186.78	196.13
Lgy Bonus 25	307.30	322.65	338.80	355.75	373.55	392.25
Lgy Bonus 30	460.95	483.98	508.20	533.63	560.33	588.38

111

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	75,600.00	79,380.00	83,352.00	87,516.00	91,896.00	96,492.00
MONTHLY	6,300.00	6,615.00	6,946.00	7,293.00	7,658.00	8,041.00
BI-WEEKLY	2,907.69	3,053.08	3,205.85	3,366.00	3,534.46	3,711.23
HOURLY	36.3462	38.1635	40.0731	42.0750	44.1808	46.3904
Lgy Bonus 20	157.50	165.38	173.65	182.33	191.45	201.03
Lgy Bonus 25	315.00	330.75	347.30	364.65	382.90	402.05
Lgy Bonus 30	472.50	496.13	520.95	546.98	574.35	603.08

112

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	77,508.00	81,384.00	85,452.00	89,724.00	94,212.00	98,928.00
MONTHLY	6,459.00	6,782.00	7,121.00	7,477.00	7,851.00	8,244.00
BI-WEEKLY	2,981.08	3,130.15	3,286.62	3,450.92	3,623.54	3,804.92
HOURLY	37.2635	39.1269	41.0827	43.1365	45.2942	47.5615
Lgy Bonus 20	161.48	169.55	178.03	186.93	196.28	206.10
Lgy Bonus 25	322.95	339.10	356.05	373.85	392.55	412.20
Lgy Bonus 30	484.43	508.65	534.08	560.78	588.83	618.30

113

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	79,452.00	83,424.00	87,600.00	91,980.00	96,576.00	101,400.00
MONTHLY	6,621.00	6,952.00	7,300.00	7,665.00	8,048.00	8,450.00
BI-WEEKLY	3,055.85	3,208.62	3,369.23	3,537.69	3,714.46	3,900.00
HOURLY	38.1981	40.1077	42.1154	44.2212	46.4308	48.7500
Lgy Bonus 20	165.53	173.80	182.50	191.63	201.20	211.25
Lgy Bonus 25	331.05	347.60	365.00	383.25	402.40	422.50
Lgy Bonus 30	496.58	521.40	547.50	574.88	603.60	633.75

114

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	81,432.00	85,500.00	89,772.00	94,260.00	98,976.00	103,920.00
MONTHLY	6,786.00	7,125.00	7,481.00	7,855.00	8,248.00	8,660.00
BI-WEEKLY	3,132.00	3,288.46	3,452.77	3,625.38	3,806.77	3,996.92
HOURLY	39.1500	41.1058	43.1596	45.3173	47.5846	49.9615
Lgy Bonus 20	169.65	178.13	187.03	196.38	206.20	216.50
Lgy Bonus 25	339.30	356.25	374.05	392.75	412.40	433.00
Lgy Bonus 30	508.95	534.38	561.08	589.13	618.60	649.50

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	83,472.00	87,648.00	92,028.00	96,624.00	101,460.00	106,536.00
MONTHLY	6,956.00	7,304.00	7,669.00	8,052.00	8,455.00	8,878.00
BI-WEEKLY	3,210.46	3,371.08	3,539.54	3,716.31	3,902.31	4,097.54
HOURLY	40.1308	42.1385	44.2442	46.4538	48.7788	51.2192
Lgy Bonus 20	173.90	182.60	191.73	201.30	211.38	221.95
Lgy Bonus 25	347.80	365.20	383.45	402.60	422.75	443.90
Lgy Bonus 30	521.70	547.80	575.18	603.90	634.13	665.85

116

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	85,548.00	89,820.00	94,308.00	99,024.00	103,980.00	109,176.00
MONTHLY	7,129.00	7,485.00	7,859.00	8,252.00	8,665.00	9,098.00
BI-WEEKLY	3,290.31	3,454.62	3,627.23	3,808.62	3,999.23	4,199.08
HOURLY	41.1288	43.1827	45.3404	47.6077	49.9904	52.4885
Lgy Bonus 20	178.23	187.13	196.48	206.30	216.63	227.45
Lgy Bonus 25	356.45	374.25	392.95	412.60	433.25	454.90
Lgy Bonus 30	534.68	561.38	589.43	618.90	649.88	682.35

117 Transportation Operations Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	87,684.00	92,064.00	96,672.00	101,508.00	106,584.00	111,912.00
MONTHLY	7,307.00	7,672.00	8,056.00	8,459.00	8,882.00	9,326.00
BI-WEEKLY	3,372.46	3,540.92	3,718.15	3,904.15	4,099.38	4,304.31
HOURLY	42.1558	44.2615	46.4769	48.8019	51.2423	53.8038
Lgy Bonus 20	182.68	191.80	201.40	211.48	222.05	233.15
Lgy Bonus 25	365.35	383.60	402.80	422.95	444.10	466.30
Lgy Bonus 30	548.03	575.40	604.20	634.43	666.15	699.45

118 Administrative Management Analyst I

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	89,880.00	94,380.00	99,096.00	104,052.00	109,260.00	114,720.00
MONTHLY	7,490.00	7,865.00	8,258.00	8,671.00	9,105.00	9,560.00
BI-WEEKLY	3,456.92	3,630.00	3,811.38	4,002.00	4,202.31	4,412.31
HOURLY	43.2115	45.3750	47.6423	50.0250	52.5288	55.1538
Lgy Bonus 20	187.25	196.63	206.45	216.78	227.63	239.00
Lgy Bonus 25	374.50	393.25	412.90	433.55	455.25	478.00
Lgy Bonus 30	561.75	589.88	619.35	650.33	682.88	717.00

119 Accountant/Cost Accountant
119 Fleet Maintenance Supervisor
119 Transit Administrative Supervisor
119 Transit Training and Safety Supervisor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	92,124.00	96,732.00	101,568.00	106,644.00	111,972.00	117,576.00
MONTHLY	7,677.00	8,061.00	8,464.00	8,887.00	9,331.00	9,798.00
BI-WEEKLY	3,543.23	3,720.46	3,906.46	4,101.69	4,306.62	4,522.15
HOURLY	44.2904	46.5058	48.8308	51.2712	53.8327	56.5269
Lgy Bonus 20	191.93	201.53	211.60	222.18	233.28	244.95
Lgy Bonus 25	383.85	403.05	423.20	444.35	466.55	489.90
Lgy Bonus 30	575.78	604.58	634.80	666.53	699.83	734.85

120 Administrative Management Analyst II
120 Executive Office Assistant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	94,440.00	99,168.00	104,124.00	109,332.00	114,804.00	120,540.00
MONTHLY	7,870.00	8,264.00	8,677.00	9,111.00	9,567.00	10,045.00
BI-WEEKLY	3,632.31	3,814.15	4,004.77	4,205.08	4,415.54	4,636.15
HOURLY	45.4038	47.6769	50.0596	52.5635	55.1942	57.9519
Lgy Bonus 20	196.75	206.60	216.93	227.78	239.18	251.13
Lgy Bonus 25	393.50	413.20	433.85	455.55	478.35	502.25
Lgy Bonus 30	590.25	619.80	650.78	683.33	717.53	753.38

121

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	96,792.00	101,628.00	106,704.00	112,044.00	117,648.00	123,528.00
MONTHLY	8,066.00	8,469.00	8,892.00	9,337.00	9,804.00	10,294.00
BI-WEEKLY	3,722.77	3,908.77	4,104.00	4,309.38	4,524.92	4,751.08
HOURLY	46.5346	48.8596	51.3000	53.8673	56.5615	59.3885
Lgy Bonus 20	201.65	211.73	222.30	233.43	245.10	257.35
Lgy Bonus 25	403.30	423.45	444.60	466.85	490.20	514.70
Lgy Bonus 30	604.95	635.18	666.90	700.28	735.30	772.05

122 Facilities Maintenance Supervisor
122 Senior Human Resources Analyst
122 Senior Planner

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	99,216.00	104,172.00	109,380.00	114,852.00	120,600.00	126,636.00
MONTHLY	8,268.00	8,681.00	9,115.00	9,571.00	10,050.00	10,553.00
BI-WEEKLY	3,816.00	4,006.62	4,206.92	4,417.38	4,638.46	4,870.62
HOURLY	47.7000	50.0827	52.5865	55.2173	57.9808	60.8827
Lgy Bonus 20	206.70	217.03	227.88	239.28	251.25	263.83
Lgy Bonus 25	413.40	434.05	455.75	478.55	502.50	527.65
Lgy Bonus 30	620.10	651.08	683.63	717.83	753.75	791.48

123

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	101,700.00	106,788.00	112,128.00	117,732.00	123,624.00	129,804.00
MONTHLY	8,475.00	8,899.00	9,344.00	9,811.00	10,302.00	10,817.00
BI-WEEKLY	3,911.54	4,107.23	4,312.62	4,528.15	4,754.77	4,992.46
HOURLY	48.8942	51.3404	53.9077	56.6019	59.4346	62.4058
Lgy Bonus 20	211.88	222.48	233.60	245.28	257.55	270.43
Lgy Bonus 25	423.75	444.95	467.20	490.55	515.10	540.85
Lgy Bonus 30	635.63	667.43	700.80	735.83	772.65	811.28

124 Assistant Transit Operations Manager
124 Senior Administrative Analyst
124 Transit Training and Safety Manager

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	104,244.00	109,452.00	114,924.00	120,672.00	126,708.00	133,044.00
MONTHLY	8,687.00	9,121.00	9,577.00	10,056.00	10,559.00	11,087.00
BI-WEEKLY	4,009.38	4,209.69	4,420.15	4,641.23	4,873.38	5,117.08
HOURLY	50.1173	52.6212	55.2519	58.0154	60.9173	63.9635
Lgy Bonus 20	217.18	228.03	239.43	251.40	263.98	277.18
Lgy Bonus 25	434.35	456.05	478.85	502.80	527.95	554.35
Lgy Bonus 30	651.53	684.08	718.28	754.20	791.93	831.53

125 Public Information Officer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	106,848.00	112,188.00	117,792.00	123,684.00	129,864.00	136,356.00
MONTHLY	8,904.00	9,349.00	9,816.00	10,307.00	10,822.00	11,363.00
BI-WEEKLY	4,109.54	4,314.92	4,530.46	4,757.08	4,994.77	5,244.46
HOURLY	51.3692	53.9365	56.6308	59.4635	62.4346	65.5558
Lgy Bonus 20	222.60	233.73	245.40	257.68	270.55	284.08
Lgy Bonus 25	445.20	467.45	490.80	515.35	541.10	568.15
Lgy Bonus 30	667.80	701.18	736.20	773.03	811.65	852.23

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	109,524.00	114,996.00	120,744.00	126,780.00	133,116.00	139,776.00
MONTHLY	9,127.00	9,583.00	10,062.00	10,565.00	11,093.00	11,648.00
BI-WEEKLY	4,212.46	4,422.92	4,644.00	4,876.15	5,119.85	5,376.00
HOURLY	52.6558	55.2865	58.0500	60.9519	63.9981	67.2000
Lgy Bonus 20	228.18	239.58	251.55	264.13	277.33	291.20
Lgy Bonus 25	456.35	479.15	503.10	528.25	554.65	582.40
Lgy Bonus 30	684.53	718.73	754.65	792.38	831.98	873.60

127

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	112,260.00	117,876.00	123,768.00	129,960.00	136,464.00	143,292.00
MONTHLY	9,355.00	9,823.00	10,314.00	10,830.00	11,372.00	11,941.00
BI-WEEKLY	4,317.69	4,533.69	4,760.31	4,998.46	5,248.62	5,511.23
HOURLY	53.9712	56.6712	59.5038	62.4808	65.6077	68.8904
Lgy Bonus 20	233.88	245.58	257.85	270.75	284.30	298.53
Lgy Bonus 25	467.75	491.15	515.70	541.50	568.60	597.05
Lgy Bonus 30	701.63	736.73	773.55	812.25	852.90	895.58

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	115,068.00	120,816.00	126,852.00	133,200.00	139,860.00	146,856.00
MONTHLY	9,589.00	10,068.00	10,571.00	11,100.00	11,655.00	12,238.00
BI-WEEKLY	4,425.69	4,646.77	4,878.92	5,123.08	5,379.23	5,648.31
HOURLY	55.3212	58.0846	60.9865	64.0385	67.2404	70.6038
Lgy Bonus 20	239.73	251.70	264.28	277.50	291.38	305.95
Lgy Bonus 25	479.45	503.40	528.55	555.00	582.75	611.90
Lgy Bonus 30	719.18	755.10	792.83	832.50	874.13	917.85

129

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	117,948.00	123,840.00	130,032.00	136,536.00	143,364.00	150,528.00
MONTHLY	9,829.00	10,320.00	10,836.00	11,378.00	11,947.00	12,544.00
BI-WEEKLY	4,536.46	4,763.08	5,001.23	5,251.38	5,514.00	5,789.54
HOURLY	56.7058	59.5385	62.5154	65.6423	68.9250	72.3692
Lgy Bonus 20	245.73	258.00	270.90	284.45	298.68	313.60
Lgy Bonus 25	491.45	516.00	541.80	568.90	597.35	627.20
Lgy Bonus 30	737.18	774.00	812.70	853.35	896.03	940.80

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

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	120,888.00	126,936.00	133,284.00	139,944.00	146,940.00	154,284.00
MONTHLY	10,074.00	10,578.00	11,107.00	11,662.00	12,245.00	12,857.00
BI-WEEKLY	4,649.54	4,882.15	5,126.31	5,382.46	5,651.54	5,934.00
HOURLY	58.1192	61.0269	64.0788	67.2808	70.6442	74.1750
Lgy Bonus 20	251.85	264.45	277.68	291.55	306.13	321.43
Lgy Bonus 25	503.70	528.90	555.35	583.10	612.25	642.85
Lgy Bonus 30	755.55	793.35	833.03	874.65	918.38	964.28

131 Plan Check Engineer
131 Transit Operations Manager

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	123,912.00	130,104.00	136,608.00	143,436.00	150,612.00	158,148.00
MONTHLY	10,326.00	10,842.00	11,384.00	11,953.00	12,551.00	13,179.00
BI-WEEKLY	4,765.85	5,004.00	5,254.15	5,516.77	5,792.77	6,082.62
HOURLY	59.5731	62.5500	65.6769	68.9596	72.4096	76.0327
Lgy Bonus 20	258.15	271.05	284.60	298.83	313.78	329.48
Lgy Bonus 25	516.30	542.10	569.20	597.65	627.55	658.95
Lgy Bonus 30	774.45	813.15	853.80	896.48	941.33	988.43

132 FCC Therapist/Trainer II

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	127,008.00	133,356.00	140,028.00	147,024.00	154,380.00	162,096.00
MONTHLY	10,584.00	11,113.00	11,669.00	12,252.00	12,865.00	13,508.00
BI-WEEKLY	4,884.92	5,129.08	5,385.69	5,654.77	5,937.69	6,234.46
HOURLY	61.0615	64.1135	67.3212	70.6846	74.2212	77.9308
Lgy Bonus 20	264.60	277.83	291.73	306.30	321.63	337.70
Lgy Bonus 25	529.20	555.65	583.45	612.60	643.25	675.40
Lgy Bonus 30	793.80	833.48	875.18	918.90	964.88	1013.10

133 Human Resources Manager
133 Public Works Superintendent

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	130,176.00	136,680.00	143,520.00	150,696.00	158,232.00	166,140.00
MONTHLY	10,848.00	11,390.00	11,960.00	12,558.00	13,186.00	13,845.00
BI-WEEKLY	5,006.77	5,256.92	5,520.00	5,796.00	6,085.85	6,390.00
HOURLY	62.5846	65.7115	69.0000	72.4500	76.0731	79.8750
Lgy Bonus 20	271.20	284.75	299.00	313.95	329.65	346.13
Lgy Bonus 25	542.40	569.50	598.00	627.90	659.30	692.25
Lgy Bonus 30	813.60	854.25	897.00	941.85	988.95	1038.38

134 Assistant to the City Manager

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	133,440.00	140,112.00	147,120.00	154,476.00	162,204.00	170,316.00
MONTHLY	11,120.00	11,676.00	12,260.00	12,873.00	13,517.00	14,193.00
BI-WEEKLY	5,132.31	5,388.92	5,658.46	5,941.38	6,238.62	6,550.62
HOURLY	64.1538	67.3615	70.7308	74.2673	77.9827	81.8827
Lgy Bonus 20	278.00	291.90	306.50	321.83	337.93	354.83
Lgy Bonus 25	556.00	583.80	613.00	643.65	675.85	709.65
Lgy Bonus 30	834.00	875.70	919.50	965.48	1013.78	1064.48

135

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	136,764.00	143,604.00	150,780.00	158,316.00	166,236.00	174,552.00
MONTHLY	11,397.00	11,967.00	12,565.00	13,193.00	13,853.00	14,546.00
BI-WEEKLY	5,260.15	5,523.23	5,799.23	6,089.08	6,393.69	6,713.54
HOURLY	65.7519	69.0404	72.4904	76.1135	79.9212	83.9192
Lgy Bonus 20	284.93	299.18	314.13	329.83	346.33	363.65
Lgy Bonus 25	569.85	598.35	628.25	659.65	692.65	727.30
Lgy Bonus 30	854.78	897.53	942.38	989.48	1038.98	1090.95

136

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	140,184.00	147,192.00	154,548.00	162,276.00	170,388.00	178,908.00
MONTHLY	11,682.00	12,266.00	12,879.00	13,523.00	14,199.00	14,909.00
BI-WEEKLY	5,391.69	5,661.23	5,944.15	6,241.38	6,553.38	6,881.08
HOURLY	67.3962	70.7654	74.3019	78.0173	81.9173	86.0135
Lgy Bonus 20	292.05	306.65	321.98	338.08	354.98	372.73
Lgy Bonus 25	584.10	613.30	643.95	676.15	709.95	745.45
Lgy Bonus 30	876.15	919.95	965.93	1014.23	1064.93	1118.18

137

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	143,700.00	150,888.00	158,436.00	166,356.00	174,672.00	183,408.00
MONTHLY	11,975.00	12,574.00	13,203.00	13,863.00	14,556.00	15,284.00
BI-WEEKLY	5,526.92	5,803.38	6,093.69	6,398.31	6,718.15	7,054.15
HOURLY	69.0865	72.5423	76.1712	79.9788	83.9769	88.1769
Lgy Bonus 20	299.38	314.35	330.08	346.58	363.90	382.10
Lgy Bonus 25	598.75	628.70	660.15	693.15	727.80	764.20
Lgy Bonus 30	898.13	943.05	990.23	1039.73	1091.70	1146.30

138 Chief Fiscal Officer
138 Principal Civil Engineer
138 Transit Administrative Officer
138 Transit Operations Officer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	147,288.00	154,656.00	162,384.00	170,508.00	179,028.00	187,980.00
MONTHLY	12,274.00	12,888.00	13,532.00	14,209.00	14,919.00	15,665.00
BI-WEEKLY	5,664.92	5,948.31	6,245.54	6,558.00	6,885.69	7,230.00
HOURLY	70.8115	74.3538	78.0692	81.9750	86.0712	90.3750
Lgy Bonus 20	306.85	322.20	338.30	355.23	372.98	391.63
Lgy Bonus 25	613.70	644.40	676.60	710.45	745.95	783.25
Lgy Bonus 30	920.55	966.60	1014.90	1065.68	1118.93	1174.88

139

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	150,972.00	158,520.00	166,452.00	174,780.00	183,516.00	192,696.00
MONTHLY	12,581.00	13,210.00	13,871.00	14,565.00	15,293.00	16,058.00
BI-WEEKLY	5,806.62	6,096.92	6,402.00	6,722.31	7,058.31	7,411.38
HOURLY	72.5827	76.2115	80.0250	84.0288	88.2288	92.6423
Lgy Bonus 20	314.53	330.25	346.78	364.13	382.33	401.45
Lgy Bonus 25	629.05	660.50	693.55	728.25	764.65	802.90
Lgy Bonus 30	943.58	990.75	1040.33	1092.38	1146.98	1204.35

140

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	154,740.00	162,480.00	170,604.00	179,136.00	188,088.00	197,496.00
MONTHLY	12,895.00	13,540.00	14,217.00	14,928.00	15,674.00	16,458.00
BI-WEEKLY	5,951.54	6,249.23	6,561.69	6,889.85	7,234.15	7,596.00
HOURLY	74.3942	78.1154	82.0212	86.1231	90.4269	94.9500
Lgy Bonus 20	322.38	338.50	355.43	373.20	391.85	411.45
Lgy Bonus 25	644.75	677.00	710.85	746.40	783.70	822.90
Lgy Bonus 30	967.13	1015.50	1066.28	1119.60	1175.55	1234.35

141 Assistant Director of Transportation
141 Assistant Public Works Director/City Engineer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	158,604.00	166,536.00	174,864.00	183,612.00	192,792.00	202,428.00
MONTHLY	13,217.00	13,878.00	14,572.00	15,301.00	16,066.00	16,869.00
BI-WEEKLY	6,100.15	6,405.23	6,725.54	7,062.00	7,415.08	7,785.69
HOURLY	76.2519	80.0654	84.0692	88.2750	92.6885	97.3212
Lgy Bonus 20	330.43	346.95	364.30	382.53	401.65	421.73
Lgy Bonus 25	660.85	693.90	728.60	765.05	803.30	843.45
Lgy Bonus 30	991.28	1040.85	1092.90	1147.58	1204.95	1265.18

142

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	162,576.00	170,700.00	179,232.00	188,196.00	197,604.00	207,480.00
MONTHLY	13,548.00	14,225.00	14,936.00	15,683.00	16,467.00	17,290.00
BI-WEEKLY	6,252.92	6,565.38	6,893.54	7,238.31	7,600.15	7,980.00
HOURLY	78.1615	82.0673	86.1692	90.4788	95.0019	99.7500
Lgy Bonus 20	338.70	355.63	373.40	392.08	411.68	432.25
Lgy Bonus 25	677.40	711.25	746.80	784.15	823.35	864.50
Lgy Bonus 30	1016.10	1066.88	1120.20	1176.23	1235.03	1296.75

143

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	166,644.00	174,972.00	183,720.00	192,912.00	202,560.00	212,688.00
MONTHLY	13,887.00	14,581.00	15,310.00	16,076.00	16,880.00	17,724.00
BI-WEEKLY	6,409.38	6,729.69	7,066.15	7,419.69	7,790.77	8,180.31
HOURLY	80.1173	84.1212	88.3269	92.7462	97.3846	102.2538
Lgy Bonus 20	347.18	364.53	382.75	401.90	422.00	443.10
Lgy Bonus 25	694.35	729.05	765.50	803.80	844.00	886.20
Lgy Bonus 30	1041.53	1093.58	1148.25	1205.70	1266.00	1329.30

144

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	170,808.00	179,352.00	188,316.00	197,736.00	207,624.00	218,004.00
MONTHLY	14,234.00	14,946.00	15,693.00	16,478.00	17,302.00	18,167.00
BI-WEEKLY	6,569.54	6,898.15	7,242.92	7,605.23	7,985.54	8,384.77
HOURLY	82.1192	86.2269	90.5365	95.0654	99.8192	104.8096
Lgy Bonus 20	355.85	373.65	392.33	411.95	432.55	454.18
Lgy Bonus 25	711.70	747.30	784.65	823.90	865.10	908.35
Lgy Bonus 30	1067.55	1120.95	1176.98	1235.85	1297.65	1362.53

145

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	175,080.00	183,840.00	193,032.00	202,680.00	212,820.00	223,464.00
MONTHLY	14,590.00	15,320.00	16,086.00	16,890.00	17,735.00	18,622.00
BI-WEEKLY	6,733.85	7,070.77	7,424.31	7,795.38	8,185.38	8,594.77
HOURLY	84.1731	88.3846	92.8038	97.4423	102.3173	107.4346
Lgy Bonus 20	364.75	383.00	402.15	422.25	443.38	465.55
Lgy Bonus 25	729.50	766.00	804.30	844.50	886.75	931.10
Lgy Bonus 30	1094.25	1149.00	1206.45	1266.75	1330.13	1396.65

146

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	179,460.00	188,436.00	197,856.00	207,744.00	218,136.00	229,044.00
MONTHLY	14,955.00	15,703.00	16,488.00	17,312.00	18,178.00	19,087.00
BI-WEEKLY	6,902.31	7,247.54	7,609.85	7,990.15	8,389.85	8,809.38
HOURLY	86.2788	90.5942	95.1231	99.8769	104.8731	110.1173
Lgy Bonus 20	373.88	392.58	412.20	432.80	454.45	477.18
Lgy Bonus 25	747.75	785.15	824.40	865.60	908.90	954.35
Lgy Bonus 30	1121.63	1177.73	1236.60	1298.40	1363.35	1431.53

147

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	183,960.00	193,164.00	202,824.00	212,964.00	223,608.00	234,792.00
MONTHLY	15,330.00	16,097.00	16,902.00	17,747.00	18,634.00	19,566.00
BI-WEEKLY	7,075.38	7,429.38	7,800.92	8,190.92	8,600.31	9,030.46
HOURLY	88.4423	92.8673	97.5115	102.3865	107.5038	112.8808
Lgy Bonus 20	383.25	402.43	422.55	443.68	465.85	489.15
Lgy Bonus 25	766.50	804.85	845.10	887.35	931.70	978.30
Lgy Bonus 30	1149.75	1207.28	1267.65	1331.03	1397.55	1467.45

148

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	188,556.00	197,988.00	207,888.00	218,280.00	229,200.00	240,660.00
MONTHLY	15,713.00	16,499.00	17,324.00	18,190.00	19,100.00	20,055.00
BI-WEEKLY	7,252.15	7,614.92	7,995.69	8,395.38	8,815.38	9,256.15
HOURLY	90.6519	95.1865	99.9462	104.9423	110.1923	115.7019
Lgy Bonus 20	392.83	412.48	433.10	454.75	477.50	501.38
Lgy Bonus 25	785.65	824.95	866.20	909.50	955.00	1002.75
Lgy Bonus 30	1178.48	1237.43	1299.30	1364.25	1432.50	1504.13

149

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	193,272.00	202,932.00	213,084.00	223,740.00	234,924.00	246,672.00
MONTHLY	16,106.00	16,911.00	17,757.00	18,645.00	19,577.00	20,556.00
BI-WEEKLY	7,433.54	7,805.08	8,195.54	8,605.38	9,035.54	9,487.38
HOURLY	92.9192	97.5635	102.4442	107.5673	112.9442	118.5923
Lgy Bonus 20	402.65	422.78	443.93	466.13	489.43	513.90
Lgy Bonus 25	805.30	845.55	887.85	932.25	978.85	1027.80
Lgy Bonus 30	1207.95	1268.33	1331.78	1398.38	1468.28	1541.70

150 Joint Powers Authority Accountant

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

200 Police Trainee

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	83,124.00	-	-	-	-	-
MONTHLY	6,927.00	-	-	-	-	-
BI-WEEKLY	3,197.08	-	-	-	-	-
HOURLY	39.9635	-	-	-	-	-

201 Police Officer

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	97,788.00	102,660.00	107,808.00	113,184.00	118,860.00	124,800.00
MONTHLY	8,149.00	8,555.00	8,984.00	9,432.00	9,905.00	10,400.00
BI-WEEKLY	3,761.08	3,948.46	4,146.46	4,353.23	4,571.54	4,800.00
HOURLY	47.0135	49.3558	51.8308	54.4154	57.1442	60.0000
EDUCATIONAL INCENTIVE BONUS						
AA	1,303.96	1,303.96	1,303.96	1,303.96	1,303.96	1,303.96
BA	1,819.96	1,819.96	1,819.96	1,819.96	1,819.96	1,819.96
SPECIALIST	664.75	664.75	664.75	664.75	664.75	664.75
Lgy Bonus 7	365.00	365.00	365.00	365.00	365.00	365.00
Lgy Bonus 12	520.00	520.00	520.00	520.00	520.00	520.00
Lgy Bonus 20	927.45	947.75	969.20	991.60	1,015.25	1,040.00
Lgy Bonus 26	1,334.90	1,375.50	1,418.40	1,463.20	1,510.50	1,560.00

203 Police Sergeant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	126,528.00	132,864.00	139,488.00	146,472.00	153,804.00	161,496.00
MONTHLY	10,544.00	11,072.00	11,624.00	12,206.00	12,817.00	13,458.00
BI-WEEKLY	4,866.46	5,110.15	5,364.92	5,633.54	5,915.54	6,211.38
HOURLY	60.8308	63.8769	67.0615	70.4192	73.9442	77.6423
EDUCATIONAL INCENTIVE BONUS						
AA	1,612.53	1,612.53	1,612.53	1,612.53	1,612.53	1,612.53
BA	2,230.53	2,230.53	2,230.53	2,230.53	2,230.53	2,230.53
SPECIAL DUTY PAY	420.00	420.00	420.00	420.00	420.00	420.00
Lgy Bonus 7	326.00	326.00	326.00	326.00	326.00	326.00
Lgy Bonus 12	520.00	520.00	520.00	520.00	520.00	520.00
Lgy Bonus 20	1,047.20	1,073.60	1,101.20	1,130.30	1,160.85	1,192.90
Lgy Bonus 26	1,574.40	1,627.20	1,682.40	1,740.60	1,801.70	1,865.80

227 Police Lieutenant

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	162,720.00	170,856.00	179,400.00	188,376.00	197,796.00	207,684.00
MONTHLY	13,560.00	14,238.00	14,950.00	15,698.00	16,483.00	17,307.00
BI-WEEKLY	6,258.46	6,571.38	6,900.00	7,245.23	7,607.54	7,987.85
HOURLY	78.2308	82.1423	86.2500	90.5654	95.0942	99.8481
EDUCATIONAL INCENTIVE BONUS						
BA	1,766.44	1,837.84	1,912.84	1,991.56	2,074.24	2,161.00
CA POST Mgmt. Cert.	678.00	711.90	747.50	784.90	824.15	865.35
Lgy Bonus 20	678.00	711.90	747.50	784.90	824.15	865.35
Lgy Bonus 26	1,356.00	1,423.80	1,495.00	1,569.80	1,648.30	1,730.70
Mgmt Incentive Pay	1,288.20	1,352.61	1,420.25	1,491.31	1,565.89	1,644.17

231 Police Captain

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	193,476.00	203,148.00	213,300.00	223,968.00	235,164.00	246,924.00
MONTHLY	16,123.00	16,929.00	17,775.00	18,664.00	19,597.00	20,577.00
BI-WEEKLY	7,441.38	7,813.38	8,203.85	8,614.15	9,044.77	9,497.08
HOURLY	93.0173	97.6673	102.5481	107.6769	113.0596	118.7135
EDUCATIONAL INCENTIVE BONUS						
BA	2,036.08	2,120.92	2,209.96	2,303.56	2,401.84	2,505.04
CA POST Mgmt. Cert.	806.15	846.45	888.75	933.20	979.85	1,028.85
Lgy Bonus 20	806.15	846.45	888.75	933.20	979.85	1,028.85
Lgy Bonus 26	1,612.30	1,692.90	1,777.50	1,866.40	1,959.70	2,057.70
Mgmt Incentive Pay	1,531.69	1,608.26	1,688.63	1,773.08	1,861.72	1,954.82

232 Deputy Police Chief

STEP	*1*
ANNUAL	259,272.00
MONTHLY	21,606.00
BI-WEEKLY	9,972.00
HOURLY	124.6500
EDUCATIONAL INCENTIVE BONUS	
BA	2,792.72
CA POST Mgmt. Cert.	1,080.30
Lgy Bonus 20	1,080.30
Lgy Bonus 26	2,160.60
Mgmt Incentive Pay	2,052.57

301 Mayor

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	31,200.00					
MONTHLY	2,600.00					
BI-WEEKLY	1,200.00					
HOURLY	15.0000					

302 Councilmember

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	19,200.00					
MONTHLY	1,600.00					
BI-WEEKLY	738.46					
HOURLY	9.2308					

303 City Clerk

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

304 City Treasurer

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

305 Youth Commissioner

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

306 Gardena Beautification Commissioner
306 Gardena Economic Business Advisory Commissioner
306 Human Services Commissioner
306 Recreation Commissioner
306 Rent Mediation Board Member
306 Senior Citizens Commissioner

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

308 Planning Commissioner

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

330 Department Heads

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	183,084.00	192,240.00	201,852.00	211,944.00	222,540.00	233,664.00
MONTHLY	15,257.00	16,020.00	16,821.00	17,662.00	18,545.00	19,472.00
BI-WEEKLY	7,041.69	7,393.85	7,763.54	8,151.69	8,559.23	8,987.08
HOURLY	88.0212	92.4231	97.0442	101.8962	106.9904	112.3385
Lgy Bonus 20	381.43	400.50	420.53	441.55	463.63	486.80
Lgy Bonus 25	762.85	801.00	841.05	883.10	927.25	973.60
Lgy Bonus 30	1144.28	1201.50	1261.58	1324.65	1390.88	1460.40

335 Deputy City Manager

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	192,240.00	201,852.00	211,944.00	222,540.00	233,664.00	245,352.00
MONTHLY	16,020.00	16,821.00	17,662.00	18,545.00	19,472.00	20,446.00
BI-WEEKLY	7,393.85	7,763.54	8,151.69	8,559.23	8,987.08	9,436.62
HOURLY	92.4231	97.0442	101.8962	106.9904	112.3385	117.9577
Lgy Bonus 20	400.50	420.53	441.55	463.63	486.80	511.15
Lgy Bonus 25	801.00	841.05	883.10	927.25	973.60	1022.30
Lgy Bonus 30	1201.50	1261.58	1324.65	1390.88	1460.40	1533.45

339 Assistant City Manager

STEP	*1*	*2*	*3*	*4*	*5*	*6*
ANNUAL	200,964.00	211,008.00	221,556.00	232,632.00	244,260.00	256,476.00
MONTHLY	16,747.00	17,584.00	18,463.00	19,386.00	20,355.00	21,373.00
BI-WEEKLY	7,729.38	8,115.69	8,521.38	8,947.38	9,394.62	9,864.46
HOURLY	96.6173	101.4462	106.5173	111.8423	117.4327	123.3058
Lgy Bonus 20	418.68	439.60	461.58	484.65	508.88	534.33
Lgy Bonus 25	837.35	879.20	923.15	969.30	1017.75	1068.65
Lgy Bonus 30	1256.03	1318.80	1384.73	1453.95	1526.63	1602.98

340 Police Chief

STEP	*1*
ANNUAL	290,712.00
MONTHLY	24,226.00
BI-WEEKLY	11,181.23
HOURLY	139.7654
Edu Incentive Pay	3,107.12
CA POST Exe Cert	2,422.60
Lgy Bonus 26	2,422.60
Mgmt Incentive Pay	2,301.47

350 City Manager

STEP	*1*
ANNUAL	324,010.00
MONTHLY	27,000.83
BI-WEEKLY	12,461.92
HOURLY	155.7740

LIFEGUARD/SWIM INSTRUCTOR

(Job Summary)

Description

Under general supervision, provides aquatic safety and supervision for patrons; monitors activities in the pool and Agency aquatic facilities in order to ensure the safety and well-being of patrons; explains and enforces swimming programs and pool policies, regulations, and rules; performs rescues and administers first aid as necessary; teaches aquatic programs, lessons, and classes for groups and individuals of all ages; and performs related work as required.

Supervision Received and Exercised: Receives general supervision from assigned Supervisor. Exercises no direct supervision over staff.

Distinguishing Characteristics: This journey level classification is responsible for independently and attentively observing swimmers and ensuring compliance with pool policies and safety guidelines. Positions at this level exercise judgment and initiative in their assigned tasks, receive only occasional instruction or assistance as new or unusual situations arise and are fully aware of the operating procedures and policies of the work unit.

Representative Duties

Management reserves the right to add, modify, change, or rescind the work assignments of different positions and to make reasonable accommodations so that qualified employees can perform the essential functions of the job.

- Provides aquatic safety and supervision for patrons; monitors activities in the pool and facilities to avoid and prevent accidents, and to ensure the safety and well-being of patrons; promotes public safety at all times
- Acts as lifeguard and provide courteous customer service to all patrons during pool hours and at all events held at the pool
- Implements and enforces Agency policies, rules, and procedures
- Provides first responder medical emergency response to water and other Agency emergencies; administers basic first aid and adult and/or child cardiopulmonary resuscitation (CPR) as necessary
- Provides instruction in swim lesson programs, lessons, and classes for groups and individuals of all ages
- Listens and responds to patrons' needs for assistance or information and provides the public with general information
- Maintains cleanliness of aquatic facilities; performs chemical checks, light cleaning and custodial duties including mopping, scrubbing, hosing, sweeping, and removing litter
- Inspects and maintains swimming and pool equipment for functionality; recommends maintenance and repair as needed
- Receives and responds to questions, concerns, and complaints; determines issue and resolves within established guidelines or refers to supervisor as appropriate
- Maintains logs and records of activities including incident reports and training logs
- Attends trainings, workshops, and classes related to job duties
- Observes and complies with all Agency and City mandated safety rules, regulations, and protocols
- Performs other duties as assigned

Qualifications Guide

Education and Experience

Any combination of training and experience that would provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the required qualifications would be:

Education: High School Diploma or G.E.D.

Experience: (Preferred) 1 year of Lifeguard/Swim Instructor experience in a swimming pool or aquatic facility. The minimum age for this position in this classification is eighteen (18) years of age.

Knowledge and Abilities

Knowledge of:

- Swimming pool, guest safety and emergency procedures
- Life-guarding skills and methods
- Operational characteristics of water rescue safety equipment and devices
- Agency and mandated safety rules, regulations, and protocols, including basic first aid and adult and/or child cardiopulmonary resuscitation (CPR) methods.
- Basic maintenance and cleaning practices
- Occupational hazards and standard safety practices
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and Agency staff
- The structure and content of the English language to effectively perform the work.
- Modern equipment and communication tools used for business functions and program, project, and task coordination, including computers and software programs relevant to work performed

Ability to:

- Attentively observe and monitor the safety of swimmers and other guests using aquatic facilities
- Exercise professional judgment to act effectively in emergency situations
- Interpret and implement aquatic facility policies and practices
- Work with children and adults in a recreational setting
- Assist with swim meets, rentals, and classes
- Provide courteous assistance to facility patrons
- Maintain discipline, order, and safety in a crowded and noisy environment
- Maintain facilities and equipment in a clean, safe, and secure manner
- Perform work in an efficient, effective, safe, and timely manner
- Maintain accurate logs, records, and basic written records of work performed
- Understand and carry out oral instructions
- Observe and comply with Agency and mandated safety rules, regulations, and protocols
- Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines
- Effectively use computer systems, software applications, and modern business equipment to perform a variety of work tasks
- Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax
- Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work

Physical Demands and Working Conditions

Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions of the job.

Work is primarily performed within a public swimming pool environment where stamina is needed to perform moderate to heavy lifting of pool equipment and furniture, or children or adults who may require removal from the pool, and to stay in the pool for prolonged periods of time. Must possess the mobility to stand, stoop, kneel, reach, bend, climb, push and pull materials and equipment, and swim, while wearing an appropriate uniform with protective equipment. Vision and hearing which must be sufficient to see and hear adults and children in crowded and noisy conditions situations. Must also possess the mobility to work in an office setting and use standard office equipment, including a computer; vision to read printed materials and a computer screen; and hearing and speech to communicate in person or by using a telephone and radio in. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard or to operate safety equipment. Must possess the ability to swim distances, and dive to pool depths, as determined by testing/certification authorities, and to lift 100 pounds or heavier weights with the use of proper equipment and/or assistance from other staff.

Working Conditions

Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions of the job.

Employees work outdoors in a pool environment with wet and slippery conditions and are exposed to variable weather conditions; may be exposed to chlorine, acids, and other chemicals at aquatics facilities, as well as blood and body fluids while rendering first aid and CPR. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.

License

Must have and maintain a valid California Class “C” driver’s license or equivalent.
Possession of valid certifications in American Red Cross Adult and Pediatric First Aid/CPR/AED and American Red Cross Lifeguarding, to be maintained throughout employment.

LIFEGUARD TRAINEE

(Job Summary)

Description

This is a trainee position designed to assess the skill set necessary to be a Lifeguard. Incumbents participate in a multi-day training program to learn how to properly perform swim rescues, provide emergency medical treatment; assist in the maintenance of facilities and equipment; and perform a variety of technical tasks relative to the assigned area of responsibility.

This is a seasonal, part-time, hourly, at-will position requires working mornings, afternoons, evenings, weekends, and holidays shifts. Attendance is mandatory at all training dates to obtain the required certifications. After successful completion of the program, the Lifeguard Trainee may be appointed to a lifeguard position.

This position is offered on a 3-month trial basis. Candidates must pass a swim test to be eligible for the Lifeguard Trainee position. The test consists of several physical components:

- First, candidates must jump into the water, submerge, resurface, and swim 150 yards using front crawl, breaststroke, or a combination of both. Following that, candidates must tread water for 2 minutes using only their legs. Next, they will swim 50 yards using the same techniques. The final portion is a timed event where candidates must swim 20 yards, dive to retrieve a 10-pound object from a depth of 7-12 feet, swim 20 yards back on their back, and exit the water without using a ladder, all within 1 minute and 40 seconds. Candidates must successfully complete all components of the test to be considered for hire as a lifeguard.

During the 3-month period the candidate will be training to become a lifeguard, upon successful completion of the required lifeguard certification, the candidate will become eligible for permanent employment as a lifeguard.

Supervision Received and Exercised: Receives general supervision from assigned Supervisor. Exercises no direct supervision over staff.

Distinguishing Characteristics: This journey level classification is responsible for independently and attentively observing swimmers and ensuring compliance with pool policies and safety guidelines. Positions at this level exercise judgment and initiative in their assigned tasks, receive only occasional instruction or assistance as new or unusual situations arise and are fully aware of the operating procedures and policies of the work unit.

Representative Duties

Management reserves the right to add, modify, change, or rescind the work assignments of different positions and to make reasonable accommodations so that qualified employees can perform the essential functions of the job.

- Attend mandatory training, education and seminars provided by the City of Gardena
- Learn how to observe swimmers in the pool and surrounding areas
- Undergo written and physically administer tests necessary for certification
- Successfully complete and pass American Red Cross certification programs for First Aid, CPR and AED for the Professional Rescuer and Lifeguarding
- Provide first aid, CPR, and/or pool rescue skills as needed at the conclusion of the training program
- Learn how to perform preventative maintenance and repairs n facility and equipment, including monitoring chemical balance in pools, backwashing pools, and related function

- Maintain records on activities and operations. Document information in logbooks
- Performs related duties as assigned

Qualifications Guide

Education and Experience

Any combination of training and experience that would provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the required qualifications would be:

Education: High School Diploma or G.E.D.

Experience: Preferably some experience working with the public and previous aquatic experience is highly desirable. The minimum age for this position in this classification is eighteen (18) years of age.

Knowledge and Abilities

Knowledge of:

- Principles and practices of basic pool lifeguarding and first aid
- Swimming strokes and dicing techniques
- Swimming pool, guest safety and emergency procedures
- Life-guarding skills and methods
- Operational characteristics of water rescue safety equipment and devices
- Agency and mandated safety rules, regulations, and protocols, including basic first aid and adult and/or child cardiopulmonary resuscitation (CPR) methods.
- Basic maintenance and cleaning practices
- Occupational hazards and standard safety practices
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and Agency staff
- The structure and content of the English language to effectively perform the work.
- Modern equipment and communication tools used for business functions and program, project, and task coordination, including computers and software programs relevant to work performed

Ability to:

- Attentively observe and monitor the safety of swimmers and other guests using aquatic facilities
- Exercise professional judgment to act effectively in emergency situations
- Interpret and implement aquatic facility policies and practices
- Work with children and adults in a recreational setting
- Assist with swim meets, pool rentals, and classes
- Provide courteous assistance to facility patrons
- Maintain discipline, order, and safety in a crowded and noisy environment
- Maintain facilities and equipment in a clean, safe, and secure manner
- Perform work in an efficient, effective, safe, and timely manner
- Maintain accurate logs, records, and basic written records of work performed
- Understand and carry out oral instructions
- Observe and comply with Agency and mandated safety rules, regulations, and protocols
- Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines
- Effectively use computer systems, software applications, and modern business equipment to perform a variety of work tasks
- Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax
- Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work

Physical Demands and Working Conditions

Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions of the job.

Work is primarily performed within a public swimming pool environment where stamina is needed to perform moderate to heavy lifting of pool equipment and furniture, or children or adults who may require removal from the pool, and to stay in the pool for prolonged periods of time. Must possess the mobility to stand, stoop, kneel, reach, bend, climb, push and pull materials and equipment, and swim, while wearing an appropriate uniform with protective equipment. Vision and hearing which must be sufficient to see and hear adults and children in crowded and noisy conditions situations. Must also possess the mobility to work in an office setting and use standard office equipment, including a computer; vision to read printed materials and a computer screen; and hearing and speech to communicate in person or by using a telephone and radio in. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard or to operate safety equipment. Must possess the ability to swim distances, and dive to pool depths, as determined by testing/certification authorities, and to lift 100 pounds or heavier weights with the use of proper equipment and/or assistance from other staff.

Working Conditions

Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions of the job.

Employees work outdoors in a pool environment with wet and slippery conditions and are exposed to variable weather conditions; may be exposed to chlorine, acids, and other chemicals at aquatics facilities, as well as blood and body fluids while rendering first aid and CPR. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.

License

Must have and maintain a valid California Class “C” driver’s license or equivalent.

CITY OF GARDENA
GARDENA, CA

CLASS SPECIFICATION
JANUARY 2025

LIFEGUARD

(Job Summary)

Description

Under general supervision, provides aquatic safety and supervision for patrons; monitors activities in the pool and Agency aquatic facilities in order to ensure the safety and well-being of patrons; explains and enforces swimming programs and pool policies, regulations, and rules; performs rescues and administers first aid as necessary; and performs related work as required.

Supervision Received and Exercised: Receives general supervision from assigned Supervisor. Exercises no direct supervision over staff.

Distinguishing Characteristics: This journey level classification is responsible for independently and attentively observing swimmers and ensuring compliance with pool policies and safety guidelines. Positions at this level exercise judgment and initiative in their assigned tasks, receive only occasional instruction or assistance as new or unusual situations arise and are fully aware of the operating procedures and policies of the work unit.

Representative Duties

Management reserves the right to add, modify, change, or rescind the work assignments of different positions and to make reasonable accommodations so that qualified employees can perform the essential functions of the job.

- Provides aquatic safety and supervision for patrons; monitors activities in the pool and facilities to avoid and prevent accidents, and to ensure the safety and well-being of patrons; promotes public safety at all times
- Acts as lifeguard and provide courteous customer service to all patrons during pool hours and at all events held at the pool
- Implements and enforces Agency policies, rules, and procedures
- Provides first responder medical emergency response to water and other Agency emergencies; administers basic first aid and adult and/or child cardiopulmonary resuscitation (CPR) as necessary
- Provides assistance in swim lesson programs
- Listens and responds to patrons' needs for assistance or information and provides the public with general information
- Maintains cleanliness of aquatic facilities; performs chemical checks, light cleaning and custodial duties including mopping, scrubbing, hosing, sweeping, and removing litter
- Inspects and maintains swimming and pool equipment for functionality; recommends maintenance and repair as needed
- Receives and responds to questions, concerns, and complaints; determines issue and resolves within established guidelines or refers to supervisor as appropriate
- Maintains logs and records of activities including incident reports and training logs.
- Attends trainings, workshops, and classes related to job duties
- Observes and complies with all Agency and City mandated safety rules, regulations, and protocols
- Performs other duties as assigned

Qualifications Guide

Education and Experience

Any combination of training and experience that would provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the required qualifications would be:

Education: High School Diploma or G.E.D.

Experience: (Preferred) 1 year of Lifeguard experience in a swimming pool or aquatic facility. The minimum age for this position in this classification is eighteen (18) years of age.

Knowledge and Abilities

Knowledge of:

- Swimming pool, guest safety and emergency procedures
- Life-guarding skills and methods
- Operational characteristics of water rescue safety equipment and devices.
- Agency and mandated safety rules, regulations, and protocols, including basic first aid and adult and/or child cardiopulmonary resuscitation (CPR) methods
- Basic maintenance and cleaning practices
- Occupational hazards and standard safety practices
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and Agency staff
- The structure and content of the English language to effectively perform the work.
- Modern equipment and communication tools used for business functions and program, project, and task coordination, including computers and software programs relevant to work performed

Ability to:

- Attentively observe and monitor the safety of swimmers and other guests using aquatic facilities
- Exercise professional judgment to act effectively in emergency situations
- Interpret and implement aquatic facility policies and practices
- Work with children and adults in a recreational setting
- Assist with swim meets, pool rentals, and classes
- Provide courteous assistance to facility patrons
- Maintain discipline, order, and safety in a crowded and noisy environment
- Maintain facilities and equipment in a clean, safe, and secure manner
- Perform work in an efficient, effective, safe, and timely manner
- Maintain accurate logs, records, and basic written records of work performed
- Understand and carry out oral instructions
- Observe and comply with Agency and mandated safety rules, regulations, and protocols
- Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines
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Physical Demands and Working Conditions

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Work is primarily performed within a public swimming pool environment where stamina is needed to perform moderate to heavy lifting of pool equipment and furniture, or children or adults who may require removal from the pool, and to stay in the pool for prolonged periods of time. Must possess the mobility to stand, stoop, kneel, reach, bend, climb, push and pull materials and equipment, and swim, while wearing an appropriate uniform with protective equipment. Vision and hearing which must be sufficient to see and hear adults and children in crowded and noisy conditions situations. Must also possess the mobility to work in an office setting and use standard office equipment, including a computer; vision to read printed materials and a computer screen; and hearing and speech to communicate in person or by using a telephone and radio in. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard or to operate safety equipment. Must possess the ability to swim distances, and dive to pool depths, as determined by testing/certification authorities, and to lift 100 pounds or heavier weights with the use of proper equipment and/or assistance from other staff.

Working Conditions

Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions of the job.

Employees work outdoors in a pool environment with wet and slippery conditions and are exposed to variable weather conditions; may be exposed to chlorine, acids, and other chemicals at aquatics facilities, as well as blood and body fluids while rendering first aid and CPR. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.

License

Must have and maintain a valid California Class “C” driver’s license or equivalent.
Possession of valid certifications in American Red Cross Adult and Pediatric First Aid/CPR/AED and American Red Cross Lifeguarding, to be maintained throughout employment.

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8.F
Section: CONSENT CALENDAR
Meeting Date: February 11, 2025

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

AGENDA TITLE: RESOLUTION NO. 6686, Artesia Boulevard Landscaping Assessment District Renewal for the Fiscal Year Commencing July 1, 2025, and Ending June 30, 2026
CONTACT: PUBLIC WORKS

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:

Staff respectfully recommends that City Council adopt Resolution No.6686, directing the City Engineer to prepare and file a report for the maintenance of landscaping improvements and appurtenant facilities within the median islands on Artesia Boulevard between Western Avenue and Normandie Avenue for the fiscal year 2025-2026.

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

This step is one of three in the annual renewal process for the City of Gardena Artesia Landscaping Assessment District. The next steps are to review and approve the Engineer's Report, declaring its intention to levy and collect assessment; and setting a time and place for public hearing at the future council meetings.

FINANCIAL IMPACT/COST:

Amount of Expense: N/A
Funding Sources: Assessment District (Fund 31)

ATTACHMENTS:
Artesia Landscaping Disctrict Reso No. 6686.pdf
Vicinity_Map.pdf

APPROVED:



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Clint Osorio, City Manager

Docusign Envelope ID: BABECE88-550F-4E49-9CEF-99EDB929AF67

RESOLUTION NO. 6686

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ARTESIA BOULEVARD LANDSCAPING ASSESSMENT DISTRICT RENEWAL FOR THE FISCAL YEAR COMMENCING JULY 1ST, 2025 AND ENDING JUNE 30TH, 2026.

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

WHEREAS, assessments are to be levied and collected within the Artesia Boulevard Landscaping Assessment District for the 2025-2026 fiscal year; and;

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

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

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

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

SECTION 2. That a certified copy of this resolution be presented to said City Manager for his information and guidance

SECTION 3. That this Resolution shall be effective immediately.

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

Docusign Envelope ID: BABECE88-550F-4E49-9CEF-99EDB929AF67

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 11 day of February , 2025.

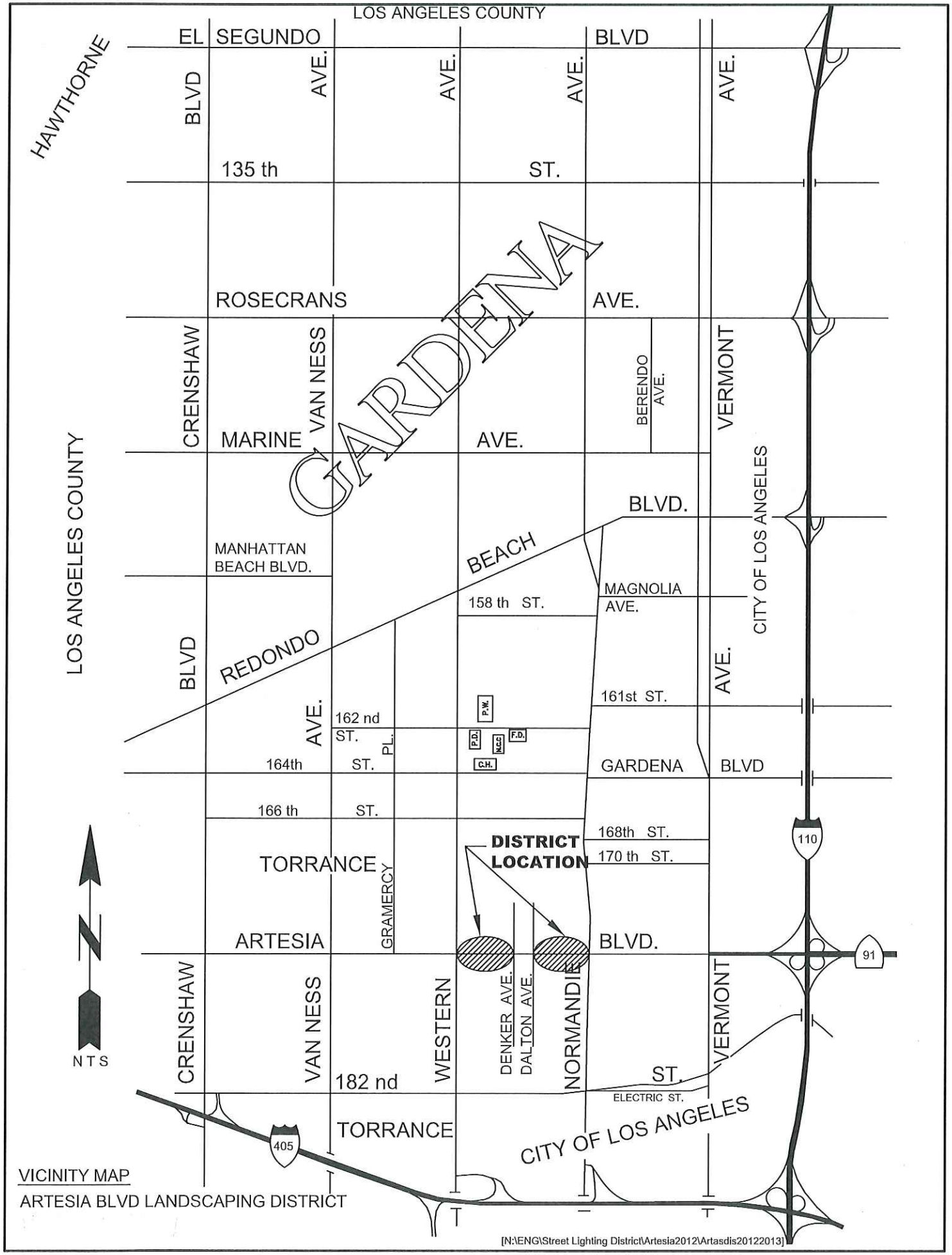
TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney



VICINITY MAP

ARTESIA BLVD LANDSCAPING DISTRICT

[N:\ENG\Street Lighting District\Artesia2012\Artasdis20122013]

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 8.G
Section: CONSENT CALENDAR
Meeting Date: February 11, 2025

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

AGENDA TITLE: RESOLUTION NO. 6687: Consolidated Street Lighting District Renewal for the Fiscal Year Commencing July1, 2025, and Ending June 30, 2026
CONTACT: PUBLIC WORKS

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:

Staff respectfully recommends that City Council adopt Resolution No. 6687, directing the City Engineer to prepare and file a report for the maintenance of citywide street lighting for the fiscal year 2025-2026.

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

This step is one of three in the annual renewal of the City of Gardena Consolidated Lighting District. The next steps are to review and approve the Engineer's Report, declaring its intention to leavy and collect assessment; and setting a time and place for public hearing at the future council meetings.

FINANCIAL IMPACT/COST:

Amount of Expense: N/A
Funding Sources: Assessment District (Fund 30)

ATTACHMENTS:
Consolidated Street Lighting District Reso No. 6687.pdf
District_Map.pdf

APPROVED:



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Clint Osorio, City Manager

Docusign Envelope ID: 24047284-9E11-4711-9599-943055D2C22A

RESOLUTION NO. 6687

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, CONSOLIDATED STREET LIGHTING DISTRICT RENEWAL FOR THE FISCAL YEAR COMMENCING JULY 1ST, 2025 AND ENDING JUNE 30TH, 2026.

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

WHEREAS, assessments are to be levied and collected within the Gardena Consolidated Street Lighting Assessment District for the 2025-2026 fiscal year, and;

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

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

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

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

SECTION 2. That a certified copy of this resolution be presented to said City Manager for his information and guidance.

SECTION 3. That this Resolution shall be effective immediately.

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

Docusign Envelope ID: 24047284-9E11-4711-9599-943055D2C22A

BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 11 day of February , 2025.

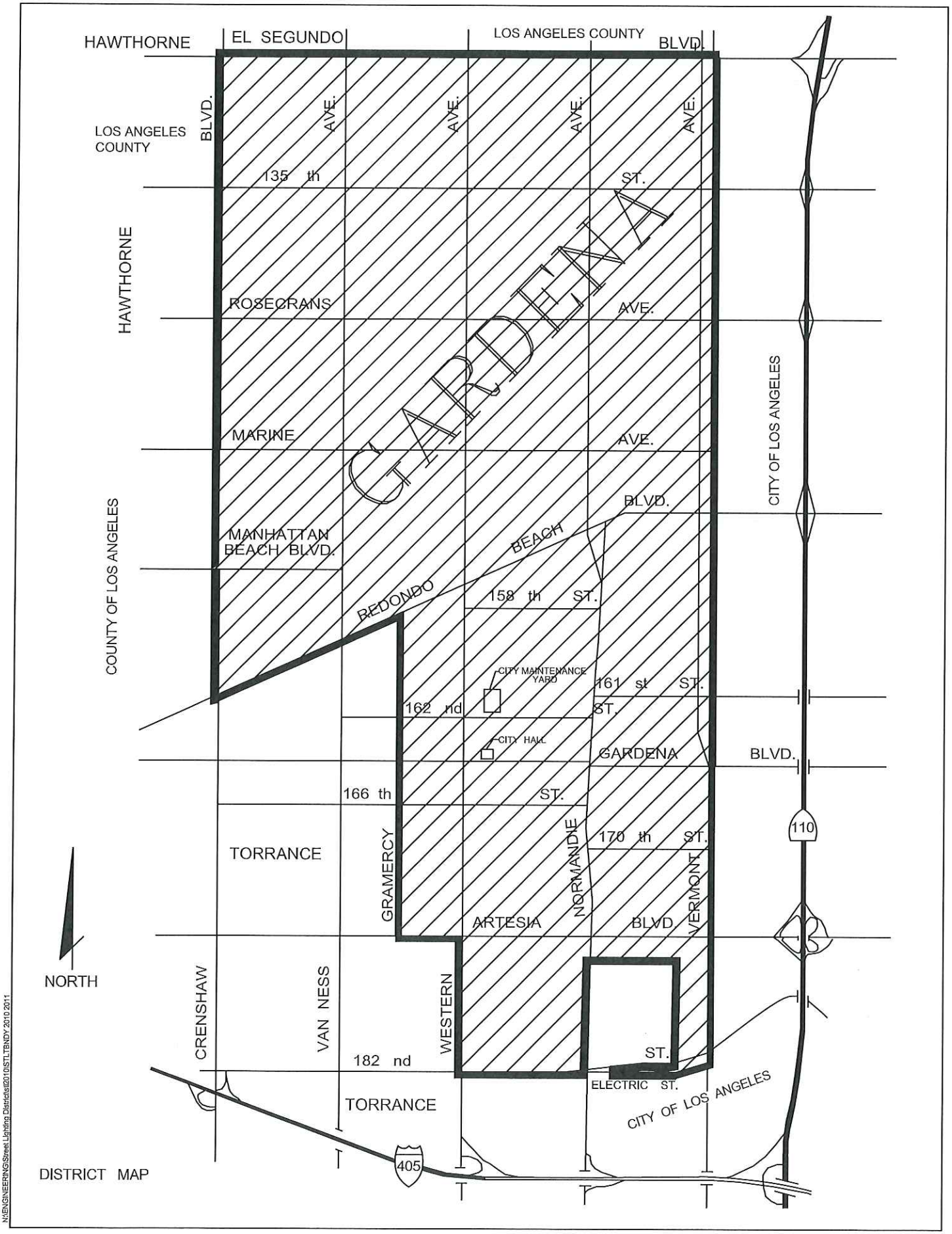
TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney



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PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, February 4, 2025 – 7:00 PM

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

6. **OTHER ITEMS**

6.A **1818 West Redondo Beach Boulevard, the Tire House Progress Report**

Staff presented an update report on the Tire House Inc.'s progress with meeting the requirements of Site Plan Review #4-15.

Staff Report

- Attachment A - PC Resolution 10-24
- Attachment B - January 16, 2025 Progress Pictures
- Attachment C - January 23, 2025 Progress Pictures
- Attachment D - PC Agenda Packet, dated February 20, 2024
- Attachment E - PC Agenda Packet, dated April 16, 2024
- Attachment F - PC Agenda Packet, dated July 16, 2024
- Attachment G - PC Agenda Packet, dated October 1, 2024
- Attachment H - PC Agenda Packet, dated January 7, 2025

Commission Action: The Planning Commission motioned to grant the appeal, made by the Appellant, by a vote of 5-0. The Planning Commission directed staff to bring back a resolution to approve the appeal at a later Planning Commission meeting.

City Council Action: No action needed.

7. **PUBLIC HEARING ITEMS**

7.A **Environmental Assessment #9-21 (SCH 2023060263), Specific Plan #1-23, Site Plan Review #5-21, and Development Agreement #1-21**

The Planning Commission reviewed a request for a recommendation to the City Council for the entitlements needed to establish a 1450 Artesia Specific Plan. The plan proposes a new mixed-use commercial/industrial redevelopment of a 6.3-acre property, with the proposal of a new 268,000 gross square feet building, with an approximate height of 75 feet. The project will feature the uses of self-storage with 1,480 units, industrial warehousing, and office/retail space.

Environmental Assessment Consideration: Approval of these items requires certification of an Environmental Impact Report (EA #9-21), adoption of a Mitigation Monitoring and Reporting Plan, Findings Relating to Alternatives and Mitigation Measures, and a Statement of Overriding Considerations

Project Location: 1440, 1450, 1462, 1472 Artesia Boulevard, (APN: 6106-036-010, -012, -034, -035, -036, -037)
Project Applicant: 1450 Artesia Acquisition Company LLC (Representative: Brian Sorensen)

Staff Report

- Attachment A - Resolution No. PC 2-25 (EIR)

  Draft City Council Resolution No. 6693

  - Exhibit A - Draft EIR, dated July 2024
  - Exhibit B - Final EIR, dated January 2025
  - Exhibit C - Mitigation Monitoring and Reporting Program

- Attachment B - Resolution No. PC 3-25 (PROJECT)

  Draft City Council Ordinance No. 1879

  - Exhibit A - 1450 Artesia Specific Plan
  - Exhibit B - Project Plans
  - Exhibit C - Conditions of Approval
  - Exhibit D - DRAFT Development Agreement

- Attachment C - Economic Analysis

Commission Action: The Planning Commission adopted the following resolutions by a 5-0 vote:

- Resolution No. PC 2-25, recommending the City Council certify the FEIR and adopt a Mitigation Monitoring and Reporting Program, Findings Relating to Alternatives and Mitigation Measures, and a Statement of Overriding Considerations for the purposes of the project; and
- Resolution No. PC 3-25, recommending the City Council approve Specific Plan #1-23, Site Plan Review #5-21, and Development Agreement #1-21.

City Council Action: No action necessary. These items will be brought before the City Council on February 25, 2025.

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 13.A
Section: DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT
Meeting Date: February 11, 2025

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

AGENDA TITLE: Gardena Economic Business Advisory Commission's Facade Improvement Program Guidelines for the Gardena Boulevard Revitalization

COUNCIL ACTION REQUIRED:

Staff Recommendation: The Gardena Economic Business Advisory Commission (GEBAC) respectfully recommends that the City Council review and approve the Facade Improvement program guidelines and the color palette for the Gardena Boulevard Revitalization.

RECOMMENDATION AND STAFF SUMMARY:

On September 10, 2024, the City Council reviewed and approved GEBAC's recommendations for a Façade Improvement Conceptual Design and Program for the revitalization of Gardena Boulevard. At that time, the Council also directed GEBAC to draft guidelines for implementing the Façade Improvement Conceptual Design program. Attached for review and consideration are the draft guidelines, including a color palette, which focuses on the following facade improvement programs:

- Paint Program – To enhance building exteriors through coordinated repainting.
- Signage Program – To introduce standardized, pre-designed blade signage for businesses.
- Awning Program – To provide pre-designed awnings to improve storefront aesthetics.

Should the guidelines be approved, staff will initiate seeking a qualified consultant to oversee the program's implementation.

FINANCIAL IMPACT/COST:

None.

ATTACHMENTS:

Gardena Blvd Facade Improvement Program Guidelines.pdf

APPROVED:



_____

Clint Osorio, City Manager

CITY OF GARDENA

GARDENA BOULEVARD REVITALIZATION FAÇADE IMPROVEMENT PROGRAM

PROGRAM GUIDELINES

February 2025

SECTION I - OVERVIEW OF PROGRAM

A. Purpose, Goal and Objective of Program

The purpose of the Commercial Façade Improvement Program ("Program") is to provide financial assistance to property and business owners with the renovation of commercial buildings and structures along Gardena Boulevard between Vermont Avenue and Budlong Avenue ("Target Areas").

The goal of this program is to facilitate commercial revitalization; stimulate private inves tment; upgrade the physical image of the City; and generate shopping, tourism, and a pl easant walking environment by improving the visual aesthetics of the Target Areas with enhancements in design, color schemes and building facades through the use of the 202 2 State Budget Earmark received by the City of Gardena.

The program objective is to provide financial assistance to property or business owners to make listed facade improvements and correct certain code violations to commercial buildings and to revitalize the Gardena Boulevard.

B. Source of Funds and Relationship with Grantor

The source of funds for this program is the City through the 2022 State Budget Earmark. As a disbursing agent for these funds, the City will provide administrative services for the Program activities. As such, the City staff, with the assistance of a Program Consultant, will be marketing the Program by utilizing the City website, social media, and City's seasonal; brochure. Flyers and informational pamphlets will be distributed to potential program applicants. Additionally, a Program Consultant will be processing and packaging all improvement grants for the Program, performing on-site inspections, and acting as a quality control agent relative to Program activity. The City has established policies and procedures to conform with Federal, State, and local rules and regulations.

C. Types of Assistance Available

Assistance shall be available to eligible property owners, within the eligible areas, in the form of a grant. The City's staff will review each application to ensure that the Improvement work proposed will accomplish the goals set by the City. All grants will require majority approval by the City staff to obtain assistance.

Grant assistance shall be available to eligible commercial property and/or business owners who meet the requirements of Section II and III. Grants shall be provided as follows:

If the City provides all the project funding without a match from the applicant, the maximum grant shall be up to $30,000.

- Grant – This grant provides the amount up to Thirty Thousand dollars ($30,000) for commercial building façade improvements with no match requirement. Projects must be completed within 6 months of Building Permit issuance.

Additional grant funds may be awarded on a case-by-case basis, if needed to comply with the required compliance (i.e., ADA requirements) and approved by the Director of Community Development.

Program funds may also be used to pay for architectural services, City planning entitlement processing, and building plan check and permit fees associated with the Improvement work proposed under the Program. If the applicant withdraws their application for assistance or fails to implement the Improvement within 90 days after funds are used for payment of architectural services, and/or City application fees, the applicant shall be required to reimburse the City for all funds paid to the architect and/or City.

SECTION II - APPLICANT ELIGIBILITY REQUIREMENTS

A. Property Ownership

The applicant(s) must be either the current commercial property owner(s) or the current business owner(s) (tenant) to be eligible for Program assistance. Individuals, partnerships, corporations, nonprofit corporations and other legal entities may apply for assistance. The existing grant deed must list all current owners of the property. Property owner(s) shall be construed to be any person(s) or legal entity that holds title to the subject property. In the case of multiple ownership, the signature of each titleholder is required on all appropriate documents. The City will verify property ownership and require all persons currently on title to give written consent to all work proposed to be performed on the property prior to initiating such work.

If both the property owner and business owner (tenant) apply for participation in the Commercial Façade Improvement Program, the owner of the property will have priority over the business owner.

B. Utilization

As a result of participating in this Improvement program, it must be adequately demonstrated that the subject property will continue to be utilized for commercial purposes as provided by the City's adopted Land Use Element and Zoning Ordinance.

C. Program Exclusions

The following businesses are not eligible to receive Program assistance: residential rental buildings (apartments), unless connected to mixed use building, home-based businesses, structures not facing the public right-of-way, and banks.

SECTION III - PROPERTY ELIGIBILITY REQUIREMENTS

A. Eligible Area under the Program

To be eligible for the Program, the property to be rehabilitated must be located within the City limits of the City of Gardena.

B. Minimum Property Improvement Standards

All work performed under the provisions of this Program shall meet all applicable standards contained in the City's adopted zoning ordinance, local building and safety codes, and the Uniform Building Code and such other codes as designated by the Planning Department and Building and Safety Department. The City's Municipal and Zoning Ordinance can be viewed on the City's web site at https://www.codepublishing.com/CA/Gardena/.

C. Eligible Structures

Buildings or structures eligible for Improvement under this Program must be commercially zoned and developed for uses permitted by the local regulations. Non-conforming commercial buildings and uses may be assisted if the City finds that such assistance will be in the public's interest and consistent with local regulations and ordinances.

To be eligible for the Program assistance, the property to be rehabilitated must be located in Gardena and meet the following requirements:

- Commercial building must be dilapidated or blighted
- Storefront must be visible from the street

D. Improvement Program

The funds will be used for the improvement of the exterior of the commercial building. F açade Improvement elements include:

- Paint Program: Colors must include a base color and one accent color for each building. Colors must be selected from the approved color palette, Exhibit A, adopted by the Program Guideline.
- Signage Program: Pre-design will be provided for the blade signage.
- Awnings Program: Pre-design will be provided for the awning.

Program assistance may, at the discretion of the City, be used for Building Code violations and American with Disabilities Act (ADA) compliance requirements as identified by the City. ADA compliance must be met prior to project completion.

All improvements must be physically attached to the property and permanent in nature. City staff will recommend specific improvements based on site analysis or architectural design recommendations. Applicants must incorporate two or more eligible improvement elements. Only improvements made to the street-facing portion of the building are eligible.

Additionally, to participate in the Program, all non-permitted signage on the property to be rehabilitated, whether on the building or a pole/free standing sign, must be brought up to compliance with the City's Municipal Code and maintained in conformance with the Sign Ordinance of the City.

E. Permit and Entitlement Fees

In addition to the eligible direct construction costs, grant funds may be used to pay Building Department plan check and building permit fees; Planning entitlement fees; and any other fee(s) determined by the City to be necessary and directly associated with the commercial Improvement work being performed under this program (see Section I).

SECTION IV – PROGRAM PROCEDURES

A. Applicant Intake and Eligibility Determination

1. Application. Property owners and business owners may apply for program assistance by downloading an application form available online at www.cityofgardena.org or completing an application available at City Hall and submitting such materials to the City of Gardena's Community Development Department. Applications will be reviewed in the order in which they are received. The City will maintain a waiting list for all prospective participants.

2. Verification and Eligibility Determination. The City shall verify all information as necessary. Applicants will be notified in writing regarding eligibility status.

3. Improvement Feasibility Determination. Once an applicant has been determined to meet eligibility requirements, an initial inspection of the property will be made by the City to determine the extent of any code violations as well as any health and safety issues that need to be corrected pursuant to the provisions of this assistance program.

4. Processing. As a goal, processing time from the date the City determines that the applicant is eligible for assistance under the Program until a grant is approved or denied shall be ninety (90) days.

5. Approval and Notifications. Applications shall be reviewed by the City staff to ensure that the information provided is complete and accurate. Once the applicant's application has been deemed complete, the City staff will meet with the applicant to determine the Improvement work that is proposed for the building. The determination will include the site improvements that will be required by the applicant as part of the grant acceptance requirements.

   In order to obtain a grant, applicants must meet all property and eligibility guidelines in effect at the time of approval. Applicants will be provided with written notification of approval or denial. The applicant will be required to enter into a Participation Agreement with the City and a separate Construction Agreement with the contractor performing the work.

6. Grant Agreement: The Commercial Façade Improvement Grant Agreement is an agreement between the City and the Property Owner that links the grant documents to the completion of the Façade Improvement Project by the Owner. It is a contract between the City and the applicant setting forth the terms and conditions of the grant of Program funds, specifically:

   - Source of funding.
   - Applicable funding source requirements.
   - Conditions of program eligibility.
   - Amount granted.
   - Basic use of the funds.

   Property owner and/or business owner must be aware that Program funds will not be committed or approved by the City until the designated Program representative signs the Grant Agreement.

7. Owners Indemnity: To the furthest extent allowed by law, Property Owner shall indemnify, hold harmless and defend City and each of its officers, officials, employees, agents, consultants and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and

property damage) incurred by City, Property Owner or any other person, and from any and all claims, demands and actions in law or equity (including attorney's fees and litigation expenses), arising or alleged to have arisen directly or indirectly out of participation in the Commercial Façade Improvement Program ("Program"). Property Owner's obligations under the preceding sentence shall apply regardless of whether City or any of its officers, officials, employees, agents, consultants or volunteers are negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused solely by the gross negligence, or caused by the willful misconduct, of City or any of its officers, officials, employees, agents, consultants or volunteers.

If Property Owner should contract all or any portion of the work to be performed under this Program, Property Owner shall require each consultant and/or contractor to indemnify, hold harmless and defend City and each of its officers, officials, employees, agents and volunteers in accordance with the terms of the preceding paragraph.

This section shall survive termination or expiration of Property Owner's participation in the Program.

8. Insurance: During Property Owner's participation in the Commercial Façade Improvement Program ("Program") and specifically during the course of construction, Property Owner shall pay for and maintain in full force and effect all policies of insurance required hereunder with an insurance company(ies) either (i) admitted by the California Insurance Commissioner to do business in the State of California and rated not less than "A- VII" in Best's Insurance Rating Guide, or (ii) as may be authorized in writing by Director of Community Development or his/her designee at any time and in his/her sole discretion. The following policy of insurance is required:

   A. PROPERTY INSURANCE covering the Project premises against all risks of loss at full replacement cost with no coinsurance penalty provision.

Property Owner shall be responsible for payment of any deductibles contained in any insurance policies required hereunder and Property owner shall also be responsible for payment of any self-insured retentions. Any deductibles or self-insured retentions must be declared to, and approved by, the Director of Community Development or his/her designee. At no time shall City be responsible for the payment of any deductibles or self-insured retentions.

All policies of insurance required hereunder shall be endorsed to provide that the coverage shall not be cancelled, non-renewed, reduced in coverage or in limits except after 30 calendar day written notice has been given to City. Upon issuance by the insurer, broker, or agent of a notice of cancellation, non-

renewal, or reduction in coverage or in limits, Property Owner shall furnish City with a new certificate and applicable endorsements for such policy(ies). In the event any policy is due to expire during the Property Owner's participation in the Program, Property Owner shall provide a new certificate, and applicable endorsements, evidencing renewal of such policy not less than 15 calendar days prior to the expiration date of the expiring policy.

The Property insurance policies shall name the City as a loss payee to the extent of the monetary value of the Grant.

Property Owner shall furnish City with all certificate(s) and applicable endorsements effecting coverage required hereunder. **All certificates and applicable endorsements are to be received and approved by Director of Community Development or his/her designee in his/her sole discretion prior to City's issuance of the Grant.** Upon request of City, Property Owner shall immediately furnish City with a complete copy of any insurance policy required hereunder, including all endorsements, with said copy certified by the underwriter to be a true and correct copy of the original policy. This requirement shall survive expiration or termination of Property Owner's participation in the Program.

Any failure to maintain the required insurance shall be sufficient cause for City to terminate Property Owner's participation in the Program.

B. Procurement and Contractor Selection

1. Pre-Bid Meeting. The City shall prepare a bid package including instructions to bidders, work description, and plans. The City shall also schedule an on-site mandatory pre-bid meeting for all projects to review site conditions and provide clarification of proposed scope of work.

2. Procurement. The City shall maintain a list of qualified contractors and subcontractors who have expressed interest in bidding on Improvement work and have been cleared by the State Contractors License Board and are not listed on the debarred, suspended or ineligible contractors list as per 24 CFR part 5. The City will coordinate with the property owner or business owner to obtain at least three (3) estimates from qualified contractors for each Improvement project. The property owner(s) or business owners shall be responsible for obtaining estimates for improvements. Estimates shall be submitted to the City in the prescribed form.

3. Selection. The applicant will make the final contractor selection from among three (3) qualified contractors who submit construction estimates. In case where the applicant desires to award the construction contract to an approved

contractor other than the lowest responsible bidder, the City may set the amount of the award equal to the amount of the bid of the lowest responsible bidder. The applicant shall be responsible for any difference in the cost of construction.

4. Contractor Insurance/License File. The City shall maintain a file for each contractor performing work pursuant to the terms and conditions of this program. The applicant shall obtain these documents and as part of the file shall include the following information:

   A. Contractor's social security number or federal tax ID number;
   B. Completed W-9 form
   C. Copies of the contractor's current liability and workers compensation insurance policies in addition to others noted under "Insurance for Contractor" below;
   D. Copies of the contractor's current California Contractor's License;
   E. Contractor's certification regarding equal employment opportunity;
   F. All required Davis-Bacon information and certifications;
   G. Copy of contractor's City Business License; and
   H. A list of project sub-contractors (including State Contractors License number) to be used by the General Contractor.

   Any contractor with lapsed General Liability and/or Workers Compensation insurance or a valid state contractor's license shall be removed from the job until they are able to provide proof of current insurance and/or license. All contractors shall be required to obtain a City Business License prior to the issuance of a building permit.

5. Indemnity for Contractor. The following will be included in all contractor and subcontractor agreements and required of all contractors under the Commercial Façade Improvement Program:

   To the furthest extent allowed by law, Contractor shall indemnify, hold harmless and defend Property Owner, City and each of City's officers, officials, employees, agents, consultants and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage) incurred by Property Owner, City, Contractor or any other person, and from any and all claims, demands and actions in law or equity (including attorney's fees and litigation expenses), arising or alleged to have arisen directly or indirectly out of the participation in and performance of work under the Commercial Façade Improvement Program (Program"). Contractor's obligations under the preceding sentence shall apply regardless of whether Property Owner, City or any of City's officers, officials, employees, agents,

consultants or volunteers are negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused solely by the gross negligence, or caused by the willful misconduct, of Property Owner, City or any of City's officers, officials, employees, agents, consultants or volunteers.

If Contractor should subcontract all or any portion of the work to be performed under this Program, Contractor shall require each subcontractor to indemnify, hold harmless and defend Property Owner, City and each of City's officers, officials, employees, agents, consultants and volunteers in accordance with the terms of the preceding paragraph.

This section shall survive termination or expiration of Contractor's participation in and performance of work under this Program.

6. Insurance for Contractor. The following will be included in all contractor agreements and required of all contractors under the Commercial Façade Improvement Program:

Throughout Contractor's participation in and performance of work under the Commercial Façade Improvement Program ("Program"), Contractor shall pay for and maintain in full force and effect all policies of insurance required hereunder with an insurance company(ies) either (i) admitted by the California Insurance Commissioner to do business in the State of California and rated not less than "A- VII" in Best's Insurance Rating Guide, or (ii) as may be authorized in writing by Director of Community Development or his/her designee at any time and in his/her sole discretion. The following policies of insurance are required:

A. COMMERCIAL GENERAL LIABILITY insurance which shall be at least as broad as the most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01 and include insurance for "bodily injury," "property damage" and "personal and advertising injury" with coverage for premises and operations (including the use of owned and non-owned equipment), products and completed operations, and contractual liability (including, without limitation, indemnity obligations under the Agreement) with limits of liability of not less than the following:

$1,000,000 per occurrence for bodily injury and property damage
$1,000,000 per occurrence for personal and advertising injury
$2,000,000 aggregate for products and completed operations
$2,000,000 general aggregate

B. COMMERCIAL AUTOMOBILE LIABILITY insurance which shall be at least as broad as the most current version of Insurance Service Office (ISO)

Business Auto Coverage Form CA 00 01, and include coverage for all owned, hired, and non-owned automobiles or other licensed vehicles (Code 1 - Any Auto) with limits of liability of not less than $1,000,000 per accident for bodily injury and property damage.

C. WORKERS' COMPENSATION insurance as required under the California Labor Code.

D. EMPLOYERS' LIABILITY insurance with limits of liability of not less than $1,000,000 each accident, $1,000,000 disease policy limit and $1,000,000 disease each employee.

In the event Contractor purchases an Umbrella or Excess insurance policy(ies) to meet the minimum limits of insurance set forth above, this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies).

Contractor shall be responsible for payment of any deductibles contained in any insurance policies required hereunder and Contractor shall also be responsible for payment of any self-insured retentions. Any deductibles or self-insured retentions must be declared to, and approved by, the Director of Community Development or his/her designee in his/her sole discretion. At the option of the City Manager or his/her designee, either (i) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, its officers, officials, employees and agents; or (ii) Contractor shall provide a financial guarantee, satisfactory to the Director of Community Development or his/her designee in his/her sole discretion, guaranteeing payment of losses and related investigations, claim administration and defense expenses. At no time shall City be responsible for the payment of any deductibles or self-insured retentions.

All policies of insurance required hereunder shall be endorsed to provide that the coverage shall not be cancelled, non-renewed, reduced in coverage or in limits except after 30 calendar day written notice has been given to City. Upon issuance by the insurer, broker, or agent of a notice of cancellation, non-renewal, or reduction in coverage or in limits, Contractor shall furnish City with a new certificate and applicable endorsements for such policy(ies). In the event any policy is due to expire during the work to be performed for City, Contractor shall provide a new certificate, and applicable endorsements, evidencing renewal of such policy not less than 15 calendar days prior to the expiration date of the expiring policy.

The General Liability (including ongoing operations and products-completed operations), and Automobile Liability insurance policies shall be written on an occurrence form, and name the Property Owner, City, and City's officers,

officials, employees, agents, and consultants as an additional insured as follows:

> *"The City, its elected or appointed officers, officials, employees and volunteers are covered as additional insureds."*

All such policies of insurance shall be endorsed so Contractor's insurance shall be primary, and no contribution shall be required of Property Owner, City or City's officers, officials, employees, agents, and consultants. Any Workers' Compensation insurance policy shall contain a waiver of subrogation as to Property Owner, City, and City's officers, officials, employees, agents, and consultants. The coverage(s) shall contain no special limitations on the scope of protection afforded to Property Owner, City and City's officers, officials, employees, agents, and consultants. Should Contractor maintain insurance with broader coverage and/or limits of liability greater than those shown above, Property Owner and City require and shall be entitled to the broader coverage and/or the higher limits of liability maintained by Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to Property Owner and City.

Contractor shall furnish City with all certificate(s) and applicable endorsements effecting coverage required hereunder. **All certificates and applicable endorsements are to be received and approved by Property Owner and Director of Community Development, or his/her designee in his/her sole discretion, prior to Property Owner's execution of the contract and before work commences**. Upon request of Property Owner or City, Contractor shall immediately furnish Property Owner and City with a complete copy of any insurance policy required under this Agreement, including all endorsements, with said copy certified by the underwriter to be a true and correct copy of the original policy. This requirement shall survive expiration or termination of Contractor's participation in and performance of work under this Program.

If at any time during Contractor's participation in and performance of work under this Program, Contractor or any of its subcontractors fail to maintain any required insurance in full force and effect, all work under shall be discontinued immediately, until notice is received by City that the required insurance has been restored to full force and effect and that the premiums therefore have been paid for a period satisfactory to City. Any failure to maintain the required insurance shall be sufficient cause for City to terminate Contractor's participation in and performance of work under this Program.

The fact that insurance is obtained by Contractor shall not be deemed to release or diminish the liability of Contractor, including, without limitation, liability under the indemnity provisions of this Program. The duty to indemnify Property Owner and City 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 Contractor. Approval or purchase of any insurance policies shall in no way relieve from liability nor limit the liability of Contractor, its principals, officers, agents, employees, persons under the supervision of Contractor, vendors, suppliers, invitees, consultants, sub-consultants, subcontractors, or anyone employed directly or indirectly by any of them.

If Contractor should subcontract all or any portion of the services to be performed under this Agreement, Contractor shall require each subcontractor to provide insurance protection in favor of Property Owner, City and City's officers, officials, employees, agents, and consultants in accordance with the terms of each of the preceding paragraphs, except that the subcontractors' certificates and endorsements shall be on file with Contractor, Property Owner and City prior to the commencement of any work by the subcontractor.

7. Bonds: Upon the City's request, Contractor shall obtain, pay for and deliver or cause to be obtained, paid for and delivered good and sufficient surety bonds from a corporate surety, admitted by the California Insurance Commissioner to do business in the State of California and Treasury-listed, in a form satisfactory to the City and naming the City as Co-Obligee.

A. The "Faithful Performance Bond" shall be at least equal to 100% of Contractor's estimated construction costs to guarantee faithful performance of the Project, within the time prescribed, in a manner satisfactory to the City, and that all materials and workmanship will be free from original or developed defects.

B. The "Material and Labor Bond" shall be at least equal to 100% of Property Owner's estimated construction costs to satisfy claims of material supplies and of mechanics and laborers employed for this Project. The bond shall be maintained by Contractor in full force and effect until the Project is completed and accepted by the City, and until all claims for materials and labor are paid, and shall otherwise comply with any applicable provisions of Chapter 7, Title 15, Part 4, Division 3 of the California Civil Code.

C. The "Bid Bond" shall be at least equal to 10% of the amount set forth in the bid. The bid bond shall be given as a guarantee that the bidder shall execute the contract if it is awarded to him/her in conformity with the contract documents and shall provide the evidence of insurance and furnish the necessary bonds as specified in the contract documents, within 15 calendar days after written notice of the award.

8. Ineligible Contractors. The City and the applicant(s) shall agree not to award any contract for Improvement work, to be paid for in whole or in part with proceeds from a Program grant to any contractor who does not have a valid state contractors license, who cannot produce sufficient evidence of current Workers Compensation and Liability Insurance coverage.

   All owner/builders, or any member of the applicant's family, are considered ineligible, regardless of credentials or license. Any ineligible contractor found working at the job site will be removed immediately, without compensation.

9. Award of Contract

   a. Notification. The City shall notify the selected contractor of the award of bid and shall establish a date, time and place for the pre-construction conference. The City shall notify, in writing, the non-selected contractors.

   b. Improvement Construction Agreement. The contract, for the approved Improvement work shall be prepared by the City and shall be entered into between the property owner and the selected contractor. The City may require the inclusion of certain contractual terms in accordance with federal requirements. In the event of any dispute arising under this program, the injured party shall notify the injuring party in writing of its intentions as specified in the agreement between the property owner and the contractor.

   c. Private Arrangements. The City cautions the property owner/business owner and the contractor not to enter into "side deals" for additional work or deviations from the approved scope of work.

C. Pre-construction Meeting

Prior to construction, the City will arrange a preconstruction meeting which shall be attended by the contractor, subcontractor(s), if applicable, the property/business owner(s), and representative City staff. The purpose of this meeting is to explain all applicable requirements including Labor Standard Requirements), explain all Program requirements and procedures, coordinate and schedule the work start date, and answer questions related to contract documents.

D. Start of Construction

No work shall commence until a **"Notice to Proceed"** has been issued to the contractor, signed by the property owner(s) and the City. In addition, no work shall commence until all required permits have been issued by the City's Building and Safety Department.

E. Contractor Payments

1. Inspections. To ensure the integrity of the authorized work, the Program Inspector shall conduct site inspections prior to the issuance of progress payments and prepare detailed inspection reports which identify any deficiencies in a contractor's materials or workmanship. The Program Inspector shall make regular and/or unannounced inspections of work-in-progress to identify the quality of the work and assess owner satisfaction. The building inspector shall conduct inspections to ensure compliance with Local Building Code.

2. Payment Request Packages. The Contractor shall submit payment request packages to the City in the prescribed format. All requests shall be signed by the contractor, property/business owner(s), and the Program Inspector, certifying that the work has been satisfactorily completed. All pertinent invoices, releases, certifications, warranties, list of subcontractors and materialmen, and copies of applicable permits shall be attached to the payment request. Final payment request shall also include the property/business owner's certification of acceptance, Building and Safety Department sign-off, and a Notice of Completion. Payment request packages shall be submitted to the City for approval. Progress payments will be paid for 90% of the job costs. The final payment for the 10% retention shall be paid 30 days after the Notice of Completion has been recorded.

F. Applicant Complaint Resolution Process

The City shall maintain a complaint log, documenting the date and nature of any project complaint, and corrective actions taken by City staff to resolve the matter. Complaints concerning the Program should first be made to the Program Administrator. If unresolved to the satisfaction of the applicant, an appeal may be made, in writing, to the Community Development Department.

The City will contact the property/business owner and attempt to resolve the problem. A written response will be made within ten (10) working days. If the problem cannot be resolved, it will be presented to the Director of Community Development for review and consideration. The decision of the Community Development Director shall be final.

G. Applicant Responsibilities

1. Property Maintenance. The property/business owner(s) is/are responsible for property maintenance during the Improvement work (contractor is responsible for keeping the property clean of all construction material). The property/business owner(s) is/are responsible for ensuring that the

Improvement work is not impeded because of their actions or the actions of their tenant(s). The City shall require the contractor and his/her employees to provide adequate pedestrian and property protection at the construction site.

2. Property Tax Bills. Current property tax bills for the subject property must be current. The property owner(s) is/are responsible for ensuring that the property taxes are current. The City will verify that the property taxes for the property are current. If the property's tax statement indicates a delinquency, at the time of the Program application, the City shall not proceed with grant processing until it is supplied with a Certificate of Redemption from the Los Angeles County Tax Assessor's Office or other appropriate documentation of proof of payment.

3. Notice of Completion: The property owner(s) is/are responsible for signing a Notice of Completion prepared by the City and the City is responsible for filing the Notice of Completion within 10 days of the completion of the work.

SECTION V - MISCELLANEOUS PROGRAMMATIC REQUIREMENTS

A. Bonus, Commission or Fee

The applicant shall not pay any bonus, commission or fee, for the purpose of obtaining approval of the grant application, or for any other approval or concurrence as may be required by the City pursuant to the provisions of this Program.

B. Conflict of Interest

No Program assistance will be provided to any member of the governing body of the City or any designee of the City, or the City of Gardena, who exercises any authority or responsibilities in connection with the administration of this program. No member of the aforementioned organizations shall have any interest, direct or indirect, in the proceeds from the Commercial Façade Improvement Program or in any contract entered into by the applicant for the performance of the work, financed, in whole or in part, with the proceeds of the grant.

C. Disclosure of Information

The City is a public entity and information or records (with the exception of financial information which falls under Government Code section 6250 (c), and section 7460 et seq.) submitted or released to the City by the applicant may be considered public records and subject to disclosure under the Public Records Act, Government Code section 6250 et seq.

D. Equal Opportunity Policy

The City shall not discriminate based upon sex, age, race, creed, color, religion, national origin, marital status, ancestry or physical handicap in in accepting applications and processing Program applications; or the awarding of a contract for Improvement of property assisted by this Program.

E. Fire and Flood Insurance Requirements

Applicants are obligated to carry sufficient fire insurance coverage on the subject property to be rehabilitated under the provisions of this Program. Prior to any grant assistance, minimum fire insurance coverage shall be provided in an amount which is equivalent to the value of the subject building or structure including the proposed Improvement improvements. Uninsured applicants must obtain coverage in the required amount prior to receiving grant assistance. Applicants in the "Flood Hazard Area" will be required to purchase flood hazard insurance.

F. Historic Preservation

In order to comply with section 106, National Historic Preservation Act of 1966 as amended (16 U.S.C. 470) and federal guidelines, the City shall prepare a Basic Property Identification Form for all structures to be assisted. Such a form shall be accompanied by photographs and shall be submitted to SHPO for review and clearance.

G. Environmental Review:

The California Environmental Quality Act (CEQA) requires that City funds may not be released until the City has certified that a review of the project activities demonstrates that no significant impact on the human environment is likely to occur or that actions have been initiated that would mitigate any potential impacts to the extent practicable.

As such, environmental forms must be completed and approved prior to releasing funds. A Determination of Categorical Exemption, Statutory Worksheet, and Level of Environmental Review form will generally address anticipated typical commercial rehabilitation activities contemplated under the Program. Staff shall ensure that appropriate documentation is prepared and signed by the City's authorized official prior to the commitment of Program funds. Copies of the environmental review documentation shall be maintained in the project file.

H. Substitution of Contractor

In the event that the selected contractor shall fail or refuse to complete the work, in a professional and workman like manner, as set forth in the Improvement Construction Contract, including its General Conditions and Standard Specifications, or fails to use due diligence in performing the required work, the property owner(s) may terminate the Improvement Construction Contract, upon providing proper notice, to such contractor. The City shall assist the property owner(s) in completing the necessary

termination document(s) as needed. No further Improvement is to commence until an agreement releasing the original contractor from his/her contractual obligations, is on file with the City, and a new contract is signed between the substitute contractor and the property owner(s).

1. Non-commencement by Original Contractor. The owner shall notify the City by means of a registered letter, indicating that the original selected contractor will not be performing the Improvement work and the reason(s) why a substitution of contractor has been requested. Both the property owner(s) and the original contractor's signatures are required in this document. The property owner shall obtain additional bids from contractors willing to perform the Improvement work. A new Improvement Construction Contract Notice to Proceed, and Waiver and Hold Harmless Agreement shall be prepared by the Purchasing Department and appropriately signed.

2. Noncompliance by Original Contractor. The owner shall notify the City by means of a registered letter, indicating that the original selected contractor has not complied with the terms of the agreement and that a substitution of contractor is being requested. Both the property owner(s) and the original contractor's signatures are required in this document. The property owner shall obtain additional bids from contractors willing to complete the Improvement work. A new Improvement Construction Agreement Notice to Proceed, and Waiver and Hold Harmless Agreement shall be prepared by the City and appropriately signed. The City shall inspect the job site and compile a list of incomplete or unacceptable items to determine the extent of work to be completed by the substitute contractor.

   A meeting shall be held between the City, the property owner(s) and the original contractor to establish an amount and method of payment for any work which has been completed in accordance with the agreement. Funds withheld from the original contractor shall be identified. Lien releases and invoices from the original contractor and subcontractor(s) shall be provided. The City shall prepare a revised work write-up, based upon the City's inspection findings, which shall contain only those items necessary to complete the job. The property owner(s) shall obtain bids from contractors willing to perform such work, and to the extent possible, ensure that the new contract does not exceed available grant funding. A new Improvement Construction Contract Notice to Proceed, and Waiver and Hold Harmless Agreement shall be prepared by the City and appropriately signed.

I. Davis-Bacon Requirements

In accordance with federal or state regulations, Davis-Bacon and Related Acts (DBRA) requirements apply to the Improvement of all commercial buildings and structures. The applicant will be responsible for ensuring that the requirements are met and that a completed file is available for the City to review and monitor to ensure that all laborers are paid applicable prevailing wages. All cost for conducting the Davis-Bacon requirements can be paid for through

the program proceeds.

J. Department of Industrial Relations (DIR) Requirements

A Contractor who fits within the definition of public works contractor is required to register with the DIR. Registration is required only to bid or work on public works projects that are subject to the prevailing wage requirements of the State of California. Federally funded or assisted projects that are controlled or carried out by awarding bodies in California are subject to the state's prevailing wage laws and therefore require registration.

K. Re-Application Requirements

Properties shall be eligible for a one-time grant under the program, irrelevant of change of ownership. Once provided with a grant, the property will no longer be eligible for a grant under the Commercial Façade Improvement Program. Property owners must maintain the property after a facade project has been completed.

SECTION VI - AMENDMENTS

Amendments to the Commercial Façade Improvement Program Guidelines may be made from time to time by the City. Vested authority shall be granted to the Director of Community Development to grant a minor waiver or make minor amendments to these guidelines. All Substantial Amendments to these guidelines shall be approved by the City Council.

EXHIBIT A

BEHR COLOR GROUP: WHITES					
BEHR CHART NUMBER	BEHR COLOR NAME	COLOR SAMPLE	BEHR CHART NUMBER	BEHR COLOR NAME	COLOR SAMPLE
OR-W11	White Mocha		GR-W12	Confident White	
BWC-11	Fresh Popcorn				
BEHR COLOR GROUP: GREY					
BEHR CHART NUMBER	BEHR COLOR NAME	COLOR SAMPLE	BEHR CHART NUMBER	BEHR COLOR NAME	COLOR SAMPLE
PPU24-17	Hailstorm Gray		PPU26-18	Silver Mine	
PPU18-10	Natural Gray				
BEHR COLOR GROUP: RUST/BROWN					
BEHR CHART NUMBER	BEHR COLOR NAME	COLOR SAMPLE	BEHR CHART NUMBER	BEHR COLOR NAME	COLOR SAMPLE
N250-3	Pottery Wheel		N200-3	Nightingale Gray	
PPU18-12	Graceful Gray				

*Color samples viewed through printed or digital media may not accurately reflect the actual paint colors.

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 13.B
Section: DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT
Meeting Date: February 11, 2025

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

AGENDA TITLE: PUBLIC HEARING: RESOLUTION NO. 6694 , Approving Conditional Use Permit #1-24 for a modification to a conditional use permit for an existing high school located within the R-1 zone; Site Plan Review #1-24 for the demolition of a 9,036 SF building and proposing a new 7,500 SF facility in its place; and an Administrative Adjustment to the off-street parking requirements, for a 12% reduction in the number of required spaces for the existing high school located at 2818 Manhattan Beach Blvd.
Enviornmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Enviornmental Quality Act (CEQA) pursuant to Guideline Sections 15302 and 15303, as a Replacement of an Existing Structure and New Construction of Small Structure project.
APPLICANT: Farnaz Golshani-Flecher, Farnaz Golshan-Flechner, Enviornmental Charter High School
LOCATION: 2818 Manhattan Beach Blvd; APN: (4067-007-005)

COUNCIL ACTION REQUIRED:

Staff Recommendation: Staff respectfully recommends that the City Council:

- Open the public hearing;
- Hear the Applicant's presentation;
- Receive testimony from the public, allow three (3) minutes for each speaker;
- Allow the Applicant time to respond; and
- Close the public hearing.

Staff Recommendation for Motion:

- Adopt Resolution No. 6694.

RECOMMENDATION AND STAFF SUMMARY:

On January 7, 2025, the Planning Commission held a public hearing to review a request for site modifications to Environmental Charter High School, located in the R-1 zone at 2818 Manhattan Beach Blvd.
On January 14, 2025, Mayor Cerda called the decision of the Planning Commission for review, which was seconded by Mayor Pro Tem Tanaka. Resolution No. 6694 has been prepared for consideration by the City Council for the adoption and approval of the Applicant’s requests.

FINANCIAL IMPACT/COST:

None.

ATTACHMENTS:

City Council Staff Report - Environmental Charter School
A - Planning Commission Resolution No. PC 1-25, approving the Project
B - Planning Commission Staff Report Dated January 7, 2025
Parking Study
C - City Council Resolution No. 6694
Exhibit A - Project Plans
Exhibit B - Conditions of Approval

APPROVED:



_____
Clint Osorio, City Manager

City of Gardena
City Council Meeting

Agenda Item No.: 13.B
Department: Community Development
Meeting Date: February 11, 2025

AGENDA STAFF REPORT

AGENDA TITLE:

PUBLIC HEARING: RESOLUTION NO. 6694, Approving Conditional Use Permit #1-24 for a modification to a conditional use permit for an existing high school located within the R-1 zone; Site Plan Review #1-24 for the demolition of a 9,036 SF building and proposing a new 7,500 SF facility in its place; and an Administrative Adjustment to the off-street parking requirements, for a 12% reduction in the number of required spaces for the existing high school located at 2818 Manhattan Beach Blvd.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Sections 15302 and 15303, as a Replacement of an Existing Structure and New Construction of Small Structure project.

RECOMMENDATION:

Staff respectfully recommends that the City Council:

1) Open the public hearing;
2) Hear the Applicant's presentation;
3) Receive testimony from the public, allow three (3) minutes for each speaker;
4) Allow the Applicant time to respond; and
5) Close the public hearing.

Staff Recommendation for Motion:

1) Adopt Resolution No. 6694, approving a Conditional Use Permit #1-24 for modification to Conditional Use Permit #219-68, Site Plan Review #1-24, and Administrative Adjustment #1-24, and directed staff to file a Notice of Exemption.

BACKGROUND:

On January 7, 2025, the Planning Commission held a public hearing to review a request for site modifications to Environmental Charter High School, located in the R-1 zone at 2818 Manhattan Beach Blvd. The Applicant's proposal included modifications to the original conditional use permit and a site plan review for the demolition of a 9,036 square foot (SF) church building, with plans to replace it with a new 7,500 SF facility. The new structure would include two classrooms,

an administrative area, and a covered canopy, continuing to serve the existing school. Additionally, the request sought an administrative adjustment to reduce the required number of off-street parking spaces by 12%, from 104 to 93. The Planning Commission also considered the project's qualification for an exemption from the provisions of California Environmental Quality Act (CEQA).

At the conclusion of the hearing, after considering all materials and evidence presented by staff, the Applicant, and the public, the Commission approved Resolution No. PC 1-25 to approve the project with a vote of 4-0-1. Commissioner Langley abstained due to a personal connection with the former church congregation on the property. The adoption of the resolution included an amendment to the conditions of approval, requiring the Applicant to collaborate with local church leaders before demolishing the church building in order to honor the former church. Introduced by Commissioner Langley, the amendment was accepted by the rest of the Commission and agreed to by the Applicant during the meeting. The condition also stipulated that the plan be submitted to the Planning Commission for review and approval before a demolition permit could be issued.

On January 14, 2025, Mayor Cerda called the decision of the Planning Commission for review, which was seconded by Mayor Pro Tem Tanaka.

Resolution No. 6694 has been prepared for consideration by the City Council for the adoption and approval of the Applicant's request, which includes the following:

- **Conditional Use Permit #1-24 (Modification to CUP #219-68)** – This request seeks approval of a modification to the original conditional use permit to allow the continued operation of the school, as it is already authorized, along with the proposed site improvements. Due to multiple modifications to the original entitlement, a new entitlement number will be assigned for clarity purposes. However, since the property is already vested for use as a high school, the new permit will ensure that the proposed changes comply with the original entitlements; and
- **Site Plan Review #1-24** – For the demolition of a 9,036 SF building and proposing a new 7,500 SF facility in its place, featuring two classrooms, an administrative area, and a covered canopy. Additional site improvements include landscaping upgrades, parking area enhancements, and the implementation of a new vehicle circulation plan; and
- **Administrative Adjustment #1-24** – An administrative adjustment to the off-street parking requirements, seeking a 12% reduction in the number of required spaces—from 104 to 93 spaces.

It is noted that Exhibit B (Conditions of Approval) to Resolution No. 6694 includes the additional condition added by the Planning Commission during the January 7, 2025 meeting. The Planning Commission's resolution and the findings for project approval are provided in Attachment A. A detailed discussion of the project area, surrounding uses, and property history can be found in the staff report presented to the Planning Commission on January 7, 2025, which is attached as Attachment B.

CONCLUSION:

Staff respectfully recommends that the City Council open the public hearing, hear the Applicant's presentation, receive public testimony with each speaker allowed three (3) minutes, allow the Applicant time to respond, and then close the public hearing.

Following this, the City Council should consider the adoption of Resolution No. 6694 to approve the project.

FISCAL IMPACT:

None.

Submitted by: Amanda Acuna **Date2/6/2025**

ATTACHMENTS TO STAFF REPORT

A – Planning Commission Resolution No. PC 1-25, approving the Project

B – Planning Commission Staff Report dated January 7, 2025

- Parking Study

C – City Council Resolution No. 6694

- Exhibit A – Project Plans
- Exhibit B – Conditions of Approval

RESOLUTION NO. PC 1-25

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #1-24 FOR THE CONTINUED USE OF A HIGH SCHOOL LOCATED WITHIN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONE; SITE PLAN REVIEW # 1-24 FOR A REDESIGN OF THE CAMPUS INCLUDING THE DEMOLITION OF A 9,036 SF BUILDING AND CONSTRUCTION OF A NEW 7,500 SF FACILITY; AND AN ADMINISTRATIVE ADJUSTMENT TO THE OFF-STREET PARKING REQUIREMENTS, FOR A 12% REDUCTION IN THE NUMBER OF REQUIRED SPACES

2818 MANHATTAN BEACH BLVD
(APN: 4067-007-005)

RECITALS.

A. In June 2024, the Applicant, Farnaz Golshani-Fletcher, representing Environmental Charter School ("ECS"), submitted an application for a modification to the original conditional use permit and a new site plan review to propose improvements to the existing charter high school at 2818 Manhattan Beach Blvd, (the "Property").

B. ECS has been operating on the Property since 2021. Immediately prior to the operation of ECS, another private high school was operating at that location.

C. Prior to this use, the property was operated by Calvary Baptist Church, which ran an elementary school, Sunday school, and services in the existing chapel, later expanding to include a middle school and high school.

D. In 1968, the Gardena City Council granted Conditional Use Permit #219-68, authorizing the initial expansion of Calvary Baptist Church to include Sunday school classes and an elementary school with a maximum enrollment of 350 students. Subsequent modifications introduced new school buildings, which supported an increase in enrollment to 540 students, leading to the addition of a middle school.

E. In 2013, the Community Development Director administratively approved a modification to reflect a change in grade levels from elementary and middle school to also include high school and a reduction in student enrollment to 450.

F. In previous approvals for modifications to Conditional Use Permit #219-68, the requests and analyses consistently focused on the properties located on the Property and the adjacent property at 15916 Crenshaw Blvd, both of which were under the same ownership.

G. In 2022, Environmental Charter School acquired the Property, and the two properties were no longer used together as originally permitted under the previous modifications to CUP #219-68.

H. The Applicant now is looking to demolish the existing chapel structure (9,036 SF) and replace it with a newly constructed multi-purpose building of approximately 7,508 SF for two classrooms, a reception area, administrative offices, and restroom facilities, and includes an attached covered canopy to lead into the outdoor courtyard; additional site improvements include landscaping upgrades, parking area enhancements, and the implementation of a new vehicle circulation plan ("the Project").

I. The General Plan Land Use Plan and Zoning designation of the Property is Single-Family Residential (R-1) as are the properties to the north, east, and south of the Property, while the property to the west is designated as General Commercial (C-3).

J. On January 7, 2025, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time it considered all the material and evidence presented by staff, the applicant, and the public, whether written or oral.

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

SECTION 1. The Planning Commission hereby finds that the recitals set forth above are true and correct.

SECTION 2. MODIFICATION TO CONDITIONAL USE PERMIT (CUP #1-24)

Conditional Use Permit #1-24 to allow the continuation of a charter high school on the Property located in the Single-Family Residential zone (R-1) zone as shown on Exhibit A, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit B.

A. 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.

Pursuant to GMC section 18.12.030.B a conditional use permit is required for public and private schools in the R-1 zone. The Property was originally issued a conditional use permit for the Sunday school classes and elementary school which later were modified to allow middle school and high school grades. The Project includes site changes to the original conditional use permit and is deemed proper and will authorize the Applicant to continue the operations of the school with the proposed new building.

B. 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 Property is bordered by Manhattan Beach Blvd to the north, with low-density residential areas across, and similarly to the east and south, with a commercial center to the west. The Property has been operated as an education facility for grades up to high school level since 2013 and previously served as an elementary and middle school since 1968. The improvements to the site will not result in an increase in student enrollment as enrollment will still be limited by condition to 450 students. The Project includes demolishing the existing chapel and constructing a new multi-purpose building with a covered canopy for classroom and office space.

The General Plan designates the property as Single-Family Residential, which encompasses a range of uses such as residential neighborhoods, schools, parks, childcare facilities, and churches. Allowing the continued operation of the school and replacing the chapel with a smaller building aligns with the following goals and policies of the Gardena General Plan:

- **Land Use Policy LU 1.10:** Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments.

- **Design Goal 1:** Enhance the visual environment and create a positive image of the City.

The Project includes replacing an existing building with a smaller one for an existing charter high school and it will be compatible with the surrounding residential area, prioritizing pedestrian-friendly design, landscaped buffers, and minimizing impacts on the residential neighborhoods nearby.

The addition of new landscaping will enhance the visual appeal of the area, improving the overall quality of the environment in a way that complements existing residential neighborhoods. In addition, the Applicant is bringing the Property into compliance with landscaping requirements for parking by planting at least one tree for every 10 spaces.

The reconfiguration of the parking area to improve circulation and accessibility will enhance safety and efficiency for both residents and visitors.

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

The Project site consists of an L-shaped lot, approximately 2.05 acres in size, and is zoned R-1. The Property has been used as a school since 1968, including for

high school students since 2013 and has been used exclusively as a high school since 2021 when Environmental Charter School began its operations on site. The existing use shows the Property is of adequate size. The Project involves demolishing the existing 9,036 SF chapel and replacing it with a new multi-purpose building, which meets all R-1 development standards, except for the off-street parking requirement. The Applicant is requesting a 12% adjustment for the parking, as discussed below. The use of the Property as a charter high school with planned improvements such as enhanced circulation during drop-offs and pickups, will improve overall operations. The Project features, including adjustments to yards, setbacks, walls, fences, and landscaping, will comply with zoning requirements, ensuring the property is adequately configured for this use.

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

Pedestrian access to the Project area is provided by a walkway on the north end of the site leading to the sidewalks along Manhattan Beach Blvd. Vehicle access is provided by way of two (2) driveways, one to the northeast and the other on the northwest of the site. The Circulation Plan of the Gardena General Plan designates Manhattan Beach Blvd as Major Collector roadway. Major Collector roadways are designed to carry moderate levels of traffic. The Project involves demolishing the existing chapel facility to be replaced with a new multi-purpose building. There will be no increase in the enrollment size, therefore, there is no expected increase in traffic generated by the property

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

The conditions of approval have been drafted and are attached here as Exhibit B. These conditions will help protect the public health, safety, and general welfare of the surrounding uses, residents, and businesses in the area.

SECTION 3. SITE PLAN REVIEW #1-24

The approval of the Site Plan Review #1-24 is hereby approved, subject to the conditions attached as Exhibit B and based on the following findings:

A. The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with applicable standards.

The Property is located in the R-1 zone. As shown in the staff report, the Project complies with all the development standards of the R-1 zone, except for those standards for which the Applicant is requesting an administrative adjustment.

B. The development is consistent with the intent and general purpose of the general plan and provisions of this code.

The Project is consistent with several goals and policies specified in the City's General Plan, including, Land Use Policy LU 1.10 and Land Use Plan Goal 4. The Project involves upgrades to an existing high school in the City, which will bring improvements to the school's amenities for the benefit of local students. In addition to enhancing the campus facilities, the Project will also improve site circulation, optimize vehicle flow, and enhance landscaping, all of which will improve the visual appeal of the area.

C. The health and safety services (police and fire) and public infrastructure are sufficient to accommodate the new development.

The site modification will not increase or change the demand for police, fire, or public infrastructure services in the surrounding area, as the Property's use remains unchanged and will continue to support the operation of a high school with the same allowed enrollment size. Furthermore, the Los Angeles County Fire Department evaluated the project plans and provided comments and conditions to ensure the Property is adequately accommodated. As a result, the existing infrastructure and services should accommodate the site improvements.

D. The project is compatible with the surrounding sites and neighborhoods.

The Project does not involve any changes to the property's use as a high school or alter the enrollment size. The Project focuses on making improvements that will minimize impact on the surrounding residential and commercial areas. As a result, the Project will remain in harmony with the neighboring sites and communities.

E. The project has been determined to be exempt from the California Environmental Quality Act or the appropriate environmental document has been completed and required findings have been made.

The Project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Guidelines Section 15302 and 15303, as a Replacement of an Existing Structure and New Construction of Small Structure project. Further information on this matter is explained below.

SECTION 4. ADMINISTRATIVE ADJUSTMENT #1-24

The approval of the Administrative Adjustment #1-24 for a 12% reduction in the number of required spaces—from 104 to 93 spaces, is hereby approved, subject to the conditions attached as Exhibit B and based on the following findings:

A. There are special circumstances, practical difficulties, unnecessary hardships, or results inconsistent with the general purpose of the city's zoning provisions through the strict and literal interpretation and enforcement of the above provisions. Special circumstances include, but are not limited to, nonconforming lot sizes and properties previously developed to different development standards where there is no room for modification without substantial alteration or demolition of existing structures.

The Property was previously developed with a three-story classroom and ancillary buildings for an elementary, middle school, and church facility. In 2013, a former school for K-12 grades leased the property to accommodate their student enrollment. In 2021, the Applicant leased the property and subsequently acquired it in 2022 to establish a charter high school. However, the current school, which is not religiously affiliated, does not require the chapel building. The Project involves replacing the chapel building and making site improvements that are necessary to optimize the Property for the school's educational needs.

To reduce street queuing, the Applicant has redesigned the vehicle circulation to improve the drop-off and pick-up processes. Additionally, new landscaping, including trees and small plants, will be added to the western parking lot. The Project improvements will result in the loss of 16 parking spaces, leaving a total of 93 spaces, which does not meet the Gardena Municipal Code (GMC) requirement of 104 spaces. Due to the unique circumstances of redesigning the school facility around existing structures and site constraints to comply with other City zoning requirements, a strict interpretation of the parking provisions under GMC Chapter 18.40 would hinder the Project from aligning with the goals and policies of the City's General Plan, which aims to improve circulation, parking, and landscaping for the Property.

B. That the proposed adjustment would not be detrimental to the neighborhood or district in which the property is located.
A parking study conducted by the Applicant's consultant, Kimley-Horn and Associates (Attachment B to the staff report), indicates that the 93 parking spaces will adequately meet the projected demand, confirming that a 12% reduction in parking spaces from the required amount will not negatively impact the surrounding neighborhood or district.

C. That the proposed adjustment is necessary in order that the applicant not be unreasonably deprived the use or enjoyment of his property.

The Property is currently allowed to have an enrollment of 450 students, as

permitted under previous entitlement approvals. The Applicant's proposal does not include a request to increase the student enrollment. It is not possible for the Applicant to make the desired improvements while meeting the parking requirements outlined in the City's code. Allowing the Applicant to repurpose the existing developed area of the site will better accommodate the needs of the high school without unreasonably depriving the Applicant of the use or enjoyment of the property.

D. The proposed adjustment is consistent with Title 18 (Zoning).

In accordance with GMC Section 18.50.020.A, an administrative adjustment may be granted for modifications to off-street parking and loading requirements, allowing a variance of up to 15%. The Applicant's request of a 12% adjustment complies with all other relevant provisions of the Municipal Code. Additionally, the Project does not involve any other variances from the code's provisions.

E. The proposed adjustment is consistent with the general plan.

The Project is consistent with several goals and policies specified in the City's General Plan. The Project involves upgrades to an existing high school in the City, which will bring improvements to the school's amenities for the benefit of local students. While the parking is reduced by less than 15%, the Project includes needed improvements to site circulation and enhance landscaping.

SECTION 5. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

The Project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to the following exemption:

A. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemptions:
   - Guidelines Section 15303(c) New Construction or Conversion of Small Structures. The Project consists of demolishing the existing chapel (9,036 SF) construct a smaller, newly constructed multi-classroom building and administration building with covered outdoor area consisting of 7,500 SF. The Property is located in an urbanized area, with the proposed structure not exceeding 10,000 square feet. Additionally, the construction does not involve significant quantities of hazardous substances.
   - Guidelines Section 15302, Replacement or Reconstruction. The Project involves the demolition of an existing chapel building (9,036 SF) and replacing the structure with a smaller, newly constructed multi-classroom building (7,500 SF). The Project involves the replacement of an existing structure where the new structure will be located on the same site as the structure being replaced will not increase student enrollment

B. The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The location of the Project is predominantly urban and not considered a sensitive environment; therefore, the Project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this Project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. Not only would the Project not have any significant effects, but there are no unusual circumstances applicable to this Project site. The Project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resource which would be impacted. Staff does not expect any significant impact or unusual circumstances related to the approval of this project.

C. Staff is hereby directed to file a Notice of Exemption.

SECTION 6. APPEAL.

The approvals granted by this Resolution may be appealed within 10 calendar days from the adoption of this resolution. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal. The City Council may also call this matter for review within the same time period.

SECTION 7. RECORD.

Each and every one of the findings and determinations in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8. CUSTODIAN OF RECORD.

The Custodian of Record for the proceedings relating to the Project is Greg Tsujiuchi, Community Development Director, City of Gardena, 1700 West 162nd Street, Gardena, California 90247. Mr. Tsujiuchi's email is gtsujiuchi@cityofgardena.org and his phone number is (310) 217-9530.

SECTION 9. EFFECTIVE DATE.

This Resolution shall take effect immediately

SECTION 10. CERTIFICATION.

The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 7th day of January 2025.

DERYL HENDERSON, CHAIR
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

ATTEST:

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify 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 on the 7th day of January, 2025, by the following vote:

AYES: Wright-Scherr, Kanhan, Sherman and Henderson
NOES: None
ABSENT: None
ABSTAIN: Langley

Attachments:

- Exhibit A: Project Plans
- Exhibit B: Conditions of Approval

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

CONDITIONAL USE PERMIT #1-24 (MODIFICATION TO CUP #219-68), SITE PLAN REVIEW #1-24, AND ADMINISTRATIVE ADJUSTMENT #1-24

DATE: January 7, 2025

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Dayana Nava, Planning Assistant
Amanda Acuna, Community Development Manager

APPLICANT: Farnaz Golshani- Flecher, Environmental Charter High School

LOCATION: 2818 Manhattan Beach Blvd; APN: 4067-007-005

REQUEST: A request to modify the conditional use permit for a high school located within the Single-Family Residential (R-1) zone, including a site plan review for the demolition of a 9,036 SF building and proposing a new 7,500 SF facility in its place, featuring two classrooms, an administrative area, and a covered canopy, to continue serving the existing school on the property. All other structures on site will remain. Additional site improvements include landscaping upgrades, parking area enhancements, and the implementation of a new vehicle circulation plan. The Applicant is also requesting an administrative adjustment to the off-street parking requirements, seeking a 12% reduction in the number of required spaces—from 104 to 93 spaces.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15302 and 15303, as a Replacement of an Existing Structure and New Construction of Small Structure project.

BACKGROUND

In June 2024, the Applicant, Farnaz Golshani-Fletcher, representing Environmental Charter School, submitted an application for a modification to the original conditional use permit and a new site plan review to propose improvements to the existing charter high school at 2818 Manhattan Beach Blvd. The high school has been operating at this location since 2021. Prior to its use, the property was operated by Calvary Baptist Church, which ran an elementary school, Sunday school, and services in the existing chapel, later expanding to include a middle school. The church also acquired the adjacent property at

15916 Crenshaw Blvd, where they built a multi-purpose building to serve as a preschool, administrative offices, and gymnasium in connection with the school and church located on Manhattan Beach Blvd.

In 1968, the Gardena City Council approved Conditional Use Permit #219-68, allowing the original expansion of the Calvary Baptist Church to accommodate Sunday school classes and an elementary school with a maximum enrollment of 350 students. Since then, several modifications to the original permit were approved, as outlined below:

- **Modification #1** – In 1971, the City Council approved a modification to adjust the landscape setback requirements along the west parking area.
- **Modification #2** – In 1986, the City Council approved a modification to expand the elementary school and establish a middle school. This project included the construction of the existing three-story classroom building. Enrollment was also increased to 510 students. Additionally, a new preschool center and fellowship hall/gymnasium with two classrooms were proposed, though this construction was never completed. Later, the school and church acquired the property at 15916 Crenshaw Blvd, where they established a preschool, administrative offices, and gymnasium.
- **Modification #3** – In 1996, the City Council approved an increase in student enrollment to a maximum of 540 students.
- **Modification #4** – In 2013, the Community Development Director administratively approved a modification to reflect a change in grade levels from elementary and middle school to high school and a reduction in student enrollment to 450.

In previous approvals for modifications to Conditional Use Permit #219-68, the requests and analyses consistently addressed the features of both properties: the one on Manhattan Beach Blvd and the one on Crenshaw Blvd (Figure 1). However, the two properties were never officially tied through any entitlement requests.

The development at 2818 Manhattan Beach Boulevard currently consists of three main structures: a 3-story 12-classroom building (24,795 SF), a 3-story annex building (5,000 SF) with 6 classrooms, and an existing chapel building (9,036 SF), consisting of two additional classrooms, that were previously used for Bible school classes. Additional site improvements include concrete surfaces and adjacent areas that serve as outdoor courtyards and parking lots.

In 2021, the Environmental Charter School leased the property at 2818 Manhattan Beach Blvd for use as a charter high school, and in 2022, the school purchased the property. Upon the acquisition, the combined use of both the Manhattan Beach Blvd and Crenshaw Blvd properties ended. Since the property is no longer used for church purposes or in

connection with the Crenshaw Blvd property, the Applicant now proposes to replace the existing chapel building with a new classroom structure, while all other buildings on the Manhattan Beach Boulevard site will remain unchanged.

Since the previous modifications to the conditional use permit covered both the Manhattan Beach Blvd and Crenshaw Blvd projects, and this request pertains solely to the Manhattan Beach Blvd property, it is being submitted under a new conditional use permit, resulting in the issuance of a new case number. However, this is for clarification purposes only. As the property is already vested for use as a high school, the new permit aims to ensure that the proposed changes remain in compliance with the original entitlements. Additional entitlement requests for this project include a site plan review to evaluate the proposed upgrades to the existing high school and an administrative adjustment to the off-street parking requirements.

Figure 1: Vicinity Map



PROJECT DESCRIPTION/SETTING

The property located at 2818 Manhattan Beach Blvd is a 2.05-acre lot and is located between Crenshaw Blvd and Van Ness Avenue and is zoned Single-Family Residential (R-1), as shown in Figure 2. As shown in Table 1, the area to the north, south, and east is predominantly residential with single-family homes (R-1), while to the west, there is a McDonald's fast-food restaurant (C-3). As previously stated, Environmental Charter High School has been operating on the property since 2021. The property includes a three-story main building on the eastern side with 12 classrooms. To the southwest, there is a second three-story building containing six classrooms. Additionally, the chapel building has two classrooms. Overall, the facility contains 20 classrooms.

The Applicant is proposing to demolish the existing chapel structure (9,036 SF), which currently contains two classrooms, and replace it with a newly constructed multi-purpose building of approximately 7,508 SF. The new building will include two classrooms, a reception area, administrative offices, and restroom facilities, and include an attached covered canopy to lead into the outdoor courtyard. Additionally, the existing concrete and surrounding surface improvements will be demolished to enhance the landscaping, parking area, and circulation. As a result, the landscaped area will increase from 8,136 SF to 16,755 SF. The proposed landscaping plan includes various trees, shrubs, and turf, with Palo Verde trees, California coffeeberry, and California Fuchsia planted along Manhattan Beach Blvd. A landscaped courtyard will also be created between the existing structure and the proposed classroom buildings.

Additional site improvements will include the installation of a new three-foot high fence along the front yard setback and a new freestanding sign at the property entrance. A decorative 8-foot block fence/wall will also be constructed at the southwest end of the site, as conditioned, to effectively separate the two properties that previously acted as one. The Applicant's proposal does not include an increase in enrollment size, as was previously approved.

Figure 2: Zoning Map

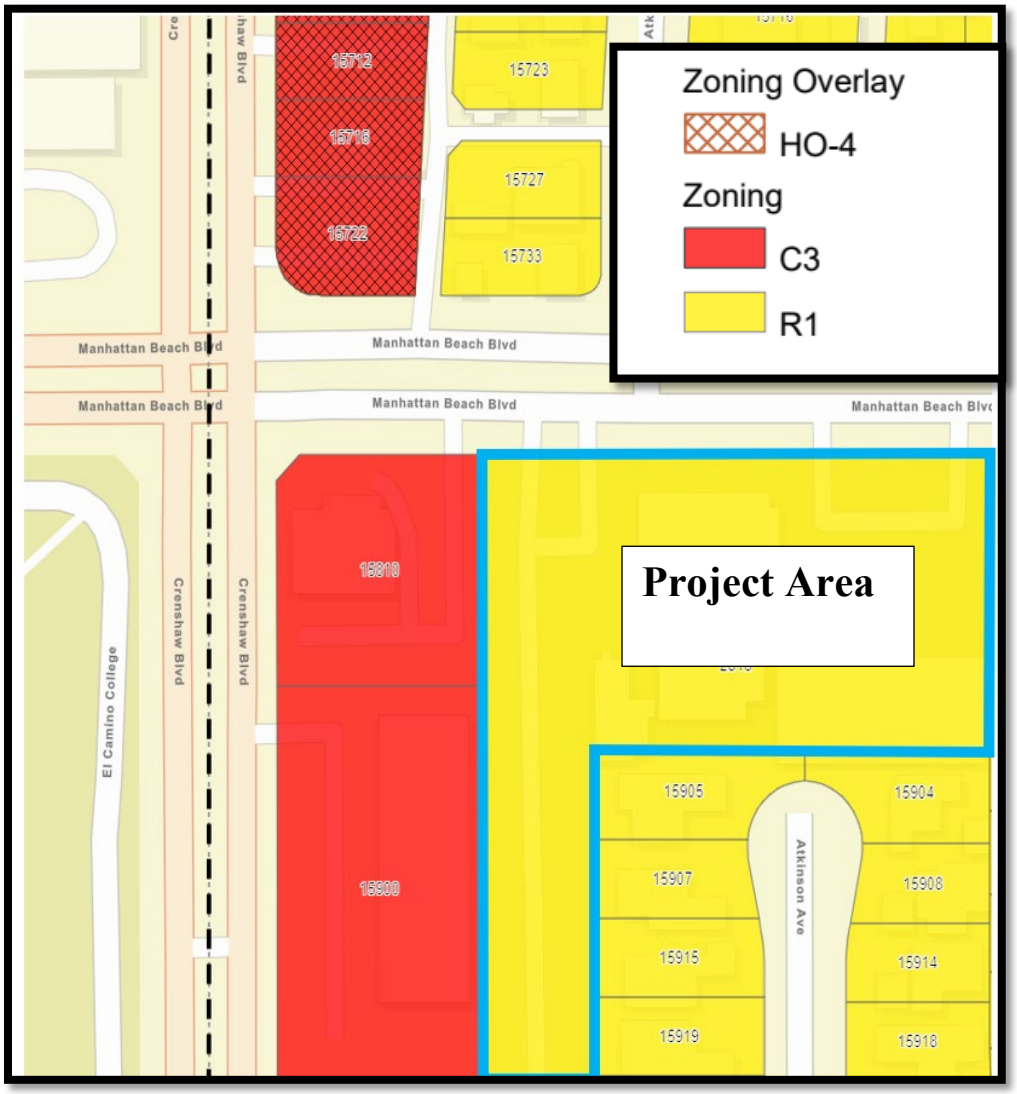


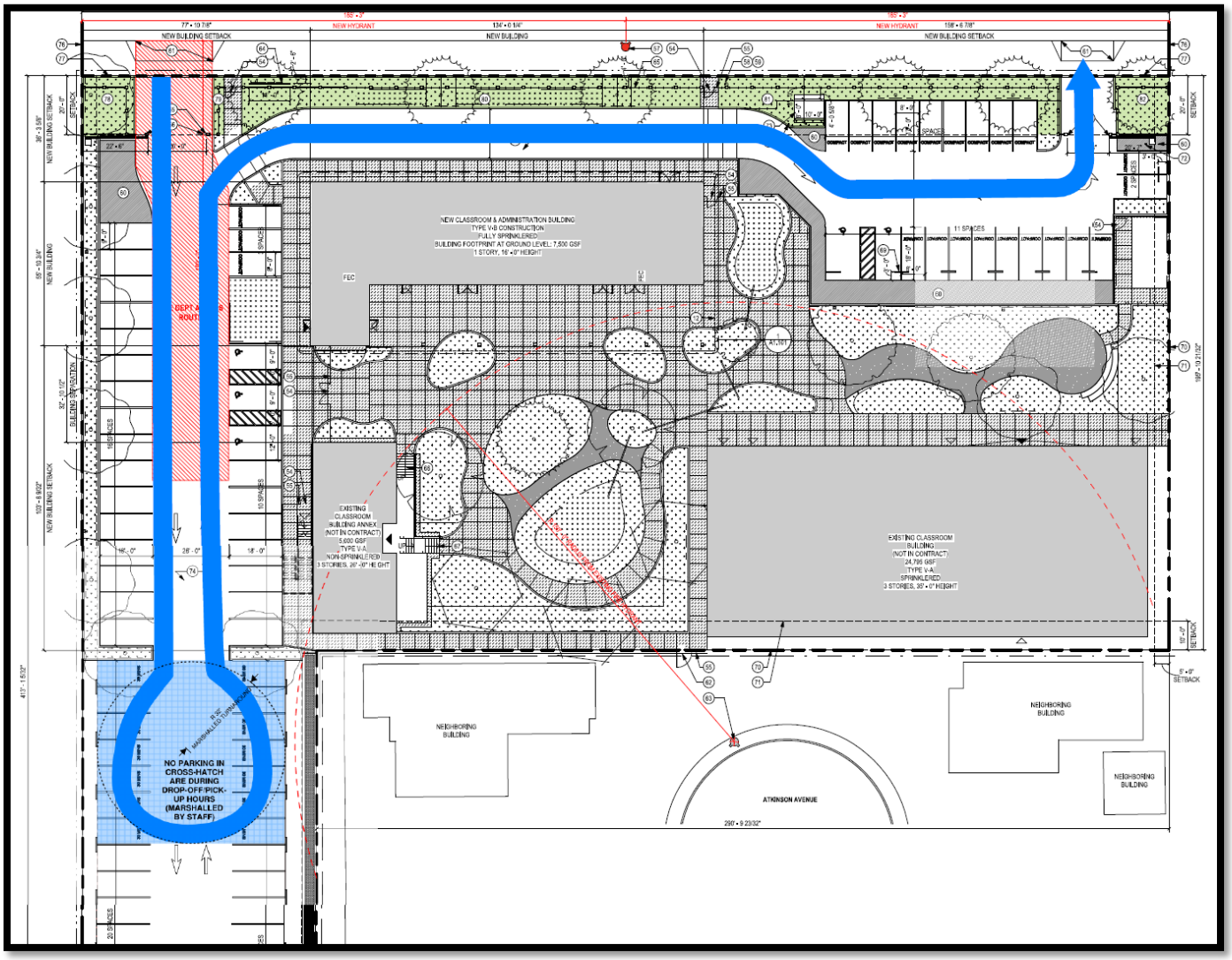
Table 1 – Surrounding Uses

	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	R-1	Single-Family Residential	Environmental Charter School
North	R-1	Single-Family Residential	Single Family Dwellings
South	R-1	Single-Family Residential	Single Family Dwellings
East	R-1	Single-Family Residential	Single Family Dwellings
West	C-3	General Commercial	McDonalds

Project Description – Circulation Plan

The Applicant also proposes to reconfigure the access drive to improve the efficiency of on-site drop-off and pick-up along Manhattan Beach Blvd. The proposed changes include removing one access point from both the west and east parking lots, while reconfiguring the circulation on site. As shown in Figure 3, during pick-up and drop-off, vehicles traveling east on Manhattan Beach Blvd will enter the lot at the existing northwest driveway entrance. Parking monitors will guide them 225 feet into the site, directing them to a turnaround at the visitor stalls. School staff will ensure the stalls are clear and accessible before pick-up times. Traffic will continue along a new drive aisle parallel to Manhattan Beach Blvd, where students will load and unload. Vehicles will exit through the eastern lot driveway exit. Outside of pick-up/drop-off hours, traffic will navigate the western lot for visitor and employee parking, with permitted vehicles in the eastern lot. Both lots will be monitored, and unregistered vehicles will be reported to school administrator.

Figure 3: Circulation Plan



ANALYSIS

Conditional Use Permit #1-24

The Applicant's proposal to replace the existing chapel building with a new classroom structure applies only to the Manhattan Beach Blvd property, not the adjacent property off Crenshaw Blvd, as was analyzed in previous modifications to CUP #219-68. As a result, this request will be provided a new conditional use permit number, CUP #1-24, for clarity purposes. Again, since the property already has a vested right to be used as a high school, the request under the new conditional use permit number is to provide further clarification and demonstrate how the proposed changes to the development will remain in compliance with the original entitlements for its use. The following analysis provides the necessary findings supporting the continuation of use for the property as a high school and the proposed remodel of the property at 2818 Manhattan Beach Blvd.

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

Pursuant to GMC section 18.12.030.B a conditional use permit is required for public and private schools in the R-1 zone. The property was originally issued a conditional use permit for the Sunday school classes and elementary school which later were modified to allow middle school and high school grades. The Applicant's proposal for site changes to the original conditional use permit is deemed proper and will authorize the Applicant to continue the operations of the school with the proposed new building.

B. 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 subject property is bordered by Manhattan Beach Blvd to the north, with low-density residential areas across, and similarly to the east and south, with a commercial center to the west. The property has been operated as a education facility for grades up to high school level since 2013 and previously served as an elementary and middle school since 1968. The proposed improvements to the site will not result in an increase in student enrollment as enrollment will still be limited by condition to 450 students.

The General Plan designates the property as Single-Family Residential, which encompasses a range of uses such as residential neighborhoods, schools, parks, childcare facilities, and churches. Allowing the continued operation of the school and replacing the chapel with a smaller building aligns with the following goals and policies of the Gardena General Plan:

- **Land Use Policy LU 1.10:** Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments.

- **Design Goal 1:** Enhance the visual environment and create a positive image of the City.

  The project includes replacing an existing building with a smaller one for an existing charter high school and it will be compatible with the surrounding residential area, prioritizing pedestrian-friendly design, landscaped buffers, and minimizing impacts on the residential neighborhoods nearby.

  The addition of new landscaping will enhance the visual appeal of the area, improving the overall quality of the environment in a way that complements existing residential neighborhoods.

  The reconfiguration of the parking area to allow for better circulation and accessibility, making the area safer and more efficient for residents and visitors.

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

The project site consists of an L-shaped lot, approximately 2.05 acres in size, and is zoned R-1. The property has been used as a school since 1968, including for high school students since 2013 and has been used exclusively as a high school since 2021 when Environmental Charter School began its operations on site. The existing use shows the property is of adequate size. The project meets all R-1 development standards, except for the off-street parking requirement, as discussed below. The use of the property as a charter high school with planned improvements such as enhanced circulation during drop-offs and pickups, will improve overall operations. The proposed enhancements, including adjustments to yards, setbacks, walls, fences, and landscaping, will comply with zoning requirements, ensuring the property is adequately configured for this use.

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

Pedestrian access to the project area is provided by a walkway on the north end of the site leading to the sidewalks along Manhattan Beach Blvd. Vehicle access is provided by way of two (2) driveways, one to the northeast and the other on the northwest of the site. The Circulation Plan of the Gardena General Plan designates Manhattan Beach Blvd as Major Collector roadway. Major Collector roadways are designed to carry moderate levels of traffic. The project involves demolishing the existing chapel facility to be replaced with a new multi-purpose building. There will be no increase in the enrollment size, therefore, there is no expected increase in traffic generated by the property.

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

The conditions of approval have been drafted and are attached here as Exhibit B to Resolution No. PC 1-25. These conditions will help protect the public health, safety, and general welfare of the surrounding uses, residents, and businesses in the area.

Site Plan Review #1-24

Pursuant to GMC Section 18.44.10.A, any development project seeking a general plan amendment, zone change, conditional use permit, variance, tract map, or other discretionary permit must include the submission of a Site Plan Review. Therefore, staff evaluated the proposed site plan to determine whether it complies with all minimum development standards and to assess whether the project meets the findings outlined in GMC Section 18.44.030.A, as shown below:

A. The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with applicable standards.

The property is located in the R-1 zone. As shown in Table 2, the project complies with all the development standards of the R-1 zone, except for those standards for which the Applicant is requesting an administrative adjustment.

Table 2: Development Standards in the R-1 zone – New Structure

Standard	Requirement	Proposed	Compliant
Setback (Minimum)			
Front	20 feet	30 feet	Yes
Sides	5 feet		Yes
East		156 feet	
West		76 feet	
Rear	10 feet	124 feet	Yes
Lot Coverage (Maximum)	50%	23.5%	Yes
Height (Maximum)	25 feet	16 feet	Yes
Parking			
Elementary/Junior High School (2 spaces/classroom)	4 Classrooms = 8 spaces		
High schools (6 spaces/classroom)	16 Classrooms = 96 spaces		No Admin. Adjustment
	TOTAL: 104	**TOTAL: 93**	

The new building will be set back 36 feet from the northern property line, 156 feet from the eastern property line, 76 feet from the western property line, and 124 feet from the southern property line, which borders residential properties along Atkinson Avenue. The lot coverage will not exceed 50%, with the proposed coverage approximately 24%. The building height is proposed at 16 feet, well within the maximum allowable height of 25 feet for the R-1 zone.

Additional site improvements will include the installation of a new three-foot-high fence along the front yard setback, which complies with the development standards for the zone. Furthermore, a condition has been added to require the construction of an 8-foot-high decorative block fence or wall at the southwest corner of the site to clearly separate the two properties that were previously considered as one. This will resolve any circulation issues between the properties and ensure proper vehicle circulation on-site. Finally, the new 8-foot-high fence or wall will be subject to ensuring adequate fire access in compliance with the Los Angeles County Fire Department's requirements.

While the Applicant's proposal does not meet the minimum off-street parking requirement of 104 spaces, they are proposing a total of 93 spaces, a 12% reduction. The Applicant is requesting an administrative adjustment for this 12% reduction in parking, as allowed by GMC 18.50.020.A.

B. The development is consistent with the intent and general purpose of the general plan and provisions of this code.

The project is consistent with several goals and policies specified in the City’s General Plan, including, Land Use Policy LU 1.10 and Land Use Plan Goal 4. The project involves upgrades to an existing high school in the city, which will bring improvements to the school's amenities for the benefit of local students. In addition to enhancing the campus facilities, the project will also improve site circulation, optimize vehicle flow, and enhance landscaping, all of which will improve the visual appeal of the area.

C. The health and safety (police and fire) and public infrastructure are sufficient to accommodate the new development.

The site modification will not increase or change the demand for police, fire, or public infrastructure services in the surrounding area, as the property’s use remains unchanged and will continue to support the operation of a high school with the same allowed enrollment size. Furthermore, as part of the Applicant's review process, the Los Angeles County Fire Department evaluated the proposed plans and provided comments and conditions to ensure the property is adequately accommodated. As a result, the existing infrastructure and services should accommodate the site improvements.

D. The project is compatible with the surrounding sites and neighborhoods.

The Applicant's proposal does not involve any changes to the property's use as a high school or alter the enrollment size. The project focuses on making improvements that will minimize impact on the surrounding residential and commercial areas. As a result, the project will remain in harmony with the neighboring sites and communities.

E. The project has been determined to be exempt from the California Environmental Quality Act pursuant to Guidelines or the appropriate environmental documents has been completed and required findings have been made.

The project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Guidelines Section 15302 and 15303, as a Replacement of an Existing Structure and New Construction of Small Structure project. Further information on this matter is explained below.

Administrative Adjustment #1-24

In accordance with GMC section 18.50.020.A, an administrative adjustment may be granted for changes to off-street parking and loading requirements, allowing a variance of up to 15%. These adjustments are subject to the review and approval of the Community Development Director. However, if the project involves the approval of another entitlement that requires Planning Commission approval, the request must be reviewed and approved by the Commission. As previously stated, the Applicant's proposal does not meet the minimum off-street parking requirement of 104 spaces, as the proposal includes a total of 93 spaces, which is 12% below what is required.

The Applicant has submitted a request for an Administrative Adjustment and completed the application. Specific facts have been provided by the Applicant to support the granting of an adjustment, in accordance with GMC Section 18.50.030. Below is a summary of each statement demonstrating that the request meets the necessary findings for approval.

A. **There are special circumstances, practical difficulties, unnecessary hardships, or results inconsistent with the general purpose of the city's zoning provisions through the strict and literal interpretation and enforcement of the above provisions. Special circumstances include, but are not limited to, nonconforming lot sizes and properties previously developed to different development standards where there is no room for modification without substantial alteration or demolition of existing structures**.

The site was previously developed with a three-story classroom and ancillary buildings for an elementary, middle school, and church facility. In 2013, a former school for K-12 grade leased the property to accommodate their student enrollment. In 2021, the Applicant leased the property and subsequently acquired it in 2022 to establish a charter high school. However, the current school, which is not religiously affiliated,

does not require the chapel building. As a result, the Applicant is requesting to remove the chapel which was previously used for religious masses and bible classes and replace it with a smaller classroom building. The Applicant's proposal to replace the chapel building and make site improvements is necessary to optimize the property for the school's educational needs.

The Gardena's Municipal Code determines the required parking for schools based on the number of classrooms (Table 3 – Parking Standards). Middle schools must provide two parking spaces per classroom, while high schools are subject to providing six parking spaces per classroom. The Applicant's project to remodel the existing high school facility will result in a total of 20 classrooms. Of the 20 classrooms, 16 will serve grades 10-12, and 4 will be designated for grade 9.

The current parking standards under the Gardena Municipal Code have been in place since 1983. When originally adopted, high schools served grades 10 through 12; however, this changed in 1991 to include grades 9 through 12. Given that, 9th grade classroom parking requirements were only 2 spaces per classroom when the parking requirements were adopted and there has never been an amendment to the parking requirements to account for the change in school structure and as 9th graders are too young to drive, 9th grade classrooms should be calculated at the ratio of 2 spaces per classroom rather than 6 spaces per classroom. Therefore, the parking required for the site would be a total of 104 parking spaces

Table 3 – Parking Standards

Day care facilities and kindergartens	One space per 200 square feet of gross floor area. One space per employee, plus one space per ten children/clients
Elementary and junior high schools:	Two spaces per classroom
High schools:	Six spaces per classroom

To reduce street queuing, the Applicant has redesigned the vehicle circulation to improve the drop-off and pick-up processes. Additionally, new landscaping, including trees and small plants, will be added to the western parking lot. The property currently provided a total of 109 parking spaces. The proposed improvements will result in the loss of 16 parking spaces, leaving a total of 93 spaces, which does not meet the required 104 spaces. Due to the unique circumstances of redesigning the school facility around existing structures and site constraints to comply with the City's zoning requirements, a strict interpretation of the parking provisions under GMC Chapter 18.40 would hinder the project from aligning with the goals and policies of the City's General Plan, which aims to improve circulation, parking, and landscaping for the subject property.

B. That the proposed adjustment would not be detrimental to the neighborhood or district in which the property is located.

A parking study conducted by the Applicant's consultant, Kimley-Horn and Associates (Attachment B), indicates that the proposed 93 parking spaces will adequately meet the projected demand, confirming that a 12% reduction in parking spaces from the required amount will not negatively impact the surrounding neighborhood or district. Kimley-Horn also performed a parking utilization study on January 24, 2024, to assess current conditions. The study, which captured parking activity at both the beginning and end of a school day, found that demand was well below the existing supply of 109 spaces. Parking occupancy ranged from 7.1% to 38.1% during the morning drop-off and from 23.0% to 35.4% during afternoon pick-up. Overall, the current parking capacity of 109 spaces far exceeds the actual demand therefore, allowing the adjustment to parking would not be detrimental to the surrounding neighborhood and district the property is located in.

C. That the proposed adjustment is necessary in order that the applicant not be unreasonably deprived the use or enjoyment of his property.

The site was originally developed for use by a religious facility, which included a chapel building and an associated elementary and middle school. However, since the current school is not religiously affiliated, it does not require the chapel building. As a result, the Applicant is proposing removing the chapel, replacing it with a smaller classroom building and making other needed site improvements. The property is currently allowed to have an enrollment of 450 students, as permitted under previous entitlements approvals. The Applicant's proposal does not include a request to increase the student enrollment. It is not possible for the Applicant to make the desired improvements while meeting the parking requirements outlined in the City's code. Allowing the Applicant to repurpose the existing developed area of the site will better accommodate the needs of the high school without unreasonably depriving the Applicant of the use or enjoyment of the property.

D. The proposed adjustment is consistent with Title 18 (Zoning).

In accordance with GMC Section 18.50.020.A, an administrative adjustment may be granted for modifications to off-street parking and loading requirements, allowing a variance of up to 15%. The Applicant is requesting a 12% adjustment. As demonstrated above, the project complies with all other relevant provisions of the Municipal Code. Additionally, the Applicant's proposal does not seek any other variances from the code's provisions.

E. The proposed adjustment is consistent with the general plan.

The project is consistent with several goals and policies specified in the City's General Plan. The project involves upgrades to an existing high school in the city, which will

bring improvements to the school's amenities for the benefit of local students. While the parking is reduced by less than 15%, the project will make needed improvements to site circulation and enhance landscaping.

ENVIRONMENTAL CONISDERATION

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the Guidelines Section 15303, New Construction of Small Structures Projects. The project consists of demolishing the existing chapel (9,036 SF) construct a smaller, newly constructed multi-classroom building and administration building with covered outdoor area consisting of 7,500 SF. The Subject property is located in an urbanized area, with the proposed structure not exceeding 10,000 square feet. Additionally, the construction does not involve significant quantities of hazardous substances. Based on these findings, the project qualifies for inclusion under Section 15303 of the CEQA Guidelines.

The project site is also categorically exempt from pursuant to Guidelines Section 15302, Replacement or Reconstruction. The project is for the demolition of an existing Chapel (9,036 SF) and replacing the old structure with a smaller, newly constructed multi-classroom building of (7,500 SF). The project involves the replacement of an existing structure where the new structure will be located on the same site as the structure being replaced will not increase student enrollment.

The project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. Not only would the project not have any significant effects, but there are no unusual circumstances applicable to this project site. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resource which would be impacted. Staff does not expect any significant impact or unusual circumstances related to the approval of this project.

NOTICING

The public hearing notice for Conditional Use Permit #1-24, Site Plan Review #1-24, and Administrative Adjustment #1-24 was published in the Gardena Valley News and mailed first class owners and occupants with 300-foot radius of the site on December 26, 2024.

January 7, 2025
CUP#1-24; SPR #1-24; AA #1-24

RECOMMENDATION

Staff recommends hearing notice for Conditional Use Permit #1-24, Site Plan Review #1-24, and Administrative Adjustment #1-24.

1) Open the public hearing
2) Receive testimony from the public; and
3) Adopt Resolution No. PC 1-25, subject to the conditions of approval and directing staff to file a notice of exemption.

A – Resolution No. PC 1-25

- Exhibit A – Project Plans
- Exhibit B – Conditions of Approval

B – Parking Study, Environmental Charter School

Kimley»Horn

September 23, 2024

Dayana Nava
Planning Division, Community Development Department
City of Gardena
1700 W. 162nd Street
Gardena, CA 90247

RE: ENVIRONMENTAL CHARTER SCHOOL PARKING STUDY

To Ms. Nava:

Kimley-Horn and Associates, Inc. (Kimley-Horn) conducted a parking evaluation of the Environmental Charter School High School- Gardena (ECHS-G) at 2818 Manhattan Beach Blvd, Gardena, CA 90249 ("Study Area"), in support of ECS's proposed conditional use permit (CUP) modification and administrative adjustment to the onsite parking requirement. ECHS-G is pursuing a modification to their approved CUP that includes the removal of the existing church use from the property, the construction of a new classroom building and drive aisle at the front of the campus, and an administrative adjustment to permit the removal of 16 off-street parking spaces (109 stalls to 93 stalls). The proposed CUP modification does not seek to increase the number of students supported onsite (current approval is for 450 students). The purpose of the evaluation was to determine that the proposed off-street parking supports ECHS-G's anticipated parking demand.

BACKGROUND

Land Use and Zoning

The Environmental Charter School campus is designated as a Single-Family Residential land use in the City of Gardena's General Plan[1]. The site is zoned as Single-Family Residential (R-1); private schools are conditionally allowed in R-1 zones.[2,3] The Study Area is not located in a general plan overlay or zoning overlay.

Entitlements

The Study area has operated under CUP #219-68, an approved conditional use permit, for school and church uses for several years. The initial CUP was approved in 1968 via City Council approval. The administrative record attained is as follows:

- Resolution 769 Planning Commission recommending to the City Council application to expand existing church Sunday and elementary school use (350 enrollees, day school student body including pre-school), approved February 6, 1968.
- Resolution 4329 denying the appeal of the decision of the Planning and Environmental Quality Commission in the matter of modification to conditional use permit #219-68 to increase student enrollment from 510 to 540 students. (Approved June 25, 1996).

[1] City of Gardena, "General Plan & Zoning". *City of Gardena GIS*. October 11, 2023. https://cityofgardena.maps.arcgis.com/apps/webappviewer/index.html?id=d00dce8305304a68829a39dc9d700dac

[2] City of Gardena, "General Plan & Zoning".

[3] City of Gardena Municipal Code, Chapter 18: Zoning, Section 18.12.0300 Uses permitted subject to a conditional use permit.

- CUP #219-68 Modification (Reference #13-017) – approved to decrease the student enrollment (540 to 450 Students) and adjust grade levels (kindergarten through 12th grade) approved administratively per the conditions of approval (March 18, 2013).

The recent CUP modification adopted in 2013 (Reference #13-017), included conditions of approval pertaining to off-street parking. Condition #12 of the 2013 CUP modification required the applicant to provide designated off-street parking for all school employees, driving-age students, and church employees, as determined by the Director of Police. The CUP modification did not specify a parking requirement. Therefore, it is assumed that the current city parking standards apply unless a parking demand study is provided to justify alternative parking standards.

One hundred and nine (109) off-street parking spaces are currently provided between two onsite lots (see **ATTACHMENT 1**: **DEMOLITION SITE PLAN**). The western lot, which serves as the school's primary parking lot, provides 84 parking spaces. This lot is used as the primary pick-up and drop-off point for students. The eastern lot, which serves as a secondary lot, provides 25 spaces. This lot serves a secondary pick-up and drop-off point for students. Five ADA compliant stalls are provided between the two lots; three are in the west lot, with the remaining two in the eastern lot. Nine parking stalls in the eastern lot are compact parking stalls. See **TABLE 1: MUNICIPAL CODE OFF-STREET PARKING REQUIREMENT**.

PARKING REQUIREMENTS

The City of Gardena's Municipal Code (GMC) calculates required parking by the number of classrooms provided. Middle schools (Grade 9) are required to provide two parking spaces per classroom.[4] High schools (Grades 10-12) are required to provide six parking spaces per classroom.[5] ECS-G's current parking requirements, per the GMC, is 116 stalls. See **TABLE 1: MUNICIPAL CODE OFF-STREET PARKING REQUIREMENT**.

The proposed modification to the existing facilities would remove two classrooms from the last CUP Modification in 2013 (22 classrooms to 20 classrooms). The two classrooms removed serve the high school grades (10th-12th grades). The reduction in high school classrooms would decrease the code required parking requirement by 12 spaces, decreasing the total spaces required from 116 to 104. Ninety-three (93) parking spaces are proposed as part of the CUP modification and administrative adjustment. As proposed, ECHS-G would be deficient 11 parking stalls under the GMC. The GMC allows for an administrative adjustment up to 15% of code required off-street parking (16 stalls).[6] ECS-G is applying for a 12% reduction in required parking (11 stalls).

[4] City of Gardena Municipal Code, Section 18.40.040- Off-Street Parking and Loading.
[5] City of Gardena Municipal Code, Section 18.40.040- Off-Street Parking and Loading.
[6] City of Gardena Municipal Code, Section 18.50.020- Administrative Adjustments.

TABLE 1 MUNICIPAL CODE OFF-STREET PARKING REQUIREMENT						
Entitlement No.	**Classrooms**	**Parking Ratio**	**Spaces Required by Classroom Type**	**Total Spaces Required**	**Spaces Provided**	**Delta**
CUP #219-68 Modification #4- 2013	18[1]	6 spaces per classroom[1]	108	116	109	-7 (6%)
	4[2]	2 spaces per classroom[2]	8			
CUP #219-68 Modification #5- 2024	16[1]	6 spaces per classroom[1]	96	104	93	-11 (11%)
	4[2]	2 spaces per classroom[2]	8			

1. High school classrooms, Grades 10-12.
2. Middle school classroom, Grade 9.

As previously noted, ECHS-G is not increasing its student population in the proposed CUP modification. Rather, ECHS-G is improving its site via the construction of two new classrooms, to better serve its existing student population. Therefore, it is reasonable to conclude that the proposed demolition of new two existing classrooms will not result in an increased parking demand if the student population does not increase. An increase in the shortage of onsite parking of less than 1% will result between the current provided parking and the proposed CUP modification using the city's parking ratio.

ANALYSIS

Parking

To determine if the proposed 93 parking stalls (see **ATTACHMENT 2**: **PROPOSED SITE PLAN**) are adequate to support the project, a parking utilization study of current conditions was conducted by Kimley-Horn on January 24, 2024. The parking counts were conducted at the beginning and end of a school day to capture typical peak onsite traffic and parking volumes.

As shown in **TABLE 3: CURRENT ECHS-G PARKING DEMAND**, observed parking demand was significantly below the supplied 109 spaces. Parking occupancy varied between 7.1% and 38.1% during morning drop-off and 23.0% and 35.4% during afternoon pick-up. Notably, 95.6% of vehicles observed were parked for greater than 30 minutes. The low percentage of vehicle turnover suggests most vehicles parking onsite belong to permitted staff and faculty. The current parking supply of 109 stalls far exceeds the parking demand onsite.

TABLE 3 CURRENT ECHS-G PARKING DEMAND		
	Student Drop-off (7:30 AM- 9:00 AM)	**Student Pick-up (3:00 PM- 4:00 PM)**
Parking Inventory	109	109
Average Occupied Spaces	29	55
Average Available Spaces	80	54
Occupancy Rate	26.6%	50.5%
Turnover Rate (<30 minutes onsite)	6.5%	32.6%

To account for the projected increase in parking demand because of the increase in driving age population, school administrators surveyed students at ECHS-G's sister campuses in Inglewood and Lawndale to determine commuting characteristics of the 12th grade student population. As shown in **TABLE 4: ECHS COMMUTING CHARACTERISTICS**, only 10% of eligible students (12th grade students) at Environmental Charter School-Inglewood and Environmental Charter School-Lawndale report driving a vehicle to school. Of the 450 students eligible to attend ECHS-G, one-quarter of the students (approximately 112) are 12th graders. Assuming 10% of 12th grader students drive to school, it is anticipated that twelve (12) parking spaces will be required to accommodate future student parking. Kimley-Horn observed similar commuting characteristics as were reported at ECHS's Inglewood and Lawndale campuses. Approximately 58% of students who were observed entering and exiting the school were observed walking or biking. Approximately 42% of students were observed entering or exiting a vehicle. This distribution is generally consistent with ECHS-G's sister campuses, therefore, anticipating 12 additional parking spaces for 12th grade student use is consistent. See **TABLE 5: ECHS-G OBSERVED COMMUTING CHARACTERISTICS** for a summary of Kimley-Horn's observations.

TABLE 4
ECHS COMMUTING CHARACTERISTICS SURVEY

Means of Transportation	Percentage
Walk/bike/public transportation	40%
Get a ride from a family member	50%
Carpool/Drive to school	10%

TABLE 5
ECHS-G OBSERVED COMMUTING CHARACTERISTICS

Means of Transportation	Percentage
Walk/bike/public transportation	58%
Get a ride from a family member	42%
Carpool/Drive to school	0%

The addition of 12 parking spaces to the observed utilization results in a 15.2% increase in utilization during the morning and a 17.9% increase in utilization during the afternoon as shown in **TABLE 6: FUTURE ECHS-G PARKING DEMAND**. The projected increase in utilization does not exceed the proposed parking supply, however. The actual peak parking demand, when the proposed parking rates are applied, is 67 parking spaces (68% proposed utilization). A surplus of 26 parking stalls, 26% of the parking supply, would be available under the projected condition.

TABLE 6
FUTURE ECHS-G PARKING DEMAND

	Student Drop-off (7:30 AM- 9:00 AM)	Student Pick-up (3:00 PM- 4:00 PM)
Parking Inventory	93	93
Anticipated Average Occupied Spaces	41	67
Anticipated Average Available Spaces	51	25
Anticipated Occupancy Rate	44.1%	72.0%

Parking Management

ECHS-G's onsite parking is controlled through rigid parking management enforcement mechanisms. Onsite parking is limited to permit holders; onsite parking permits are only issued to staff, faculty, and visitors. Additionally, ECHS-G's parking enforcement management program does not permit unaffiliated persons to park on the school premises. Striping denotes faculty and visitor parking spaces. ECHS-G will maintain its current parking management enforcement program as part of the CUP modification. These systems allow ECHS-G to adapt to changing parking demand requirements among faculty, staff, and students and to maintain an acceptable parking utilization rate within its parking inventory.

Circulation

ECHS-G currently utilizes the northern portion of the school's western lot for pick-up and drop-off. Traffic is directed approximately 200' south through the drive aisle and redirected north through a series of cones for pick-up and drop-off by ECHS-G parking monitors. Students are loaded and unloaded from vehicles as they travel north within the drive aisle. The current circulation pattern does not efficiently move traffic through the queue. Vehicles were observed stacking onto Manhattan Beach Blvd. because of the pick-up/drop-off queue. ECHS-G is proposing the construction of an approximately 215' dedicated drive aisle parallel to Manhattan Beach Blvd. to improve onsite circulation. The addition of the drive aisle and restriping of the western lot will result in approximately 715' linear feet (an increase of 315') to support pick-up and drop-off operations. The change in circulation will eliminate ECHS-G traffic spillover onto Manhattan Beach Blvd., optimizes queuing operations during peak periods, and improves the onsite circulation efficiency (see **ATTACHMENT 3**: **ONSITE CIRCULATION**).

Parking and Circulation Management

During Pick-Up and Drop-Off Times, vehicular traffic traveling east on Manhattan Beach Blvd. will enter the re-designed parking lot at the project's existing curb cut. ECHS-G will manage pick-up and drop-off operations with parking monitors. Parking monitors will direct traffic onto the property at the western lot, moving them approximately 225' feet south. Vehicles will be directed to a turnaround point at the visitor parking stalls and redirected north along the drive aisle (see **ATTACHMENT 3: ONSITE CIRCULATION**). ECHS-G staff will ensure visitor stalls are clear and the turnaround is navigable prior to pick-up and drop-off times. Traffic will be directed to enter the new drive aisle parallel to Manhattan Beach Blvd., where students will load and unload from vehicles. Vehicular traffic will be directed to continue along the new drive aisle, through the eastern lot, and exit on Manhattan Beach Blvd. See **ATTACHMENT 3: ONSITE CIRCULATION**) for the proposed traffic pattern.

Outside of pick-up and drop-off hours, traffic will navigate within the western lot's drive-aisle. Visitor and employee traffic will park in the western lot. Permitted vehicles (e.g., ECHS-G staff) will park in the eastern lot. The eastern lot will be accessible via the proposed drive aisle that runs parallel to Manhattan Beach Blvd. All vehicles will exit the site from the curb cut at the eastern lot. ECHS-G staff will monitor both lots for registered parking permits. Unregistered vehicles will be noticed and reported to ECHS-G administrators for remedial action.

CONCLUSION

The CUP modification proposes 93 off-street parking spaces and a redesigned drive aisle parallel to Manhattan Beach Blvd. Importantly, no increase in the allowed student population is proposed as part of the CUP modification. The proposed parking ratio is supported by ECHS-G's observed low parking utilization and rigid parking enforcement management program. Therefore, since the forecasted parking demand can be satisfied through the proposed parking supply, it is requested that the proposed parking

supply be considered adequate as pertains to the application for a modification to Conditional Use Permit #219-68.

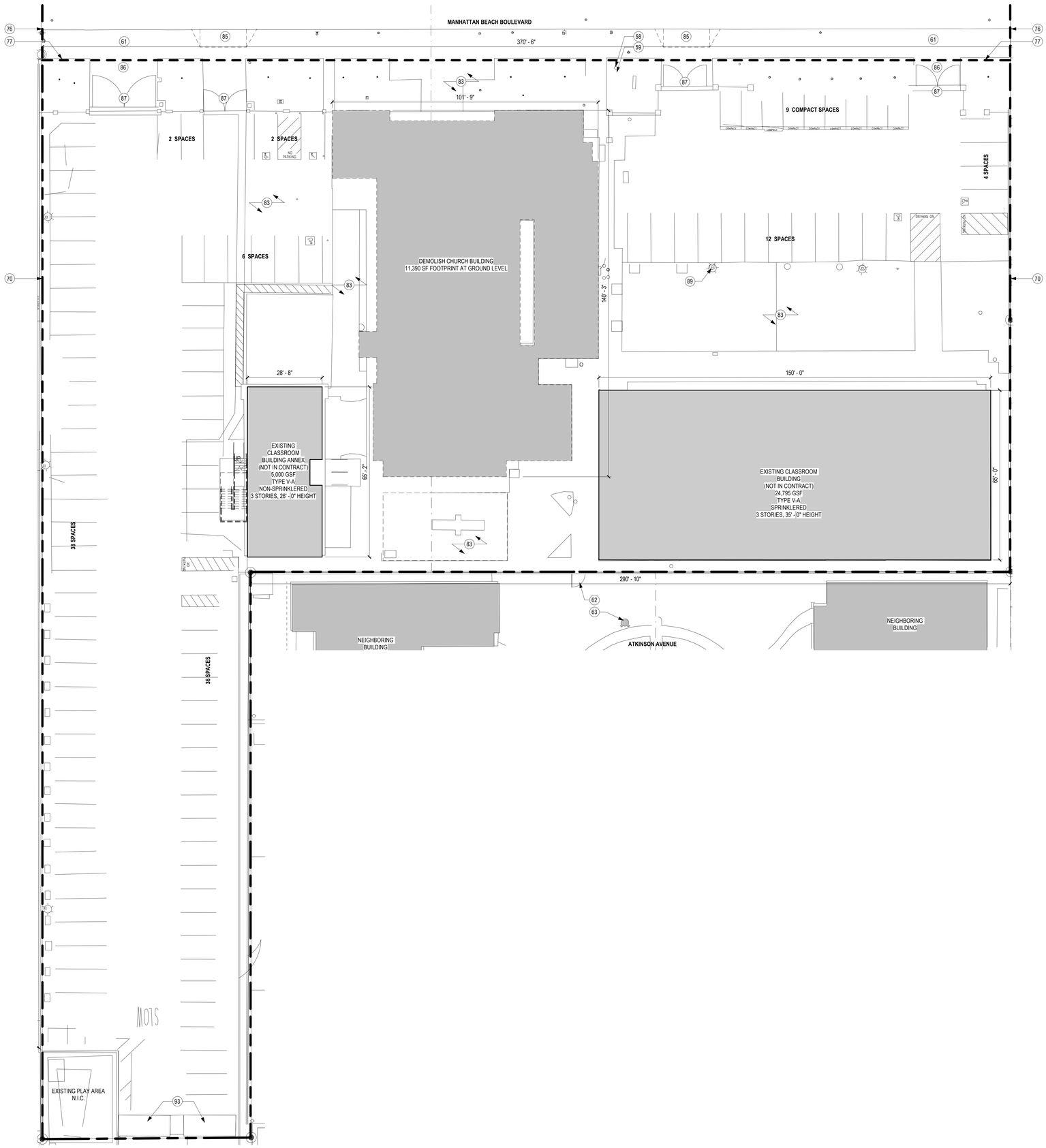
Sincerely,



Damian Arnaiz, AICP

Attachments: Attachment 1: Demolition Site Plan
Attachment 2: Proposed Site Plan
Attachment 3: Onsite Circulation

ATTACHMENT 1



EXISTING PARKING TABULATION

REQUIRED PARKING SPACES:

PER CITY OF GARDENA MUNICIPAL CODE 18.40.040

9TH GRADE CLASSROOMS: 4 @ 2 SPACES/ CLASSROOM
10TH-12TH GRADE CLASSROOMS: 18 @ 6 SPACES/ CLASSROOM
(TOTAL CLASSROOMS: 22)

TOTAL SPACES REQUIRED (4*2)+(18*6) = 116

PROVIDED PARKING SPACES:

REGULAR: 100
COMPACT: 9
TOTAL: 109

EXISTING LOT COVERAGE CALCULATION

GROSS PROPERTY AREA = 108,725 SF

NET PROPERTY AREA = 90,174 SF*

*GROSS PROPERTY AREA LESS 18,551 SF ROADWAY EASEMENT ON MANHATTAN BEACH BOULEVARD

BUILDING FOOTPRINTS:

CHURCH BUILDING: 11,390 SF
CLASSROOM BUILDING: 7,942 SF
CLASSROOM BUILDING ANNEX: 1,816 SF
TOTAL: 21,148 SF

EXISTING GROSS LOT COVERAGE: 19.5%
EXISTING NET LOT COVERAGE: 23.5%

SHEET NOTES

58 EXISTING PIV
59 EXISTING FDC
61 EXISTING CURB CUT
62 EXISTING FIRE DEPT ACCESS GATE
63 EXISTING FIRE HYDRANT
70 PROPERTY LINE
76 CONTINUATION OF PROPERTY LINE TO CENTERLINE OF RIGHT-OF-WAY PER SURVEY SHEET G0.101
77 ROADWAY EASEMENT LINE PER SURVEY SHEET G0.101
83 DEMOLISH AREA OF EXISTING HARDSCAPE
85 DEMOLISH CURB CUT
86 MAINTAIN EXISTING SITE ENTRY
87 DEMOLISH GATE
89 MAINTAIN EXISTING SITE LIGHTING, TYP.
93 EXISTING SHIPPING CONTAINERS

GENERAL NOTES

ECHS GARDENA
2818 Manhattan Beach Blvd.Gardena CA 90249

Environmental Charter Schools

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
9/6/24	CUP MODIFICATION BACKCHECK 1

NOT FOR CONSTRUCTION

Project Name
ECS PHASE 2

Project Number
005.2785.100

Description
DEMOLITION SITE PLAN

Scale
1/16" = 1'-0" Ref North

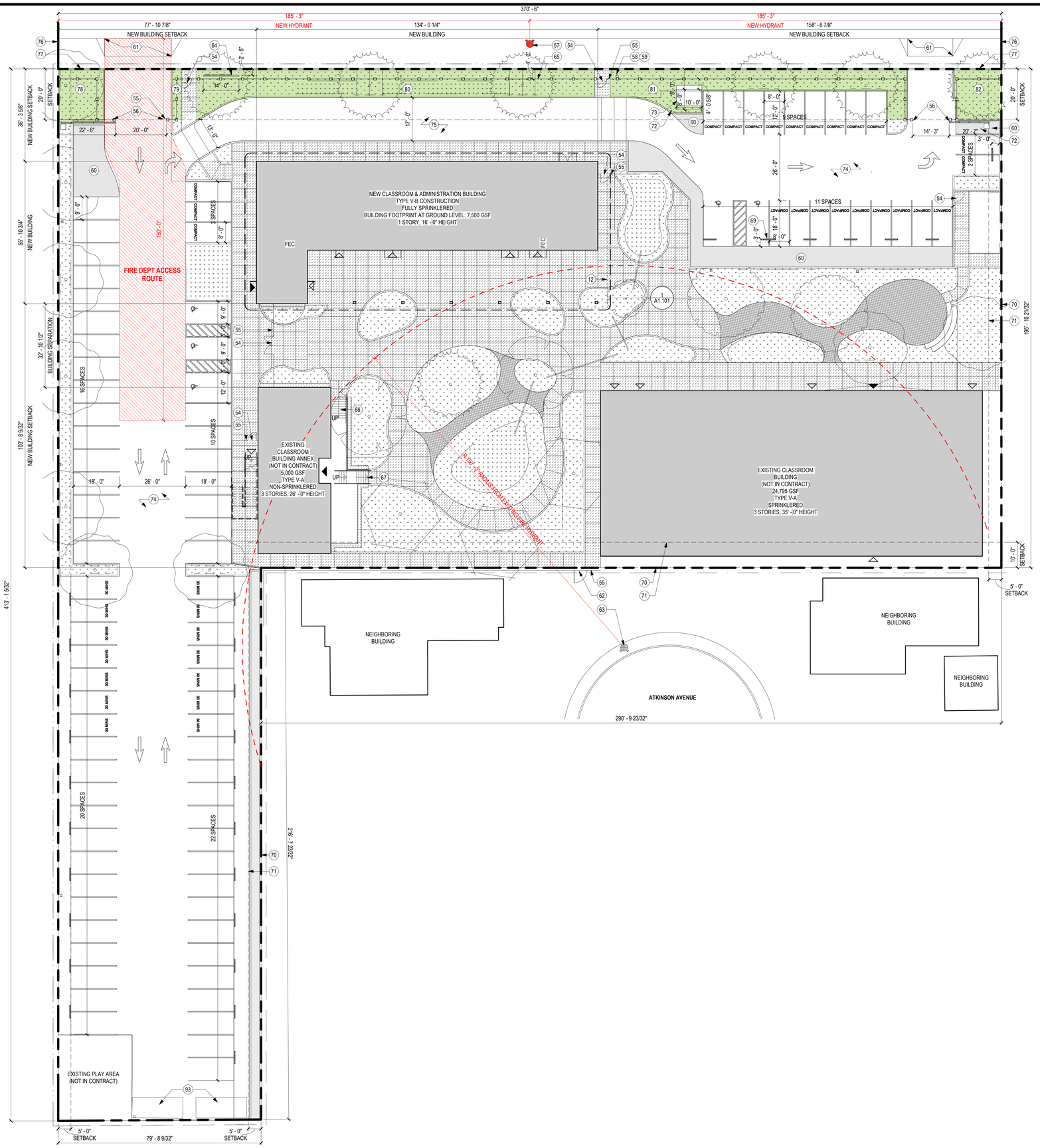
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1 SITE PLAN - DEMOLITION
SCALE: 1/16" = 1'-0"

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ATTACHMENT 2



1 SITE PLAN - OVERALL
SCALE: 1/16" = 1'-0"

PROPOSED PARKING TABULATION

REQUIRED PARKING SPACES:

PER CITY OF GARDENA MUNICIPAL CODE 18.40.040

9TH GRADE CLASSROOMS: 4 @ 2 SPACES/ CLASSROOM
10TH-12TH GRADE CLASSROOMS: 16 @ 6 SPACES/ CLASSROOM
(TOTAL CLASSROOMS: 20)

TOTAL SPACES REQUIRED (4*2)+(16*6) = 104

PROVIDED PARKING SPACES:

REGULAR: 71
COMPACT: 23*
TOTAL: 93

*COMPACT SPACES <25% TOTAL. 25% OF 94 = 23.5

TOTAL PROPOSED BICYCLE PARKING STALLS: 20

PROPOSED LOT COVERAGE CALCULATION

GROSS PROPERTY AREA = 108,725 SF

NET PROPERTY AREA = 90,174 SF*

*GROSS PROPERTY AREA LESS 18,551 SF
ROADWAY EASEMENT ON MANHATTAN BEACH
BOULEVARD

BUILDING FOOTPRINTS:

EXISTING CLASSROOM BUILDING: 7,942 SF
EXISTING CLASSROOM BUILDING ANNEX: 1,816 SF
NEW CLASSROOM BUILDING: 7,500 SF
TOTAL: 17,258 SF

EXISTING GROSS LOT COVERAGE: 15.9%
EXISTING NET LOT COVERAGE: 19.1%

PROPOSED QUANTITY OF LANDSCAPE IN FRONT SETBACK

OVERALL AREA OF FRONT SETBACK = (20*370.5) = 7,410 SF

AREA OF LANDSCAPE IN FRONT SETBACK (SEE SHEETNOTES AND PLAN FOR LOCATIONS):
LANDSCAPE AREA 1: 373 SF
LANDSCAPE AREA 2: 80 SF
LANDSCAPE AREA 3: 1,835 SF
LANDSCAPE AREA 4: 1,234 SF
LANDSCAPE AREA 5 : 371 SF

TOTAL LANDSCAPE AREA IN FRONT SETBACK = 3,893 SF ~ 52% OF OVERALL SETBACK AREA

SHEET NOTES

12 LINE OF ROOF OVERHANG ABOVE
54 NEW PEDESTRIAN GATE - SEE 05/A0.004
55 PROVIDE KNOX BOX FOR FIRE DEPT ACCESS TO ADJACENT GATE
56 NEW ELECTRICALLY OPERATED SLIDING GATE
57 NEW FIRE HYDRANT
58 EXISTING PIV
59 EXISTING FDC
60 NEW STRIPING
61 EXISTING CURB CUT
62 EXISTING FIRE DEPT ACCESS GATE
63 EXISTING FIRE HYDRANT
64 NEW FREESTANDING SIGN - SEE 09/A0.004
65 NEW PERIMETER FENCE - SEE 01/A0.004
66 NEW SITE STEPS
67 EXISTING SITE STEPS
69 NEW WHEEL STOP
70 PROPERTY LINE
71 SETBACK LINE
72 NEW 4IN DIAMETER BOLLARD
73 NEW TRANSFORMER PAD
74 RETAIN AND RESTRIPE AREA OF EXISTING ASPHALT
75 NEW ASPHALT DRIVE AISLE
76 CONTINUATION OF PROPERTY LINE TO CENTERLINE OF RIGHT-OF-WAY PER SURVEY SHEET G0.101
77 ROADWAY EASEMENT LINE PER SURVEY SHEET G0.101
78 FRONT SETBACK LANDSCAPE AREA 1: 373 SF
79 FRONT SETBACK LANDSCAPE AREA 2: 80 SF
80 FRONT SETBACK LANDSCAPE AREA 3: 1,835 SF
81 FRONT SETBACK LANDSCAPE AREA 4: 1,234 SF
82 FRONT SETBACK LANDSCAPE AREA 5: 371 SF
93 EXISTING SHIPPING CONTAINERS

FIRE DEPT LEGEND

- FIRE DEPARTMENT ACCESS ROUTE
- BUILDING MAIN ENTRY
- BUILDING SECONDARY ENTRY
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT

GENERAL NOTES

ECHS GARDENA

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Date	Description
9/6/24	CUP MODIFICATION BACKCHECK 1

NOT FOR CONSTRUCTION

Project Name
ECS PHASE 2

Project Number
005.2785.100

Description
SITE PLAN

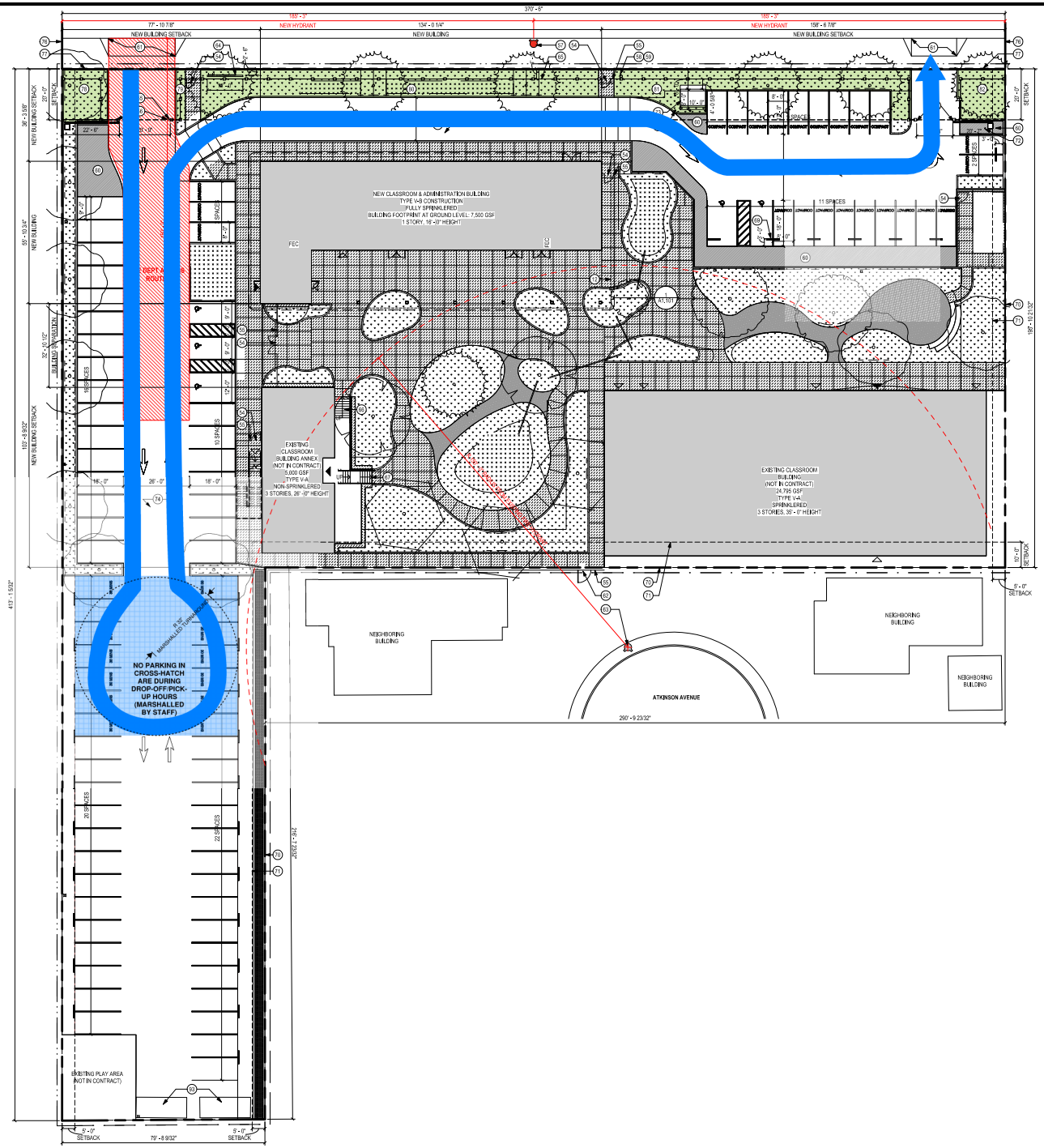
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ATTACHMENT 3



1 SITE PLAN - OVERALL
SCALE: 1/16" = 1'-0"

PROPOSED PARKING TABULATION

REQUIRED PARKING SPACES:

PER CITY OF GARDENA MUNICIPAL CODE 18.40.040

9TH GRADE CLASSROOMS: 4 @ 2 SPACES/ CLASSROOM
10TH-12TH GRADE CLASSROOMS: 16 @ 6 SPACES/ CLASSROOM
(TOTAL CLASSROOMS: 20)

TOTAL SPACES REQUIRED (4*2)+(16*6) = 104

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REGULAR: 71
COMPACT: 23*
TOTAL: 93

*COMPACT SPACES <25% TOTAL: 25% OF 94 = 23.5

TOTAL PROPOSED BICYCLE PARKING STALLS: 20

PROPOSED LOT COVERAGE CALCULATION

GROSS PROPERTY AREA = 108,725 SF

NET PROPERTY AREA = 90,174 SF*

*GROSS PROPERTY AREA LESS 18,551 SF
ROADWAY EASEMENT ON MANHATTAN BEACH
BOULEVARD

BUILDING FOOTPRINTS:

EXISTING CLASSROOM BUILDING: 7,942 SF
EXISTING CLASSROOM BUILDING ANNEX: 1,816 SF
NEW CLASSROOM BUILDING: 7,500 SF
TOTAL: 17,258 SF

EXISTING GROSS LOT COVERAGE: 15.9%
EXISTING NET LOT COVERAGE: 19.1%

PROPOSED QUANTITY OF LANDSCAPE IN FRONT SETBACK

OVERALL AREA OF FRONT SETBACK = (20*370.5) = 7,410 SF

AREA OF LANDSCAPE IN FRONT SETBACK (SEE SHEETNOTES AND PLAN FOR LOCATIONS):
LANDSCAPE AREA 1: 373 SF
LANDSCAPE AREA 2: 80 SF
LANDSCAPE AREA 3: 1,835 SF
LANDSCAPE AREA 4: 1,234 SF
LANDSCAPE AREA 5.: 371 SF

TOTAL LANDSCAPE AREA IN FRONT SETBACK = 3,893 SF ~ 52% OF OVERALL SETBACK AREA

SHEET NOTES

12 LINE OF ROOF OVERHANG ABOVE
54 NEW PEDESTRIAN GATE - SEE 05/A0.004
55 PROVIDE KNOX BOX FOR FIRE DEPT ACCESS TO ADJACENT GATE
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62 EXISTING FIRE DEPT ACCESS GATE
63 EXISTING FIRE HYDRANT
64 NEW FREESTANDING SIGN - SEE 09/A0.004
65 NEW PERIMETER FENCE - SEE 01/A0.004
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Date	Description
9/6/24	CUP MODIFICATION BACKCHECK 1

NOT FOR CONSTRUCTION

Project Name: ECS PHASE 2
Project Number: 005.2785.100
Description: SITE PLAN
Scale: 1/16" = 1'-0"

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RESOLUTION NO. 6694

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA, APPROVING CONDITIONAL USE PERMIT #1-24 FOR A HIGH SCHOOL LOCATED WITHIN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONE; SITE PLAN REVIEW #1-24 FOR THE DEMOLITION OF A 9,036 SF BUILDING AND PROPOSING A NEW 7,500 SF FACILITY IN ITS PLACE, TO CONTINUE SERVING THE EXISTING SCHOOL ON THE PROPERTY; AND AN ADMINISTRATIVE ADJUSTMENT TO THE OFF-STREET PARKING REQUIREMENTS, FOR A 12% REDUCTION IN THE NUMBER OF REQUIRED SPACES FOR THE EXISTING HIGH SCHOOL LOCATED AT 2818 MANHATTAN BEACH BLVD, WITHIN THE SINGLE-FAMILY RESIDENTIAL ZONE

(*CALLED FOR REVIEW*)

WHEREAS, in June 2024, Farnaz Golshani-Fletcher, representing Environmental Charter School (the "Applicant"), submitted an application for a modification to the original conditional use permit and a new site plan review to propose improvements to the existing charter high school at 2818 Manhattan Beach Blvd, (the "Property"); and

WHEREAS, the charter high school has been based at this location since 2021, following the operation of a previous high school there since 2013; and

WHEREAS, prior to this use, the property was operated by Calvary Baptist Church, which ran an elementary school, Sunday school, and services in the existing chapel, later expanding to include a middle school; and

WHEREAS, in 1968, the Gardena City Council granted Conditional Use Permit #219-68, authorizing the initial expansion of Calvary Baptist Church to include Sunday school classes and an elementary school with a maximum enrollment of 350 students. Subsequent modifications introduced new school buildings, which supported an increase in enrollment to 540 students, leading to the addition of a middle school; and

WHEREAS, in 2013, the Community Development Director approved a modification to reflect a change in grade levels from elementary and middle school to high school and a reduction in student enrollment to 450; and

WHEREAS, in previous approvals for modifications to Conditional Use Permit #219-68, the requests and analyses consistently focused on the properties located on the Property and the adjacent property at 15916 Crenshaw Blvd, both of which were under the same ownership; and

WHEREAS, in 2022, Environmental Charter School acquired the Property, and the two properties were no longer used together as originally permitted under the previous modifications to CUP #219-68; and

WHEREAS, the Applicant now is looking to demolish the existing chapel structure (9,036 SF) and replace it with a newly constructed multi-purpose building of approximately 7,508 SF for two classrooms, a reception area, administrative offices, and

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restroom facilities, and includes an attached covered canopy to lead into the outdoor courtyard; additional site improvements include landscaping upgrades, parking area enhancements, and the implementation of a new vehicle circulation plan ("the Project"); and

WHEREAS, the General Plan Land Use Plan and Zoning designation of the Property is Single-Family Residential (R-1) as are the properties to the north, east, and south of the Property, while the property to the west is designated as General Commercial (C-3); and

WHEREAS, on January 7, 2025, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time it considered all the material and evidence presented by staff, the applicant, and the public, whether written or oral and adopted Resolution No. PC 1-25, approving the Project, with an additional condition for collaboration with local church leaders to memorialize the existing chapel; and

WHEREAS, on January 14, 2025, Mayor Cerda called the decision of the Planning Commission for review, which was seconded by Mayor Pro Tem Tanaka; and

WHEREAS, on February 11, 2025 the City Council held a duly noticed public hearing on the Project, at which time it considered all evidence presented, both oral and written.

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

SECTION 1. Conditional Use Permit #1-24 Findings. Conditional Use Permit #1-24 to allow the continuation of a charter high school on the Property located in the Single-Family Residential zone (R-1) zone as shown on Exhibit A, is hereby approved based on the following findings and subject to the conditions attached hereto as Exhibit B:

A. 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.

Pursuant to GMC section 18.12.030.B a conditional use permit is required for public and private schools in the R-1 zone. The Property is located within the R-1 zone and is already operating as a private school, therefore, the Applicant's request for a conditional use permit is deemed proper, and will authorize the Applicant to continue the operations of the school with the proposed new building.

B. 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.

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The Property is bordered by Manhattan Beach Blvd to the north, with low-density residential areas across, and similarly to the east and south, with a commercial center to the west. The Property has been operating as a high school since 2013 and previously served as an elementary and middle school since 1968. The proposed improvements to the site will not result in an increase in student enrollment as enrollment will still be limited by condition to 450 students or the number of classrooms at the existing charter high school. The Project includes demolishing the existing chapel and constructing a new multi-purpose building with a covered canopy for classroom and office space. Other site improvements will involve landscaping modifications throughout the property and adjustments to the parking area.

The General Plan designates the property as Single-Family Residential, which encompasses a range of uses such as residential neighborhoods, schools, parks, childcare facilities, and churches. Allowing the continued operation of the school and replacing the chapel with a smaller building aligns with the following goals and policies of the Gardena General Plan:

- Land Use Policy LU 1.10: Provide adequate off-street parking, open space and landscaping for both residential and business use in all mixed-use developments.
- Design Goal 1: Enhance the visual environment and create a positive image of the City.

The Project includes replacing an existing building with a smaller one for an existing charter high school and it will be compatible with the surrounding residential area, prioritizing pedestrian-friendly design, landscaped buffers, and minimizing impacts on the residential neighborhoods nearby.

The addition of new landscaping will enhance the visual appeal of the area, improving the overall quality of the environment in a way that complements existing residential neighborhoods. In addition, the Applicant is bringing the Property into compliance with landscaping requirements for parking by planting at least one tree for every 10 spaces.

The reconfiguration of the parking area to improve circulation and accessibility will enhance safety and efficiency for both residents and visitors.

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

The Project site consists of an L-shaped lot, approximately 2.05 acres in size, and is zoned R-1. The Property has been used as a school since 1968, including for high school students and has been used exclusively as a high school since 2021 when Environmental Charter School began its operations on site. The existing use shows the Property is of

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adequate size. The Project involves demolishing the existing 9,036 SF chapel and replacing it with a new multi-purpose building, which meets all R-1 development standards, except for the off-street parking requirement. The Applicant is requesting a 12% adjustment for the parking, as discussed below. The use of the Property as a charter high school with planned improvements such as enhanced circulation during drop-offs and pickups, will improve overall operations. The Project features, including adjustments to yards, setbacks, walls, fences, and landscaping, will comply with zoning requirements, ensuring the property is adequately configured for this use.

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

Pedestrian access to the Project area is provided by a walkway on the north end of the site leading to the sidewalks along Manhattan Beach Blvd. Vehicle access is provided by way of two (2) driveways, one to the northeast and the other on the northwest of the site. The Circulation Plan of the Gardena General Plan designates Manhattan Beach Blvd as Major Collector roadway. Major Collector roadways are designed to carry moderate levels of traffic. The Project involves demolishing the existing chapel facility to be replaced with a new multi-purpose building. There will be no increase in the enrollment size.

The Project will improve on-site drop-off and pick-up efficiency along Manhattan Beach Blvd by reconfiguring the access drive. The Applicant's parking study, under the staff report, which is incorporated by reference, shows that the current property layout causes vehicle queuing onto the Manhattan Beach Blvd. To address this, the Applicant proposes a redesigned parking area to enhance vehicle circulation, by adding 315 linear feet to the onsite queuing lane, thereby increasing the total onsite lane to 715 feet which will improve operations.

During pick-up and drop-off, vehicles traveling east on Manhattan Beach Blvd will enter the lot at the existing northwest driveway entrance. Parking monitors will guide them 225 feet into the site, directing them to a turnaround at the visitor stalls. School staff will ensure the stalls are clear and accessible before pick-up times. Traffic will continue along a new drive aisle parallel to Manhattan Beach Blvd, where students will load and unload. Vehicles will exit through the eastern lot driveway exit. Outside of pick-up/drop-off hours, traffic will navigate the western lot for visitor and employee parking, with permitted vehicles in the eastern lot. Both lots will be monitored, and unregistered vehicles will be reported to school administrators.

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

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The conditions of approval have been drafted and are attached here as Exhibit B. These conditions will help protect the public health, safety, and general welfare of the surrounding uses, residents, and businesses in the area.

SECTION 2. Site Plan Review #1-24 Findings. The approval of the Site Plan Review #1-24 is hereby approved, subject to the conditions attached as Exhibit B and based on the following findings:

A. The physical location, size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with applicable standards.

The Property is located in the R-1 zone. As shown in the staff report, the Project complies with all the development standards of the R-1 zone, except for those standards for which the Applicant is requesting an administrative adjustment.

B. The development is consistent with the intent and general purpose of the general plan and provisions of this code.

The Project is consistent with several goals and policies specified in the City's General Plan, including, Land Use Policy LU 1.10 and Land Use Plan Goal 4. The Project involves upgrades to an existing high school in the City, which will bring improvements to the school's amenities for the benefit of local students. In addition to enhancing the campus facilities, the Project will also improve site circulation, optimize vehicle flow, and enhance landscaping, all of which will improve the visual appeal of the area.

C. The health and safety services (police and fire) and public infrastructure are sufficient to accommodate the new development.

The site modification will not increase or change the demand for police, fire, or public infrastructure services in the surrounding area, as the Property's use remains unchanged and will continue to support the operation of a high school with the same allowed enrollment size. Furthermore, the Los Angeles County Fire Department evaluated the project plans and provided comments and conditions to ensure the Property is adequately accommodated. As a result, the existing infrastructure and services should accommodate the site improvements.

D. The project is compatible with the surrounding sites and neighborhoods.

The Project does not involve any changes to the property's use as a high school or alter the enrollment size. The Project focuses on making improvements that will minimize impact on the surrounding residential and commercial areas. As a result, the Project will remain in harmony with the neighboring sites and communities.

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E. The project has been determined to be exempt from the California Environmental Quality Act or the appropriate environmental document has been completed and required findings have been made.

The Project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Guidelines Section 15302 and 15303, as a Replacement of an Existing Structure and New Construction of Small Structure project. Further information on this matter is explained below.

SECTION 3. Administrative Adjustment #1-24 Findings. The approval of the Administrative Adjustment #1-24 for a 12% reduction in the number of required spaces—from 104 to 93 spaces, is hereby approved, subject to the conditions attached as Exhibit B and based on the following findings:

A. There are special circumstances, practical difficulties, unnecessary hardships, or results inconsistent with the general purpose of the city's zoning provisions through the strict and literal interpretation and enforcement of the above provisions. Special circumstances include, but are not limited to, nonconforming lot sizes and properties previously developed to different development standards where there is no room for modification without substantial alteration or demolition of existing structures.

The Property was previously developed with a three-story classroom and ancillary buildings for an elementary, middle school, and church facility. In 2013, a former high school leased the Property to accommodate their student enrollment. In 2021, the Applicant leased the Property and subsequently acquired it in 2022 to establish a charter high school. However, the current school, which is not religiously affiliated, does not require the chapel building. The Project involves replacing the chapel building and making site improvements that are necessary to optimize the Property for the school's educational needs.

To reduce street queuing, the Applicant has redesigned the vehicle circulation to improve the drop-off and pick-up processes. Additionally, new landscaping, including trees and small plants, will be added to the western parking lot. The Project improvements will result in the loss of 16 parking spaces, leaving a total of 93 spaces, which does not meet the Gardena Municipal Code (GMC) requirement of 104 spaces. Due to the unique circumstances of redesigning the school facility around existing structures and site constraints to comply with other City zoning requirements, a strict interpretation of the parking provisions under GMC Chapter 18.40 would hinder the Project from aligning with the goals and policies of the City's General Plan, which aims to improve circulation, parking, and landscaping for the Property.

B. That the proposed adjustment would not be detrimental to the neighborhood or district in which the property is located.

A parking study conducted by the Applicant's consultant, Kimley-Horn and Associates

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(Attachment to the staff report), indicates that the 93 parking spaces will adequately meet the projected demand, confirming that a 12% reduction in parking spaces from the required amount will not negatively impact the surrounding neighborhood or district.

C. That the proposed adjustment is necessary in order that the applicant not be unreasonably deprived the use or enjoyment of his property.

The Property is currently allowed to have an enrollment of 450 students, as permitted under previous entitlement approvals. The Applicant's proposal does not include a request to increase the student enrollment. It is not possible for the Applicant to make the desired improvements while meeting the parking requirements outlined in the City's code. Allowing the Applicant to repurpose the existing developed area of the site will better accommodate the needs of the high school without unreasonably depriving the Applicant of the use or enjoyment of the property.

D. The proposed adjustment is consistent with Title 18 (Zoning).

In accordance with GMC Section 18.50.020.A, an administrative adjustment may be granted for modifications to off-street parking and loading requirements, allowing a variance of up to 15%. The Applicant's request of a 12% adjustment complies with all other relevant provisions of the Municipal Code. Additionally, the Project does not involve any other variances from the code's provisions.

E. The proposed adjustment is consistent with the general plan.

The Project is consistent with several goals and policies specified in the City's General Plan. The Project involves upgrades to an existing high school in the City, which will bring improvements to the school's amenities for the benefit of local students. While the parking is reduced by less than 15%, the Project includes needed improvements to site circulation and enhance landscaping.

SECTION 4. California Environmental Quality Act Findings. The Project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to the following exemption:

A. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemptions:

- Guidelines Section 15303(c) New Construction or Conversion of Small Structures. The Project consists of demolishing the existing chapel (9,036 SF) construct a smaller, newly constructed multi-classroom building and administration building with covered outdoor area consisting of 7,500 SF. The Property is located in an urbanized area, with the proposed structure not exceeding 10,000 square feet. Additionally, the construction does not involve significant quantities of hazardous substances.

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- Guidelines Section 15302, Replacement or Reconstruction. The Project involves the demolition of an existing chapel building (9,036 SF) and replacing the structure with a smaller, newly constructed multi-classroom building (7,500 SF). The Project involves the replacement of an existing structure where the new structure will be located on the same site as the structure being replaced will not increase student enrollment

B. The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. The location of the Project is predominantly urban and not considered a sensitive environment; therefore, the Project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this Project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. Not only would the Project not have any significant effects, but there are no unusual circumstances applicable to this Project site. The Project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resource which would be impacted. Staff does not expect any significant impact or unusual circumstances related to the approval of this project.

C. Staff is hereby directed to file a Notice of Exemption as the Project meets the conditions for both the Replacement or Reconstruction and New Construction or Conversion of Structures exemption described in CEQA Guidelines Sections 15302 and 15303(c).

SECTION 5. Custodian of Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact. The documents and materials that constitute the record of proceedings on which these findings and approval are based are located in the Community Development Department at City Hall, 1700 W. 162nd Street, Gardena, California 90247. The Custodian of Records is Greg Tsujiuchi, Community Development Director who can be reached at 310/217-9546 or gtsujiuchi@cityofgardena.org.

SECTION 6. Effective Date. This Resolution shall be effective immediately.

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BE IT FURTHER RESOLVED that the City Clerk shall certify to the passage and adoption of this Resolution; shall cause the same to be entered among the original Resolutions of said City; and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of said City in the minutes of the meeting at which the same is passed and adopted.

Passed, approved, and adopted this 11th day of February, 2025.

TASHA CERDA, Mayor

ATTEST:

MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

CARMEN VASQUEZ, City Attorney

Exhibit A – Project Plans
Exhibit B – Conditions of Approval



VIEW OF MAIN ENTRY FROM WEST PARKING LOT

ECHS GARDENA

NEW BUILDING & SITE WORK

MODIFICATION TO CONDITIONAL USE PERMIT - BACKCHECK 1
SEPTEMBER 6, 2024

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Los Angeles, CA 90071
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Email: kdruse@rickengineering.com

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Email: Clandening@johnmartin.com

Glumac
MEP Engineer
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Los Angeles, CA 90017
Contact: Simon Ubhi
Telephone: 213.239.8866
Email: SUbhi@glumac.com

CODE ANALYSIS

BUILDING ADDRESS
2818 MANHATTAN BEACH BLVD, GARDENA, CA 90249

ASSESSOR PARCEL NUMBER
4067-007-005

ZONE
R-1

CONTRUCTION TYPE
V-B
FULLY SPRINKLERED

OCCUPANCY TYPES
GROUP E (CLASSROOMS)
GROUP B (ADMINISTRATION OFFICES)
ACCESSORY GROUP A-3 (CONFERENCE AND LOUNGE)
NON-SEPARATED (PER CBC 508.3)

NUMBER OF STORIES
ALLOWABLE: 2-STORY
PROPOSED: 1-STORY

BUILDING HEIGHT
ALLOWABLE PER CBC: 60 FEET
ALLOWABLE PER CITY OF GARDENA MUNICIPAL CODE: 25 FEET
PROPOSED: 16 FEET

BUILDING AREA
ALLOWABLE PER CBC: 36,000 SQUARE FEET (GROUP B MOST RESTRICTIVE)
PROPOSED: 7,500 SQUARE FEET

FIRE PROTECTION
PRIMARY STRUCTURE: 0 HOURS
BEARING WALLS, EXTERIOR AND INTERIOR: 0 HOURS
NONBEARING WALLS, EXTERIOR AND INTERIOR: 0 HOURS
FLOOR: 0 HOURS
ROOF: 0 HOURS

FIRE SEPARATION
ALLOWABLE PER TABLE 705.5 FOR 0 HOUR-RATED EXTERIOR WALLS: 10 FEET OR GREATER

MAXIMUM COMMON PATH OF TRAVEL
MAXIMUM OCCUPANT LOAD OF SPACE: 49
GROUP E: 75 FEET
GROUP B: 100 FEET

PLUMBING ANALYSIS

OCCUPANT LOAD FACTORS
PER CPC TABLE 4-1
EDUCATION THROUGH 12TH GRADE: 30
BUSINESS: 150

OCCUPANT LOAD
AREA (SQUARE FEET) / OCCUPANT LOAD FACTOR
EDUCATION: 1800 / 30 = 60
BUSINESS: 1800 / 150 = 12
TOTAL: 72

REQUIRED FIXTURES
OCCUPANTS/ GENDER: 72 / 2 = 36
BASED ON EDUCATION OCCUPANCY

WOMEN:
WATER CLOSETS = 1 PER 30 = 2
LAVATORIES = 1 PER 40 = 1

MEN:
WATER CLOSETS = 1 PER 50 = 1
URINALS = 1 PER 100 = 1
LAVATORIES = 1 PER 40 = 1

DRINKING FOUNTAINS = 1 PER 150 = 1

SERVICE SINKS = 1

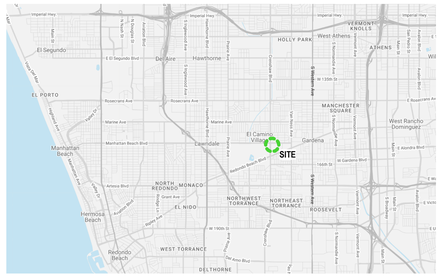
TOTAL REQUIRED:
WATER CLOSETS = 3
URINALS = 1
LAVATORIES = 2
DRINKING FOUNTAINS = 1
SERVICE SINKS = 1

PROVIDED FIXTURES
NOTE: FIXTURES ARE PROVIDED WITHOUT GENDER ASSIGNMENT.

TOTAL PROVIDED:

WATER CLOSETS = 7
URINALS = 3
LAVATORIES = 7
DRINKING FOUNTAINS = 1
SERVICE SINKS = 1

LOCATION MAP



VICINITY MAP



PROJECT DESCRIPTION

DEMOLITION OF EXISTING CHURCH STRUCTURE AND SURROUNDING LANDSCAPE. CONSTRUCTION OF NEW SINGLE-STORY CLASSROOM AND ADMINISTRATION BUILDING WITH COVERED OUTDOOR AREA IMMEDIATELY ADJACENT, NEW DRIVE AISLE CONNECTING THE TWO PARKING LOTS, NEW LANDSCAPING IN AREA BETWEEN NEW AND EXISTING BUILDINGS. WEST PARKING LOT, EAST PARKING LOT, ANNEX CLASSROOM BUILDING, MAIN CLASSROOM BUILDING, SHOWN AS 'NOT IN CONTRACT' ON SITE PLAN, TO REMAIN.

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA FIRE SPRINKLER CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF GARDENA MUNICIPAL CODE

DEFERRED SUBMITTALS

FIRE ALARM AND SMOKE DETECTORS
FIRE SPRINKLERS
CURTAIN WALL SYSTEMS AND GLAZED ASSEMBLIES

SHEET INDEX

COVER
G0.100 - PROJECT INFORMATION
G0.101 - SITE SURVEY
D0.001 - DEMOLITION SITE PLAN
L0.00 - CONSTRUCTION NOTES AND SCHEDULE
L2.01 - LANDSCAPE CONSTRUCTION PLAN & MATERIALS
L8.01 - PLANTING PLAN
L8.02 - PLANTING MATERIALS BOARD
E0.005 - BASIS OF DESIGN, SCHEDULE AND CONTROL INTENT - LIGHTING
E1.002 - SITE LIGHTING PLAN
E1.003 - SITE LIGHTING EGRESS PATH PHOTOMETRIC
E1.004 - SITE BOUNDARY LIGHTING PHOTOMETRIC
A0.001 - SITE PLAN
A0.004 - SITE DETAILS
A0.300 - FINISH SCHEDULE
A1.101 - FLOOR PLAN
A2.101 - BUILDING ELEVATIONS

ECHS GARDENA

2818 Manhattan Beach Blvd.Gardena CA 90249

Environmental Charter Schools

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
9/6/24	CUP MODIFICATION BACKCHECK 1

NOT FOR CONSTRUCTION

Project Name
NEW BUILDING & SITE WORK

Project Number
005.2785.100

Description
PROJECT INFORMATION

Scale
NOT TO SCALE

G0.100

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9/6/2024 8:32:42 PM Autodesk Docs://005.2785.100 ECS Gardena/Architecture - t5.2785.100 - ECS Phase 2.rvt

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN LAWYERS TITLE COMPANY, COMMITMENT FILE NO.: 621672963, WITH AN EFFECTIVE DATE OF MAY 5, 2021.

LEGAL DESCRIPTION

(AS DESCRIBED IN THE TITLE COMMITMENT)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 4067-007-005)

THAT PORTION OF THE NORTH 10 ACRES OF THE WEST 20 ACRES OF LOT 3 OF MAPS SHOWING LOTS 1, 2 AND 3, SECTION 26, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 70, PAGE 93 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 12 OF TRACT NO. 15699, AS SHOWN ON MAP RECORDED IN BOOK 400, PAGE 9 OF MAPS, IN SAID RECORDER'S OFFICE, SAID POINT BEING DISTANT ALONG SAID PROLONGATION NORTH 0° 04' 00" WEST 300.50 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 12; THENCE SOUTH 89° 36' 00" WEST 79.95 FEET TO A LINE PARALLEL WITH AND DISTANT EASTERLY 150 FEET, MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF CRENSHAW BOULEVARD, 100 FEET WIDE; THENCE ALONG SAID PARALLEL LINE NORTH 0° 03' 50" WEST 463.20 FEET TO THE NORTHERLY LINE OF SAID LOT 3; THENCE ALONG SAID NORTHERLY LINE NORTH 89° 56' 25" EAST 149.23 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO CALVARY BAPTIST CHURCH OF GARDENA, RECORDED APRIL 24, 1947, AS INSTRUMENT NO. 40, IN BOOK 24517, PAGE 130, OF OFFICIAL RECORDS IN SAID RECORDER'S OFFICE; THENCE ALONG THE WESTERLY LINE OF SAID LAND SOUTH 0° 03' 35" EAST 246.38 FEET TO THE SOUTHWESTERLY CORNER OF SAID LAND; THENCE ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LAND SOUTH 89°56' 25" WEST 69.28 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 12, THENCE ALONG SAID PROLONGATION SOUTH 0° 04' 00" EAST 216.35 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (APN 4067-007-005)

THE NORTH 1.2545 ACRES OF THAT PORTION OF THE WEST 20 ACRES OF LOT 3 AS SAID LOT 3 IS SHOWN ON THE MAP OF A PORTION OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 14 WEST, OF THE SAN BERNARDINO MERIDIAN, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGE 93 OF MISCELLANEOUS RECORDS; LYING SOUTH OF THE SOUTH LINE OF MANHATTAN BEACH BOULEVARD AND EAST OF A LINE, EXTENDING SOUTHERLY AT RIGHT ANGLES FROM THE INTERSECTION OF SAID SOUTHERLY LINE OF MANHATTAN BEACH BOULEVARD, WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF ATKINSON AVENUE.

NOTES CORRESPONDING TO SCHEDULE B

2 — AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: POLE LINES RECORDED: SEPTEMBER 28, 1948, IN BOOK 28355, PAGE 198 OF OFFICIAL RECORDS AFFECTS: THE WESTERLY 5 FEET OF PARCEL 2
DOES NOT AFFECT, AS SHOWN

3 — AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION PURPOSE: A LINE OR LINES OF PIPE AND WATER TRANSPORTATION RECORDED: DECEMBER 1, 1948, IN BOOK 28838, PAGE 274 OF OFFICIAL RECORDS AFFECTS: THE NORTH 20 FEET OF PARCEL 2
DOES NOT AFFECT, AS SHOWN

4 — RIGHTS AND CONDITIONS AS RESERVED AND PROVIDED IN THE EASEMENT DEED FROM CALVARY BAPTIST CHURCH OF GARDENA, A CORPORATION TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED DECEMBER 1, 1948, IN BOOK 28838, PAGE 274 OF OFFICIAL RECORDS
AFFECTS, AGREEMENT, NOTHING OT PLOT

5 — AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION PURPOSE: A LINE OR LINES OF PIPE AND WATER TRANSPORTATION RECORDED: DECEMBER 1, 1948, IN BOOK 28838, PAGE 261 OF OFFICIAL RECORDS AFFECTS: THE MOST NORTH 20 FEET OF PARCEL 1 AFFECTS, AS SHOWN

7 — AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: POLES AND WIRES RECORDED: SEPTEMBER 7, 1950, IN BOOK 34235, PAGE 339 OF OFFICIAL RECORDS AFFECTS: A PORTION OF PARCEL 1
UNABLE TO DETEMINE AFFECTED AREA FROM RECORD, MENTIONED BOOK 34235, PAGE 339, NOT PROVIDED

8 — AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: POLES RECORDED: MAY 25, 1951, IN BOOK 36301, PAGE 74 OF OFFICIAL RECORDS AFFECTS: A STRIP OF LAND 10 FEET IN WIDTH LYING WITHIN PARCEL 1
DOES NOT AFFECT

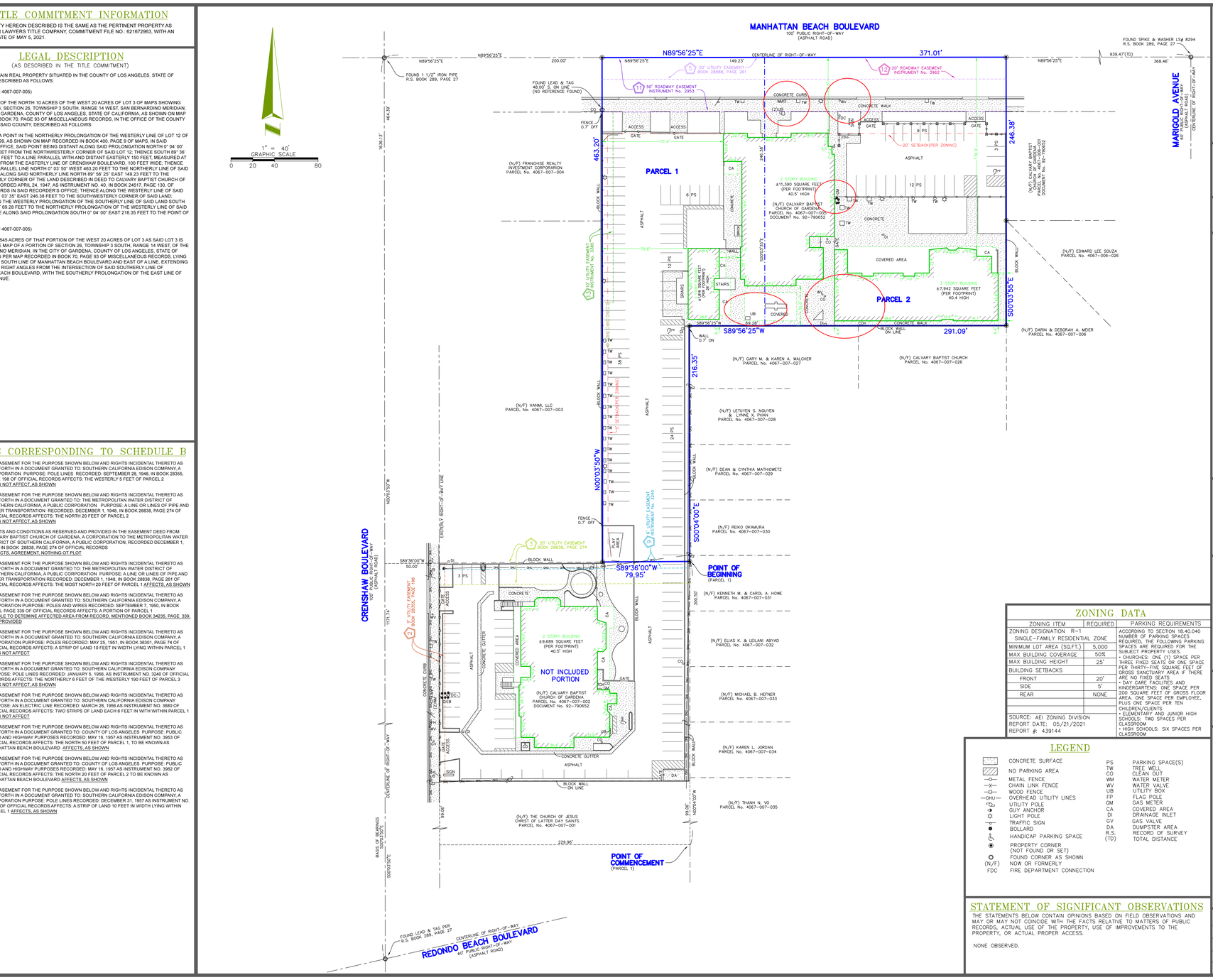
9 — AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: POLE LINES RECORDED: JANUARY 5, 1956, AS INSTRUMENT NO. 3240 OF OFFICIAL RECORDS AFFECTS: THE NORTHERLY 8 FEET OF THE WESTERLY 190 FEET OF PARCEL 3
DOES NOT AFFECT, AS SHOWN

10 — AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: AN ELECTRIC LINE RECORDED: MARCH 28, 1956 AS INSTRUMENT NO. 3680 OF OFFICIAL RECORDS AFFECTS: TWO STRIPS OF LAND EACH 6 FEET IN WITH WITHIN PARCEL 1
DOES NOT AFFECT

11 — AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: COUNTY OF LOS ANGELES PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES RECORDED: MAY 16, 1957 AS INSTRUMENT NO. 3953 OF OFFICIAL RECORDS AFFECTS: THE NORTH 50 FEET OF PARCEL 1, TO BE KNOWN AS MANHATTAN BEACH BOULEVARD AFFECTS, AS SHOWN

12 — AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: COUNTY OF LOS ANGELES PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES RECORDED: MAY 16, 1957 AS INSTRUMENT NO. 3962 OF OFFICIAL RECORDS AFFECTS: THE NORTH 20 FEET OF PARCEL 2 TO BE KNOWN AS MANHATTAN BEACH BOULEVARD AFFECTS, AS SHOWN

13 — AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: POLE LINES RECORDED: DECEMBER 31, 1957 AS INSTRUMENT NO. 3385 OF OFFICIAL RECORDS AFFECTS: A STRIP OF LAND 10 FEET IN WIDTH LYING WITHIN PARCEL 1
AFFECTS, AS SHOWN



1" = 40'
GRAPHIC SCALE
0 20 40 80

VICINITY MAP

NOT TO SCALE
MAP DATA ©2021 GOOGLE

SITE

SHEET 1 OF 1

LAND AREA

108,725 SQUARE FEET
2.496 ACRES

PARKING

REGULAR= 104
HANDICAP= 2
TOTAL= 106

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 06037C1790F, WHICH BEARS AN EFFECTIVE DATE OF 09/26/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CREWSHAW BOULEVARD AS BEING S00°03'50"E, PER RECORD OF SURVEY BOOK 289, PAGE 27.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. WITHOUT EXCAVATION UTILITY INFORMATION MAY BE INCOMPLETE, INACCURATE AND UNRELIABLE.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THE SUBJECT PROPERTY IS CURRENTLY UTILIZING MANHATTAN BEACH BOULEVARD AND CRENSHAW BOULEVARD FOR DIRECT PHYSICAL ACCESS TO DEDICATED PUBLIC STREETS OR HIGHWAYS AS SHOWN.
4. BASED ON LIMITED AND RUDIMENTARY SURFACE OBSERVATIONS, THERE DO NOT APPEAR TO BE ANY CEMETERIES AND OR BURIAL GROUNDS ON SITE. HOWEVER, A QUALIFIED PROFESSIONAL IN THIS FIELD WAS NOT CONSULTED FOR ABSOLUTE CONFORMATION.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. WITHOUT EXPRESSING A LEGAL OPINION THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
7. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
8. NO RECENT CHANGES NOR PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES WERE PROVIDED TO THE SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. THIS SURVEY DOCUMENT IS NOT VALID WITHOUT THE AUTHORIZED SEAL AND SIGNATURE OF A PROFESSIONAL SURVEYOR AND MAPPER. IN ADDITION, ANY CHANGES TO THIS SURVEY DOCUMENT BY OTHER THAN THE PROFESSIONAL SURVEYOR AND MAPPER NAMED HEREON INVALIDATES THE SURVEY DOCUMENT.
10. NO WETLAND MARKERS AND/OR FLAGS WERE OBSERVED AT TIME OF SURVEY.
11. TITLE WORK FOR THIS ALTA SURVEY WAS FURNISHED TO AEI CONSULTANTS BY THE CLIENT. NO TITLE SEARCH WAS PERFORMED BY AEI CONSULTANTS. AEI CONSULTANTS DOES NOT ACCEPT ANY LIABILITY FOR ERRORS, OMISSIONS OR DEFICIENCIES DUE TO INACCURACIES IN THE TITLE WORK.
12. ALL DISTANCES ARE HORIZONTAL GROUND (U.S. SURVEY FEET).
13. PURSUANT TO THE RECORD OF SURVEY REQUIREMENTS UNDER SECTION 8762 (B) (4) OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTIONS 8700 - 8805, ALSO KNOWN AS THE PROFESSIONAL LAND SURVEYORS ACT, THE CLIENT HAS BEEN MADE AWARE OF THE EXISTANCE OF UN-SURVEYED LINE(S) COMPRISING THE BOUNDARY OF THE PROPERTY SHOWN HEREON CREATED BY WRITTEN INSTRUMENTS. THUS A RECORD OF SURVEY MUST BE UNDERWAY AND UNDER CONTRACT FOR THIS DOCUMENT TO BE SIGNED AND COMPLIANT WITH SAID SECTION 8762 (B) (4).

ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 439144

2818 MANHATTEN BEACH BOULEVARD &
15916 CRENSHAW BOULEVARD, GARDENA
LOS ANGELES COUNTY, CALIFORNIA

SITE PICTURE

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION R-1 SINGLE-FAMILY RESIDENTIAL ZONE		ACCORDING TO SECTION 18.40.040 NUMBER OF PARKING SPACES REQUIRED, THE FOLLOWING PARKING SPACES ARE REQUIRED FOR THE SUBJECT PROPERTY USES.
MINIMUM LOT AREA (SQ.FT.)	5,000	• CHURCHES: ONE (1) SPACE PER THREE FIXED SEATS OR ONE SPACE PER THIRTY-FIVE SQUARE FEET OF GROSS SANCTUARY AREA IF THERE ARE NO FIXED SEATS
MAX BUILDING COVERAGE	50%	• DAY CARE FACILITIES AND KINDERGARTENS: ONE SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA. ONE SPACE PER EMPLOYEE, PLUS ONE SPACE PER TEN CHILDREN/CLIENTS
MAX BUILDING HEIGHT	25'	• ELEMENTARY AND JUNIOR HIGH SCHOOLS: TWO SPACES PER CLASSROOM
BUILDING SETBACKS		• HIGH SCHOOLS: SIX SPACES PER CLASSROOM
FRONT	20'	
SIDE	5'	
REAR	NONE	

SOURCE: AEI ZONING DIVISION
REPORT DATE: 05/21/2021
REPORT #: 439144

LEGEND

	CONCRETE SURFACE	PS	PARKING SPACE(S)
	NO PARKING AREA	TW	TREE WELL
—o—	METAL FENCE	CO	CLEAN OUT
—X—	CHAIN LINK FENCE	WM	WATER METER
—O—	WOOD FENCE	WV	WATER VALVE
—OHU—	OVERHEAD UTILITY LINES	UB	UTILITY BOX
	UTILITY POLE	FP	FLAG POLE
	GUY ANCHOR	GM	GAS METER
	LIGHT POLE	CA	COVERED AREA
	TRAFFIC SIGN	DI	DRAINAGE INLET
	BOLLARD	GV	GAS VALVE
	HANDICAP PARKING SPACE	DA	DUMPSTER AREA
	PROPERTY CORNER (NOT FOUND OR SET)	R.S.	RECORD OF SURVEY
	FOUND CORNER AS SHOWN	(TD)	TOTAL DISTANCE
(N/F)	NOW OR FORMERLY		
FDC	FIRE DEPARTMENT CONNECTION		

STATEMENT OF SIGNIFICANT OBSERVATIONS

THE STATEMENTS BELOW CONTAIN OPINIONS BASED ON FIELD OBSERVATIONS AND MAY OR MAY NOT COINCIDE WITH THE FACTS RELATIVE TO MATTERS OF PUBLIC RECORDS, ACTUAL USE OF THE PROPERTY, USE OF IMPROVEMENTS TO THE PROPERTY, OR ACTUAL PROPER ACCESS.

NONE OBSERVED.

PERFORMED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597

TELEPHONE: 925.746.6000

EMAIL: SURVEYS@AEICONSULTANTS.COM

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: LAWYERS TITLE, WILMINGTON TRUST NATIONAL ASSOCIATION, ENVIRONMENTAL CHARTER SCHOOLS, MBR & GARDENA LLC, EQUITABLE FACILITIES FUND, INC., AND ITS SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/14/2022. DATE OF PLAT OR MAP: 03/22/2022.

PROFESSIONAL LAND SURVEYOR
ERIC S. CANTRELL
NO. 7163
Exp. 12/31/23
STATE OF CALIFORNIA

3/22/2022

REGISTERED SURVEYOR: ERIC S. CANTRELL — DATED
PROFESSIONAL LAND SURVEYOR NO.: 7163
STATE OF CALIFORNIA
(FOR THE FIRM AEI CONSULTANTS)

DATE	REVISION HISTORY	BY
06/16/21	ADD REVISED TITLE	KQ
07/08/21	CLIENT COMMENTS	KQ

SURVEYOR JOB NUMBER: 439144
SCALE: 1" = 40'
DRAWN BY: KFQ
APPROVED BY: ESC

ECHS GARDENA
2818 Manhattan Beach Blvd.Gardena CA 90249

Environmental Charter Schools

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

△	Date	Description
	9/6/24	CUP MODIFICATION BACKCHECK 1

NOT FOR CONSTRUCTION

Project Name
NEW BUILDING & SITE WORK

Project Number
005.2785.100

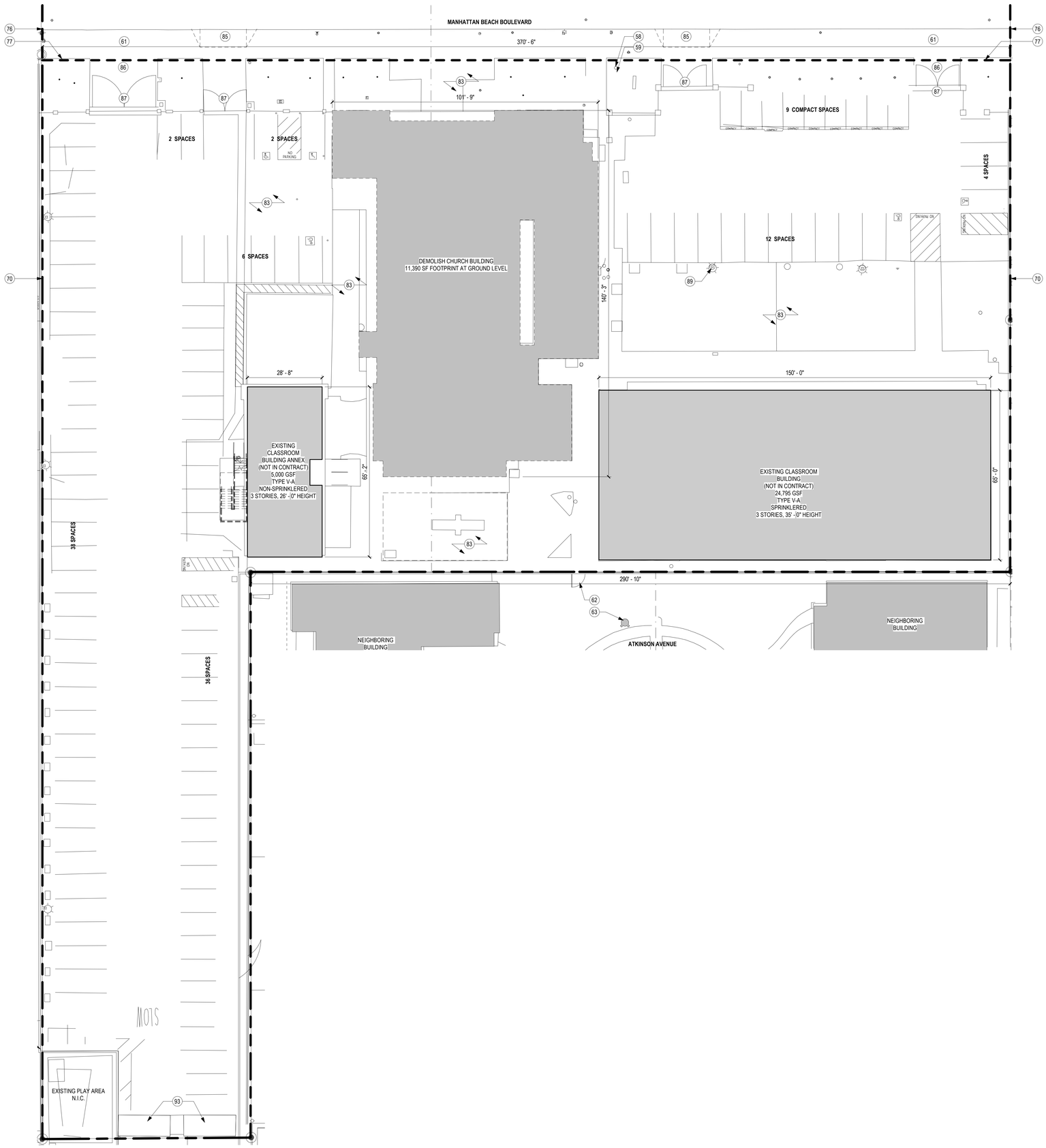
Description
SITE SURVEY

Scale

G0.101

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9/6/2024 8:33:48 PM Autodesk Docs://005.2785.100 ECS Gardena/Architecture - 05.2785.100 - ECS Phase 2.rvt



EXISTING PARKING TABULATION

REQUIRED PARKING SPACES:

PER CITY OF GARDENA MUNICIPAL CODE 18.40.040

9TH GRADE CLASSROOMS: 4 @ 2 SPACES/ CLASSROOM
10TH-12TH GRADE CLASSROOMS: 18 @ 6 SPACES/ CLASSROOM
(TOTAL CLASSROOMS: 22)

TOTAL SPACES REQUIRED (4*2)+(18*6) = 116

PROVIDED PARKING SPACES:

REGULAR: 100
COMPACT: 9
TOTAL: 109

EXISTING LOT COVERAGE CALCULATION

GROSS PROPERTY AREA = 108,725 SF

NET PROPERTY AREA = 90,174 SF*

*GROSS PROPERTY AREA LESS 18,551 SF ROADWAY EASEMENT ON MANHATTAN BEACH BOULEVARD

BUILDING FOOTPRINTS:

CHURCH BUILDING: 11,390 SF
CLASSROOM BUILDING: 7,942 SF
CLASSROOM BUILDING ANNEX: 1,816 SF
TOTAL: 21,148 SF

EXISTING GROSS LOT COVERAGE: 19.5%
EXISTING NET LOT COVERAGE: 23.5%

SHEET NOTES

58 EXISTING PIV
59 EXISTING FDC
61 EXISTING CURB CUT
62 EXISTING FIRE DEPT ACCESS GATE
63 EXISTING FIRE HYDRANT
70 PROPERTY LINE
76 CONTINUATION OF PROPERTY LINE TO CENTERLINE OF RIGHT-OF-WAY PER SURVEY SHEET G0.101
77 ROADWAY EASEMENT LINE PER SURVEY SHEET G0.101
83 DEMOLISH AREA OF EXISTING HARDSCAPE
85 DEMOLISH CURB CUT
86 MAINTAIN EXISTING SITE ENTRY
87 DEMOLISH GATE
89 MAINTAIN EXISTING SITE LIGHTING, TYP.
93 EXISTING SHIPPING CONTAINERS

GENERAL NOTES

ECHS GARDENA
2818 Manhattan Beach Blvd.Gardena CA 90249

Environmental Charter Schools

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

Date	Description
9/6/24	CUP MODIFICATION BACKCHECK 1

NOT FOR CONSTRUCTION

Project Name
ECS PHASE 2

Project Number
005.2785.100

Description
DEMOLITION SITE PLAN

Scale
1/16" = 1'-0" Ref North

D0.001

1 SITE PLAN - DEMOLITION
SCALE: 1/16" = 1'-0"

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9/20/2024 11:35:05 AM Autodesk Docs://005.2785.100 ECS Gardena/Architecture - 05.2785.100 - ECS Phase 2.rvt

GENERAL CONSTRUCTION NOTES

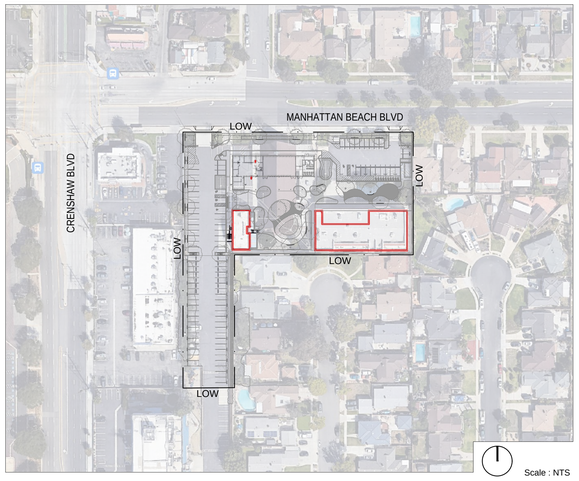
1. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS TO EXAMINE AND PREPARE THE TOTAL SCOPE OF WORK AND ALL REQUIRED COORDINATION.
2. THE CONTRACTOR SHALL VERIFY THE LIMIT OF THE SCOPE AREA PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION AND INSTALLATION OF PROPOSED LANDSCAPE ITEMS SHALL BE PER LOCAL AND GOVERNING CODES AND ORDINANCES.
4. ALL QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARITY WITH ALL EXISTING UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING ALL EXISTING SEWER, UTILITY, AND WATER MAIN LINES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGES AND REPLACEMENT OF SAID UTILITIES.
6. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES, INCLUDING ALL PRIVATE & PUBLIC UTILITY EASEMENTS, SHOWN AND NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS AND ELECTRICAL LINES, AND UTILITY EASEMENTS. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES, ABOVE AND BELOW GRADE PRIOR TO EXCAVATION AND TRENCHING.
7. CONTRACTOR SHALL REVIEW EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND / OR REGRADING WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY HAVE NOT BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
8. SPOT ELEVATIONS AND GRADES SHOWN ON THE DRAWINGS ARE BASED ON SURVEY INFORMATION AND ARE FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR FINISH GRADES AND SPOT ELEVATIONS. CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT DISCREPANCIES TO OWNER'S AUTHORIZED REPRESENTATIVE AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO ANY GRADING AND CONSTRUCTION.
9. ARCHITECTURAL ELEMENTS AND SITE UTILITIES ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY. REFER TO ARCHITECTURAL AND ENGINEERING DRAWINGS FOR ACTUAL ARCHITECTURAL AND UTILITY INFORMATION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES TO REMAIN DURING CONSTRUCTION. SEE CIVIL DWGS.
11. OFFSETS, FITTINGS, SLEEVES, ETC.; DUE TO THE SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL WHICH MAY BE REQUIRED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THIS WORK AND PLAN THIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, SITE STRUCTURAL DESIGN SUCH AS WALLS AND FOOTINGS, WATER FEATURE MECHANICAL SYSTEMS, PLANTING AND ARCHITECTURAL FEATURES.
12. THE LOCATION OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED SHOULD FIELD VERIFIED BY THE CONTRACTOR AND REVIEWED BY THE LANDSCAPE ARCHITECT IN SHOP DRAWINGS.
13. EACH CONTRACTOR (TRADE) SHALL BE RESPONSIBLE TO PAY FOR AND OBTAIN ALL NECESSARY BUILDING PERMITS AS MAY BE REQUIRED BY LOCAL AGENCIES. AS WELL, EACH CONTRACTOR SHALL PROVIDE ALL DRAWINGS, SCHEDULES, AND SPECIFICATIONS AS MAY BE REQUIRED FOR BUILDING PERMITS.
14. REQUIRED SHOP DRAWINGS SHALL BE BASED ON FIELD MEASUREMENT AND LAYOUT VERIFICATION BY THE CONTRACTOR.
15. ANY AREA DISTURBED OUTSIDE THE LIMIT OF WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.

VICINITY MAP



Scale : NTS

LOCATION MAP



Scale : NTS

CONSTRUCTION SYMBOLS

KEYNOTE (X)
LANDSCAPE MATERIAL SCHEDULE X-xxx
DETAIL X / LX.XX
ELEVATION X / LX.XX
SHEET # / MATCH LINE
DETAIL # / SHEET #
ELEVATION # / SHEET #
SECTION X / LX.XX — ELEVATION # / SHEET #
EXPANSION JOINT EJ
SAWCUT JOINT SJ
STEPS DOWN
BUILDING ENTRANCE/EXIT
LANDSCAPE EDGER
LIMIT OF WORK LINE (L.O.W.) — LOW
LINE OF BUILDING ABOVE
LINE OF BUILDING BELOW
POINT OF BEGINNING/ ORIGIN POINT OF LAYOUT
PROPERTY LINE

ABBREVIATIONS

AC.	ASPHALTIC CONCRETE	DIM.	DIMENSION	HORIZ.	HORIZONTAL	REV.	REVISION
↶	ALIGN	D.L.	DRAIN LINE	H.P.	HIGH POINT	RWD.	REDWOOD
ARCH.	ARCHITECT(URAL)	DN.	DOWN	HT.	HEIGHT	S.J.	SAWCUT JOINT
AUTO.	AUTOMATIC	D.S.	DOWN SPOUT	I.D.	INSIDE DIAMETER	SHT.	SHEET
BLDG.	BUILDING	DWG.	DRAWING	INV.	INVERT	SIM.	SIMILAR
▽	BUILDING ENTRANCE/EXIT	EA.	EACH	INT.	INTERIOR	SPEC.	SPECIFICATION
B.O.C.	BACK OF CURB	E.J.	EXPANSION JOINT	L.A.	LANDSCAPE ARCHITECT	S.L.	SCORE LINE
B.S.	BOTTOM OF STEP	ELEV.	ELEVATION	L.O.W	LIMIT OF WORK	SQ.	SQUARE
B.R.	BOTTOM OF RAMP	EQ.	EQUAL	M	MULTI-TRUNKED	STD.	STANDARD
B.W.	BOTTOM OF WALL	EXT.	EXTERIOR	MAX.	MAXIMUM	STL. ST.	STAINLESS STEEL
C.B.	CATCH BASIN	(E)	EXISTING	MIN.	MINIMUM	T.	TURF
C.I.	CAST IRON	F.F.	FINISH FLOOR	MED.	MEDIUM	T.C.	TOP OF CURB
C.J.	COLD JOINT	F.G.	FINISH GRADE	MFR.	MANUFACTURER	T.COP.	TOP OF COPING
℄	CENTERLINE	FIN.	FINISH (ED)	MISC.	MISCELLANEOUS	T.F.	TOP OF FENCE
CLR.	CLEAR	F.J.	FOUNTAIN JET	NAT.	NATURAL	T.O.F.	TOP OF FOOTING
COL.	COLUMN	F.L.	FLOW LINE	N.I.C.	NOT IN CONTRACT	T.G.	TOP OF GRATE
CONC.	CONCRETE	F.O.B.	FACE OF BUILDING	N.T.S.	NOT TO SCALE	THK.	THICK(NESS)
CONT.	CONTINUOUS	F.O.C.	FACE OF CURB	O.C.	ON CENTER	T.P.	TOP OF PILASTER
D.D.	DECK DRAIN	F.O.W.	FACE OF WALL	O.D.	OUTSIDE DIAMETER	T.S.	TOP OF STEP
DET.	DETAIL	F.S.	FINISH SURFACE	P.A.	PLANTING AREA	T.R.	TOP OF RAMP
DIA.	DIAMETER	FT.	FOOT OR FEET	P.L.	PROPERTY LINE	T.W.	TOP OF WALL
DIAG.	DIAGONAL	FTG.	FOOTING	P.O.B.	POINT OF BEGINNING	TYP.	TYPICAL
→	DIRECTION OF FLOW (HARDSCAPE)	GA.	GAUGE	P.O.C.	POINT OF CURVATURE	W/	WITH
∿→	DIRECTION OF FLOW (SOFTSCAPE)	GAL.	GALLON	P.O.T.	POINT OF TANGENCY	W/O	WITHOUT
DBL.	DOUBLE	GALV.	GALVANIZED	PREFAB.	PREFABRICATED	WD.	WOOD
		G.C.	GROUNDCOVER	R./RAD.	RADIUS	W.I.	WROUGHT IRON
		GR.	GRADE	REF.	REFERENCE	W.W.M.	WELDED WIRE MESH
						W.S.	WATER SURFACE

SHEET INDEX

L0.00	CONSTRUCTION NOTES AND SCHEDULE
L1.01	TREE PROTECTION AND TREE REMOVAL PLAN
L2.01	LANDSCAPE CONSTRUCTION PLAN & MATERIALS
L4.00	MULCH PLAN
L6.00	CONSTRUCTION DETAILS
L7.00	MASTER IRRIGATION LEGEND AND NOTES
L7.01	IRRIGATION PLAN
L7.20	IRRIGATION DETAILS
L7.21	IRRIGATION DETAILS
L7.51	HYDROZONE PLAN
L8.01	PLANTING PLAN AND NOTES
L8.02	PLANTING MATERIALS BOARD
L8.20	PLANTING DETAILS

CITY OF GARDENA, CA

LANDSCAPE STANDARDS & WATER CONSERVATION COMPLIANCE

LANDSCAPE AREA WATER USE CATEGORY	
HIGH WATER USE AREA	0 SF
MODERATE WATER USE AREA	845 SF
LOW WATER USE AREA	10,718 SF
VERY LOW WATER USE AREA	2,884 SF
TOTAL LANDSCAPE HYDROZONE AREA	14,447 SF
PERCENTAGE OF DROUGHT TOLERANT AREA REQUIRED	75% (MIN. 10,835 SF)
PERCENTAGE OF DROUGHT TOLERANT AREA PROVIDED	94% (13,602 SF)

TREE QUANTITY CALCULATIONS

TOTAL TREE QUANTITY PER CAL GREEN CODE 5.106.12

TOTAL LANDSCAPE AREA	16,429 SF
TOTAL HARDSCAPE AREA	56,318 SF
AVERAGE TREE CANOPY SIZE AT 15 YEARS OF MATURITY	707 SF
TREE QUANTITY REQUIRED (HARDSCAPE & LANDSCAPE AREA x MIN. 20% / 707 SF =)	21
TREE QUANTITY PROVIDED	24 (> 21)

PARKING LOT TREE QUANTITY PER CITY OF GARDENA REQUIREMENT

TOTAL PARKING SPACE	98
TREE QUANTITY REQUIRED (MIN. 1 TREE EVERY 10 SPACES)	10 (24" BOX TREE)
TREE QUANTITY PROVIDED AT PARKING LOT	14 (> 10)

CONSTRUCTION SCHEDULE

EDGING

SYMBOL	DESCRIPTION	DETAIL	MANUFACTURER	MATERIALS	FINISH	COLOR	REMARKS
E-101	6" HT CONCRETE CURB	4/L6.00	TRADEMARK 805-642-2441 OR EQUAL	CIP CONCRETE	SMOOTH	NATURAL GRAY	-

PAVING

SYMBOL	DESCRIPTION	DETAIL	MANUFACTURER	MATERIAL	FINISH	COLOR	REMARKS
P-101	CONCRETE PAVING	1/L6.00	TRADEMARK 805-642-2441 OR EQUAL	CIP CONCRETE	BROOM	NATURAL GRAY	GC TO PREPARE 4` X 4` MOCKUPS FOR REVIEW & APPROVAL
P-102	MULCH PAVING	3/L6.00	SEQUOIA HORTICULTURAL PRODUCTS 559-591-1177 OR EQUAL	WALK ON BARK	-	-	PROVIDE MULCH SAMPLES PRIOR TO CONSTRUCTION FOR REVIEW & APPROVAL

SITE FURNISHINGS

SYMBOL	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	REMARKS
S-101	BIKE RACK	5/L6.00	COLUMBIA CASCADE 800-547-1940 OR EQUAL	ORIGINAL CYCLOOPS 2170-3	POWDER COATING	EVERGREEN	DIRECT EMBEDED

WALL

SYMBOL	DESCRIPTION	DETAIL	MANUFACTURER	MATERIALS	FINISH	COLOR	REMARKS
W-101	AMPHITHEATER SEAT WALL	7/L6.00	TRADEMARK 805-642-2441 OR EQUAL	CIP CONCRETE	LIGHT SAND FINISH	NATURAL GRAY	GC TO SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL

EXPANSION JOINT (EJ), SEE DETAIL 2/L6.00
SAWCUT JOINT (SJ), SEE DETAIL 2/L6.00

CALL BEFORE YOU DIG 811

ECHS GARDENA
2818 Manhattan Beach Blvd.Gardena CA 90249
Environmental Charter Schools

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

HKLA
714 W. Olympic Blvd., STE 735, Los Angeles, CA 90015
213.293.3474 I INFO@HKLAINC.COM

△ Date	Description
9/6/24	CUP MODIFICATION BACKCHECK 1

Seal / Signature



NOT FOR CONSTRUCTION

Project Name
ECS PHASE 2

Project Number
005.2785.100

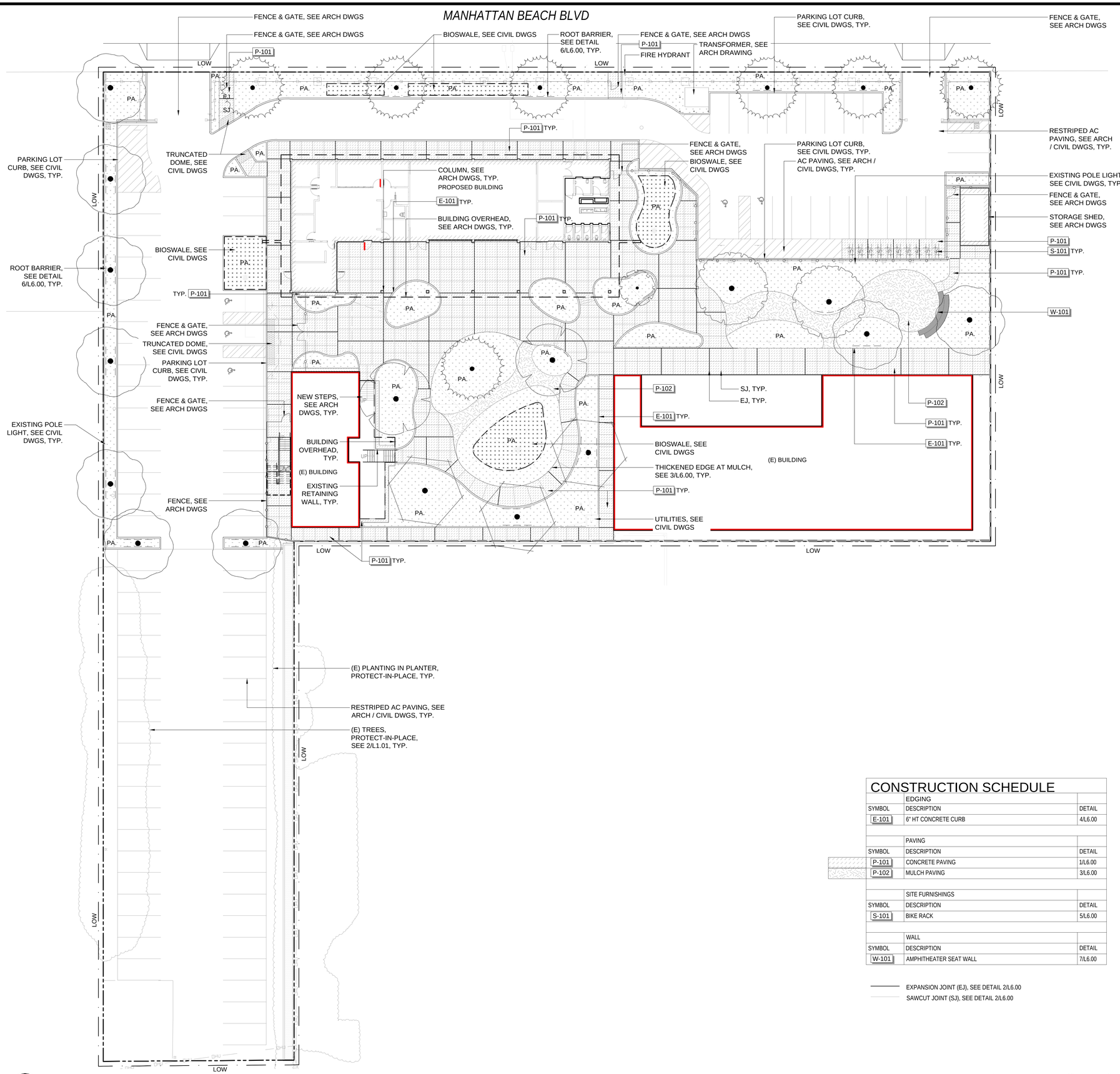
Description
CONSTRUCTION NOTES AND SCHEDULE

Scale

L0.00

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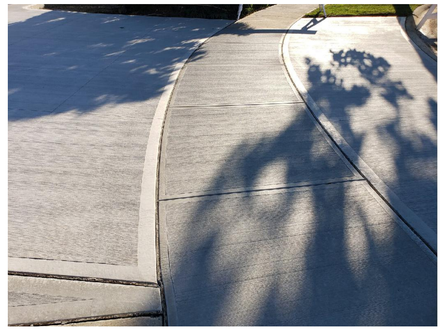
1 LANDSCAPE CONSTRUCTION PLAN
SCALE: 1" = 16'-0"

0 16' 32' 48'
1"=16'

CONSTRUCTION SCHEDULE

	EDGING	
SYMBOL	DESCRIPTION	DETAIL
E-101	6" HT CONCRETE CURB	4/L6.00
	PAVING	
SYMBOL	DESCRIPTION	DETAIL
P-101	CONCRETE PAVING	1/L6.00
P-102	MULCH PAVING	3/L6.00
	SITE FURNISHINGS	
SYMBOL	DESCRIPTION	DETAIL
S-101	BIKE RACK	5/L6.00
	WALL	
SYMBOL	DESCRIPTION	DETAIL
W-101	AMPHITHEATER SEAT WALL	7/L6.00

EXPANSION JOINT (EJ), SEE DETAIL 2/L6.00
SAWCUT JOINT (SJ), SEE DETAIL 2/L6.00



P-101: CONCRETE PAVING
CIP CONCRETE | BROOM FINISH | NATURAL GRAY



P-102: MULCH PAVING
WALK ON BARK PER MANUFACTURER



W-101: AMPHITHEATER SEAT WALL
CIP CONCRETE | LIGHT SAND FINISH | NATURAL GRAY



S-101: BIKE RACK
MODEL 2170-3 | POWDER COATING | EVERGREEN | DIRECT EMBEDED

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△ Date	Description
9/6/24	CUP MODIFICATION BACKCHECK 1

Seal / Signature
LICENSED LANDSCAPE ARCHITECT SO KIM LAM No. 6432 STATE OF CALIFORNIA
09/06/24

NOT FOR CONSTRUCTION

Project Name
ECS PHASE 2

Project Number
005.2785.100

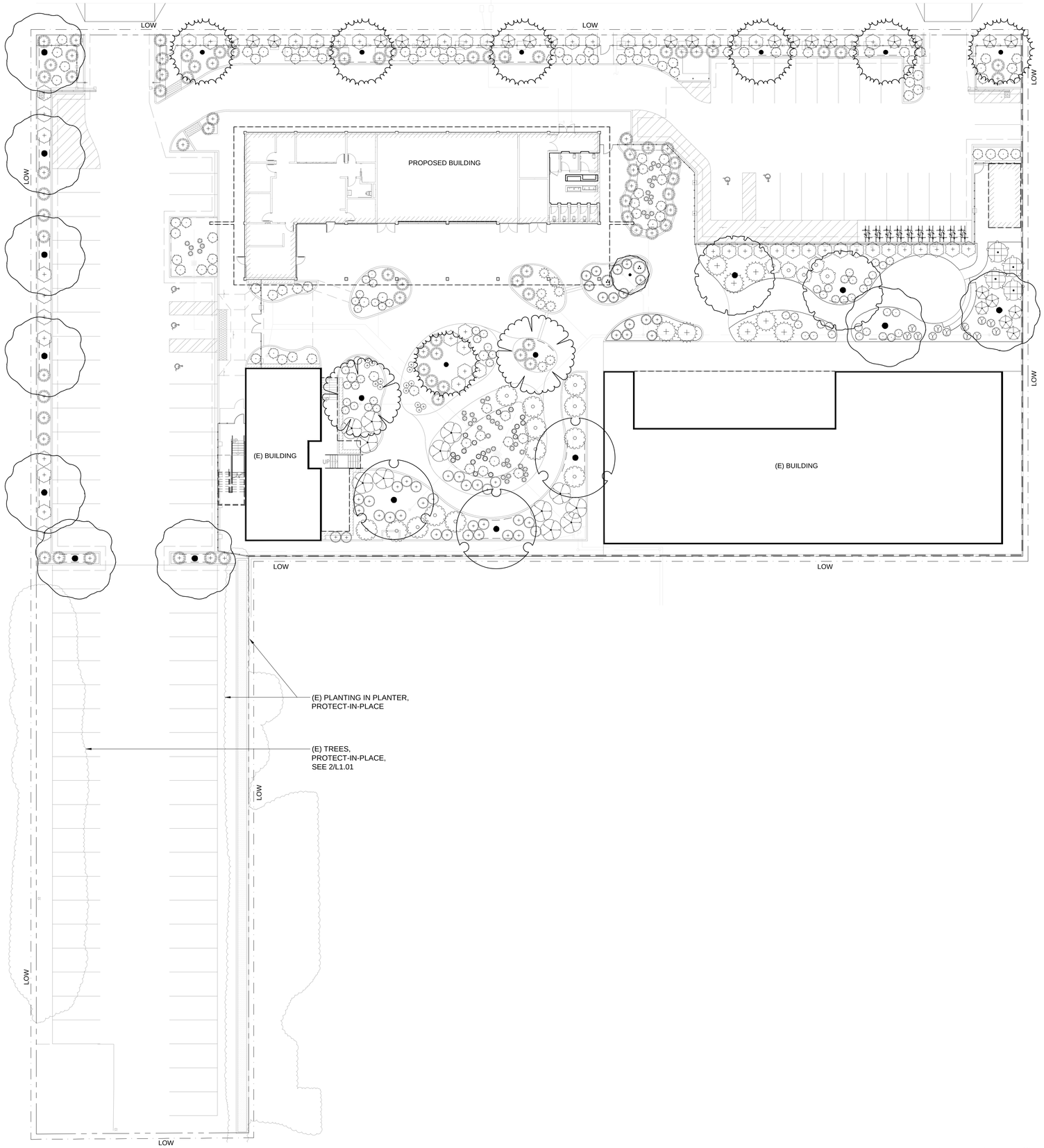
Description
LANDSCAPE CONSTRUCTION PLAN & MATERIALS

Scale

L2.01

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1 PLANTING PLAN
SCALE: 1" = 16'-0"

0 16' 32' 48'
1"=16'

PLANTING NOTES

1. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND BE FULLY OPERATIONAL. ALL PLANTING AREAS SHALL BE FULLY SOAKED.
2. MULCH ALL PLANTING AREAS (EXCEPT TURF, SLOPES 2:1 AND GREATER, AND AS NOTED ON PLANS) WITH THREE INCH LAYER OF SPECIFIED MATERIAL.
3. TREE LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES ONLY AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT IN WRITING. PLANTING LAYOUT MUST BE APPROVED IN THE FIELD PRIOR TO EXCAVATION FOR PLANTING.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. A ROOT BARRIER IS REQUIRED WHEN THE CENTER OF THE TRUNK OF THE TREE IS WITHIN SIX FEET OF ADJACENT PAVEMENT, WALLS, CURBS, BUILDING OR OTHER STRUCTURE.
6. REMOVE ALL NURSERY PLANT IDENTIFICATION TAGS AND RIBBONS AS PER LANDSCAPE ARCHITECT INSTRUCTIONS. THE LANDSCAPE ARCHITECT'S SEALS ARE TO REMAIN ON PLANTS UNTIL THE END OF THE WARRANTY PERIOD.
7. THE CONTRACTOR AGREES TO REPLACE POOR, INADEQUATE, DEFECTIVE MATERIALS AND DEFECTIVE PLANTS. THE LANDSCAPE ARCHITECT SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THESE SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS WARRANTY SHALL BEGIN ON THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE AND CONTINUE FOR THE FOLLOWING PERIODS, CLASSED BY PLANT TYPE: TREES - ONE YEAR, PALM TREES - TWO YEARS, SHRUBS - ONE YEAR, GROUND COVER AND PERENNIAL FLOWER PLANTS - ONE YEAR AND BULBS, ANNUAL FLOWER AND SEASONAL COLOR PLANTS - FOR THE PERIOD OF EXPECTED BLOOM OR PRIMARY DISPLAY.
8. CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION AND ACCEPTANCE BY LANDSCAPE ARCHITECT. ALL AREAS SHOULD BE KEPT CLEAN, WATERED, AND WEED-FREE.
9. PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE A FINAL WALK-THROUGH INSPECTION BY LANDSCAPE ARCHITECT. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD. OWNER SHALL BE RESPONSIBLE FOR FUTURE MAINTENANCE AFTER MAINTENANCE PERIOD AND FINAL WALK THROUGH.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
TREES					
	7	CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	AS SHOWN	LOW
	1	CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX	AS SHOWN	LOW
	3	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24" BOX	AS SHOWN	MODERATE
	2	POPULUS FREMONTII FREMONT COTTONWOOD	24" BOX	AS SHOWN	MODERATE
	9	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX	AS SHOWN	VERY LOW
	2	QUERCUS LOBATA VALLEY OAK	24" BOX	AS SHOWN	MODERATE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
SHRUBS				
	ARCTOSTAPHYLOS STANFORDIANA 'SONOMA' STANFORD'S MANZANITA	5 GAL.	AS SHOWN	LOW
	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	5 GAL.	AS SHOWN	LOW
	CAREX DIVULSA EUROPEAN GREY SEDGE	1 GAL.	AS SHOWN	LOW
	CAREX PANSA MEADOW SEDGE	1 GAL.	AS SHOWN	MODERATE
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' YANKEE POINT CARMEL CREEPER	5 GAL.	AS SHOWN	LOW
	CISTUS X SKANBERGII CORAL ROCKROSE	5 GAL.	AS SHOWN	LOW
	ENCELIA CALIFORNICA CALIFORNIA ENCELIA	5 GAL.	AS SHOWN	VERY LOW
	EPILOBIUM CANUM CALIFORNIA FUCHSIA	5 GAL.	AS SHOWN	LOW
	FRANGULA CALIFORNICA CALIFORNIA COFFEEBERRY	5 GAL.	AS SHOWN	LOW
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL.	AS SHOWN	LOW
	MIMULUS AURANTIACUS STICKY MONKEYFLOWER	5 GAL.	AS SHOWN	VERY LOW
	MUHLENBERGIA RIGENS DEER GRASS	1 GAL.	AS SHOWN	LOW
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL.	AS SHOWN	LOW
	RHUS OVATA SUGAR BUSH	5 GAL.	AS SHOWN	LOW
	ROSA CALIFORNICA CALIFORNIA WILD ROSE	5 GAL.	AS SHOWN	LOW
	SALVIA APIANA WHITE SAGE	5 GAL.	AS SHOWN	VERY LOW
	SALVIA CLEVELANDII CLEVELAND SAGE	5 GAL.	AS SHOWN	VERY LOW
	SALVIA MELLIFERA BLACK SAGE	5 GAL.	AS SHOWN	VERY LOW

ROOT BARRIER, SEE DETAIL 6/L6.00

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△	Date	Description
	9/6/24	CUP MODIFICATION BACKCHECK 1

Seal / Signature

LICENSED LANDSCAPE ARCHITECT HYUNGSOO KIM 6429 09/06/24 STATE OF CALIFORNIA

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Project Name
ECS PHASE 2

Project Number
005.2785.100

Description
PLANTING
PLAN AND NOTES

Scale

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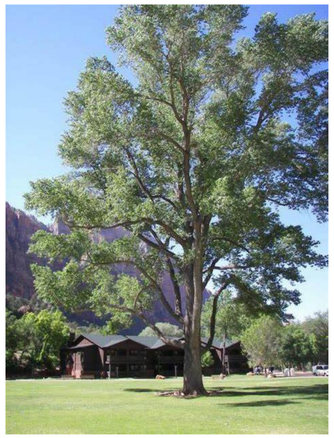
Cercidium x 'Desert Museum'
Desert Museum Palo Verde



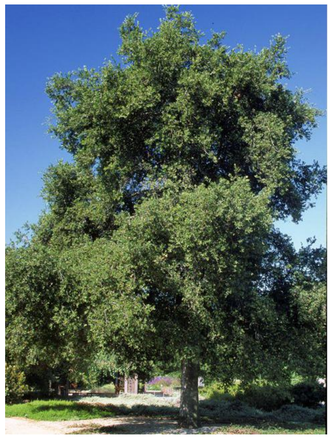
Cercis occidentalis
Western Redbud



Platanus racemosa
California Sycamore



Populus fremontii
Fremont Cottonwood



Quercus agrifolia
Coast Live Oak



Quercus lobata
Valley Oak



Arctostaphylos stanfordiana 'Sonoma'
Stanford's Manzanita



Baccharis pilularis 'Pigeon Point'
Pigeon Point Coyote Brush



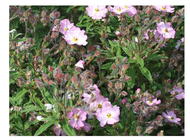
Carex divulsa
European Grey Sedge



Carex pansa
Meadow Sedge



Ceanothus griseus horiz. 'Yankee Point'
Yankee Point Carmel Creeper



Cistus x skanbergii
Coral Rockrose



Encelia californica
California Encelia



Epilobium canum
California Fuchsia



Frangula californica
California Coffeeberry



Juncus patens
California Gray Rush



Mimulus aurantiacus
Sticky Monkeyflower



Muhlenbergia rigens
Deer Grass



Myrica californica
Pacific Wax Myrtle



Rhus ovata
Sugar Bush



Rosa californica
California Wild Rose



Salvia Apiana
White Sage



Salvia clevelandii
Cleveland Sage



Salvia mellifera
Black Sage

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Date	Description
9/6/24	CUP MODIFICATION BACKCHECK 1

Seal / Signature

REGISTERED LANDSCAPE ARCHITECT — HSIAO-LIN KIM — 5652 — 09/06/24 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Project Name
ECS PHASE 2

Project Number
005.2785.100

Description
PLANTING MATERIALS BOARD

Scale

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INTERIOR LUMINAIRE FIXTURE SCHEDULE

TAG	MAUNFACTURER	MODEL NUMBER	LAMP	DESCRIPTION	VOLTAGE	WATTAGE	DIMMING	COMMENTS/REMARKS
F1	NULITE	NULITE REGOLO 2 RR2-D-ST-F-09-L-35-4-UNV-D-1-1-FINISH-EKO	3500K LED	SURGACE MOUNTED DIRECT	120V	7.7W/FT	0-10V	LIGHTING FIXTURE SPECIFIED BY ARCHITECT. REFER TO ARCHITECT FOR EXACT MODEL NUMBER, FINISHES, AND MOUNTING CONFIGURATION.
F2	NULITE	NULITE REGOLO 2 RP24-FRF-BW-6-03-L35-4-UNV-D-1-1-FINISH-EKO	3500K LED	PENDANT BI-DIRECT	120V	4.9W/FT	0-10V	LIGHTING FIXTURE SPECIFIED BY ARCHITECT. REFER TO ARCHITECT FOR EXACT MODEL NUMBER, FINISHES, AND MOUNTING CONFIGURATION.
F3	NULITE	NULITE REGOLO 2 RP24-B-STF-ASYM-06-06-L35-4-SW-1500L-35K-DNT-WFL-WH	3500K LED	PENDANT BI-DIRECT	120V	4.9W/FT	0-10V	LIGHTING FIXTURE SPECIFIED BY ARCHITECT. REFER TO ARCHITECT FOR EXACT MODEL NUMBER, FINISHES, AND MOUNTING CONFIGURATION.
F4	FOCAL POINT	FOCAL POINT ID 3.5" FLC3D-RO-SW-1500L-UNV-LD1-T / LC3-RO-SW-1500L-35K-DNT-WFL-WH	3500K LED	RECESSED ROUND DOWNLIGHT	120V	17W	0-10V	LIGHTING FIXTURE SPECIFIED BY ARCHITECT. REFER TO ARCHITECT FOR EXACT MODEL NUMBER, FINISHES, AND MOUNTING CONFIGURATION.
F5	NULITE	NULITE REGOLO IP65 RATED RXT-R-D-TBD-09- L-35-120V-D-1-1-EM-TBD-4-TBD	3500K LED	SURFACE MOUNT DIRECT	120V	8.3W/FT	0-10V	WET LISTED. LIGHTING FIXTURE SPECIFIED BY ARCHITECT. REFER TO ARCHITECT FOR EXACT MODEL NUMBER, FINISHES, AND MOUNTING CONFIGURATION.

SITE LUMINAIRE SCHEDULE

TAG	DESCRIPTION	FINISH	LAMP			CCT	MANUFACTURER	MODEL	POWER SUPPLY		VOLTAGE	LOAD	MOUNTING	COMMENTS
			TYPE	LUMENS	CRI				DRIVER	DIMMING TYPE			TYPE	
SA1	20-FOOT SINGLE HEAD POLE FIXTURE WITH TYPE III LIGHT DISTRIBUTION, BACKLIGHT CONTROL AND INTEGRAL MOTION SENSOR; SUITABLE FOR WET LOCATIONS (IP65)	TBD BY ARCH	LED	3628 LM	80	3000K	LITHONIA	DSX0 LED P2 30K 80CRI BLC3 MVOLT EGS - RSS 20'	INTEGRAL ELECTRONIC DIMMING DRIVER	0-10V	120 V	45.0 W	POLE	
SA2	20-FOOT SINGLE HEAD POLE FIXTURE WITH LEFT CORNER CUTOFF LIGHT DISTRIBUTION, EXTERNAL GLARE SHIELD AND INTEGRAL MOTION SENSOR; SUITABLE FOR WET LOCATIONS (IP65)	TBD BY ARCH	LED	3918 LM	80	3000K	LITHONIA	DSX0 LED P2 30K 80CRI LCCO MVOLT EGS - RSS 20'	INTEGRAL ELECTRONIC DIMMING DRIVER	0-10V	120 V	45.0 W	POLE	
SA3	20-FOOT SINGLE HEAD POLE FIXTURE WITH RIGHT CORNER CUTOFF LIGHT DISTRIBUTION, EXTERNAL GLARE SHIELD AND INTEGRAL MOTION SENSOR; SUITABLE FOR WET LOCATIONS (IP65)	TBD BY ARCH	LED	3918 LM	80	3000K	LITHONIA	DSX0 LED P2 30K 80CRI RCCO MVOLT EGS - RSS 20'	INTEGRAL ELECTRONIC DIMMING DRIVER	0-10V	120 V	45.0 W	POLE	
SA4	20-FOOT SINGLE HEAD POLE FIXTURE WITH AFR LIGHT DISTRIBUTION AND INTEGRAL MOTION SENSOR; SUITABLE FOR WET LOCATIONS (IP65)	TBD BY ARCH	LED	5744 LM	80	3000K	LITHONIA	DSX0 LED P2 30K 80CRI AFR MVOLT - RSS 20'	INTEGRAL ELECTRONIC DIMMING DRIVER	0-10V	120 V	45.0 W	POLE	
SA5	SIMILAR TO SA1; EXCEPT WITH HIGHER OUTPUT	TBD BY ARCH	LED	5162 LM	80	3000K	LITHONIA	DSX0 LED P3 30K 80CRI BLC3 MVOLT EGS - RSS 20'	INTEGRAL ELECTRONIC DIMMING DRIVER	0-10V	120 V	68.0 W	POLE	
SB1	14-FOOT POST TOP POLE WITH 24-INCH LED HEAD; SUITABLE FOR WET LOCATIONS (IP65)	TBD BY ARCH	LED	4930 LM	80	3000K	LITHONIA	RADPT P2 30K SYM MVOLT - RSS 14'	INTEGRAL ELECTRONIC DIMMING DRIVER	0-10V	120 V	38.0 W	GRADE	
SC1	HANDRAIL PUCKLIGHT WITH 1-FOOT SPACING	TBD BY ARCH	LED	120 LM	80	3000K	ALPHABET	750S 30K VA PC XX	REMOTE ELECTRONIC DIMMING DRIVER	0-10V	120 V	1.5 W	RECESSED	PROVIDE 120V REMOTE 0-10V DIMMING DRIVER AS REQUIRED FOR COMPLETE INSTALLATION AND CONCEAL IN DRY LOCATION
SD1	40-INCH BOLLARD SUITABLE FOR WET LOCATIONS (IP66)	TBD BY ARCH	LED	324 LM	80	3000K	LITHONIA	KBR8 LED 12C 450 AMBLW ASY MVOLT	INTEGRAL ELECTRONIC DIMMING DRIVER	0-10V	120 V	16.0 W	GRADE	

SCHEDULE NOTES

A. FURNISH ALL LUMINAIRES COMPLETE WITH MOUNTING ACCESSORIES TO MEET JOB REQUIREMENTS. VERIFY MOUNTING WITH CEILING TYPES AND COORDINATE LUMINAIRE TRIM AND ACCESSORIES PRIOR TO ORDERING.
B. VERIFY LOCATIONS AGAINST ARCHITECT'S PLANS, ELEVATIONS AND DETAIL DRAWINGS. EXACT LOCATIONS OF ALL LUMINAIRES SHALL BE CONFIRMED WITH THE ARCHITECT PRIOR TO ROUGH-IN.
C. SERIES LUMINAIRES SHALL SATISFY LENGTHS AS SHOWN ON THE DRAWINGS. LUMINAIRE LETTERS SHOWN ONCE ON A CONTINUOUS ROW OF LUMINAIRES SHALL BE TYPICAL FOR THAT ROW UNLESS OTHERWISE NOTED.
D. ALL LUMINAIRES ARE TO BE PROVIDED BY SPECIFIED MANUFACTURER OR APPROVED EQUAL. "ALTERNATE MANUFACTURER" AND "OR APPROVED EQUAL" MEAN EQUIVALENT OR SUPERIOR IN PERFORMANCE, MATERIALS, WORKMANSHIP AND APPEARANCE TO THE SPECIFIED EQUIPMENT. SEE ADDITIONAL INFORMATION UNDER THE "SUBSTITUTION" SECTION OF THE SPECIFICATION.
E. CONTRACTOR SHALL PROVIDE AND INSTALL ALL DRIVERS AND/OR TRANSFORMERS REQUIRED TO OPERATE ALL LAMPS SPECIFIED, INCLUDING REMOTE DRIVERS AND/OR TRANSFORMERS AND THE ENCLOSURES FOR THE SAME. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF COMPATIBILITY BETWEEN LAMPS SPECIFIED, DRIVERS AND/OR TRANSFORMERS. NOTIFY ARCHITECT AND ENGINEER/LIGHTING CONSULTANT OF ANY INCOMPATIBILITY PRIOR TO ORDERING EQUIPMENT.
F. COORDINATE ALL LIGHTING EQUIPMENT AND CONTROL DEVICES WITH CEILING AND WALL TYPES SPECIFIED PRIOR TO ORDERING LIGHTING EQUIPMENT.
G. PRELIMINARY AIMING OF ALL ADJUSTABLE LIGHTING EQUIPMENT SHALL BE DONE DURING INSTALLATION BY THE ELECTRICAL CONTRACTOR AS INDICATED ON THE LIGHTING PLANS / AIMING DIAGRAM. WHERE SUCH A DIAGRAM IS INCLUDED IN CONTRACT DOCUMENTS OR AS AN ADDENDUM. FINAL AIMING OF ALL ADJUSTABLE LIGHTING EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR AS DIRECTED BY THE ARCHITECT.
H. IN ALL LUMINAIRES WITH ADJUSTABLE SOCKETS, SET SOCKETS DURING INSTALLATION TO LOCATE SPECIFIED LAMP IN CORRECT RELATIONSHIP TO REFLECTOR AS RECOMMENDED BY LUMINAIRE MANUFACTURER.
I. PROVIDE SHOP DRAWINGS FOR ALL CONTINUOUS LENGTH LUMINAIRES. IF LUMINAIRES SPAN ACROSS MULTIPLE DAYLIGHT OR OCCUPANCY SENSOR ZONES, PROVIDE MULTIPLE DROPS FOR REVIEW ON THE SHOP DRAWING SUBMITTAL.

LIGHTING CONTROL SEQUENCE OF OPERATION (SOO)

SPACE DESCRIPTION	ZONING *			PHOTOCELL				TIMECLOCK **		OCCUPANCY SENSOR ***							MANUAL OVERRIDE †		SCENE CONTROLLER †††	REMARKS (#)
										MANUAL-ON		AUTO-ON		AUTO-OFF						
CATEGORY	ONE ZONE	DEDICATED ZONE PER FIXTURE TYPE	OTHER	PRIMARY ZONE	SECONDARY ZONE	GENERAL ZONE	FC SET POINT	AUTO-ON TIME	AUTO-OFF TIME	MANUAL-ON	LIGHT LEVEL (UPON DETECTION)	AUTO-ON	LIGHT LEVEL (UPON DETECTION)	AUTO-OFF	LIGHT LEVEL (UPON TIMEOUT)	TIMEOUT	ON / OFF	RAISE / LOWER	# OF SCENES	
SITE PLAN (SA1-SA5)	X						1					X	100%	X	50%	15	X			
SITE PLAN (SB1, SD1)	X						1	X	X								X			
PRIVATE OFFICE	X											X	100%	X	0%	20	X	X		
CONFERENCE	X											X	100%	X	0%	20	X	X		
CLASSROOM		X		X	X							X	100%	X	0%	20	X	X		
PANTRY/GRAB AND GO	X											X	100%	X	0%	20	X	X		
RECEPTION		X		X	X							X	100%	X	0%	20	X	X		

GENERAL NOTES

A. FOR LIGHTS SHOWN ON PLANS THAT ARE DENOTED AS EMERGENCY, PROVIDE UL924 DEVICE(S) SO THAT LIGHTS TURNS ON TO FULL BRIGHTNESS UPON LOSS OF NORMAL POWER OR FIRE ALARM SYSTEM ACTIVATION. ALL EMERGENCY LIGHTS SHALL BE CONTROLLED IN THE SAME MANNER AS THE NEARBY NORMAL POWER LIGHTS.

SCHEDULE NOTES

* PROVIDE ADDITIONAL CONTROL ZONES AS REQUIRED TO INDEPENDENTLY CONTROL SIMILAR FIXTURE GROUPS THAT ARE IN DIFFERENT DAYLIGHT ZONES. DISPLAY AND/OR TASK DO NOT REQUIRE DAYLIGHT SENSING.
PROVIDE CONTINUOUS DIMMING IN RESPONSE TO DAYLIGHT DETECTION, UNLESS OTHERWISE NOTED.

** CONFIRM OPERATION HOURS WITH OWNER.

*** LOCAL OCCUPANCY SENSOR WITHIN ROOM OR SPACE SHALL TRIGGER CONTROLLED RECEPTACLES ON/OFF, AS APPLICABLE BY PROJECT REQUIREMENTS. REFER TO POWER DRAWINGS FOR CONTROLLED RECEPTACLE LOCATIONS.

† PROVIDE INDEPENDENT CONTROL FOR EACH ZONE SPECIFIED. THIS SHALL INCLUDE INDEPENDENT MANUAL CONTROL OF DAYLIGHT ZONES WHERE APPLICABLE. E.G. A USER SHALL BE ABLE TO INDEPENDENTLY RAMP UP DOWNLIGHTS IN A SECONDARY DAY LIGHT ZONE WITHOUT AFFECTING DOWNLIGHTS IN THE PRIMARY DAYLIGHT ZONE. SUCH MANUAL OVERRIDE CONTROL SHALL LAST FOR THE DURATION LISTED, OR UNTIL LIGHTING IN THE AREA TURNS OFF.
GROUP ADJACENT CONTROLS UNDER A COMMON COVERPLATE.

†† PROVIDE USER-PROGRAMMABLE SCENE CONTROLLER.

LIGHTING CONTROL INTENT BOD

LIGHTING CONTROL INTENT

LIGHTING CONTROLS ARE A DEFFERRED SUBMITTAL. CONTRACTOR TO SUBMIT SHOP DRAWINGS INCLUDING BUT NOT LIMITED TO EQUIPMENT, DEVICE LOCATIONS, QUANTITIES, ETC FOR ENGINEER, ARCHITECT AND OWNERSHIP REVIEW.

GENERAL NOTES

1. MANUFACTURER TO PROVIDE A COMPLETE, FUNCTIONAL LIGHTING CONTROL SYSTEM AS DESCRIBED IN BASIS OF DESIGN DOCUMENTATION.
2. PROVIDE LIGHTING CONTROLS AS REQUIRED BY CODE AND DESCRIBED BELOW.
3. OCCUPANCY SENSORS TO BE SET TO VACANCY, MANUAL ON/AUTOMATIC OFF UNLESS OTHERWISE NOTED. OCCUPANCY SENSOR TIME DELAY FUNCTIONS TO BE SET AS FOLLOWS (CONFIRM TIME DELAY SETTINGS WITH OWNER. PROVIDE TEST REPORT FOR EACH SPACE.
4. OCCUPANCY SENSORS ARE TO BE PROVIDED WITH DUAL HARD CONTACTS. COORDINATE WITH DIV. 23 FOR USE OF AUX CONTACTS FOR UNOCCUPIED HOUR SETBACKS AND USE OF LIGHTING OCCUPANCY SENSORS FOR DIV. 23 CONTROLS.
5. EMERGENCY LIGHTING HAS BEEN DESIGNED TO MAINTAIN AN AVERAGE OF 1 FOOT CANDLE AND A MINIMUM OF 0.1 FOOT CANDLES FOR 90 MINUTES DURING LOSS OF NORMAL POWER.
6. THE LIGHTING CONTROL SYSTEM SHALL BE CAPABLE OF AUTOMATICALLY TURNING ON AND OFF CONTROLLED RECEPTACLES.

EXTERIOR

1. BUILDING MOUNTED LIGHTING
   A. TIMECLOCK SCHEDULE CONTROL VIA LIGHTING CONTROL PANEL (LCP). TIMECLOCK SCHEDULE TO BE CONFIRMED WITH OWNER
      a. DUSK - ON TO 100%
      b. 11PM - ON TO 50%
      c. 4AM - ON TO 100%
      d. DAWN - OFF
2. SITE LIGHTING - PARKING LOT
   A. TIMECLOCK SCHEDULE CONTROL VIA LIGHTING CONTROL PANEL (LCP) WITH PHOTOCELL CONTROL. TIMECLOCK SCHEDULE TO BE CONFIRMED WITH OWNER
      a. DUSK - ON TO 100%
      b. 11PM - ON TO 50%
      c. 4AM - ON TO 100%
      d. DAWN - OFF
3. SITE LIGHTING - INNER CAMPUS
   A. TIMECLOCK SCHEDULE CONTROL VIA LIGHTING CONTROL PANEL (LCP). TIMECLOCK SCHEDULE TO BE CONFIRMED WITH OWNER
      a. DUSK - ON TO 100%
      b. 11PM - ON TO 50%
      c. 4AM - ON TO 100%
      d. DAWN - OFF

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Job. No.: 23US00398

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	09/16/2024	100% CD

Seal / Signature

Project Name
ECS PHASE 2

Project Number
23US00398

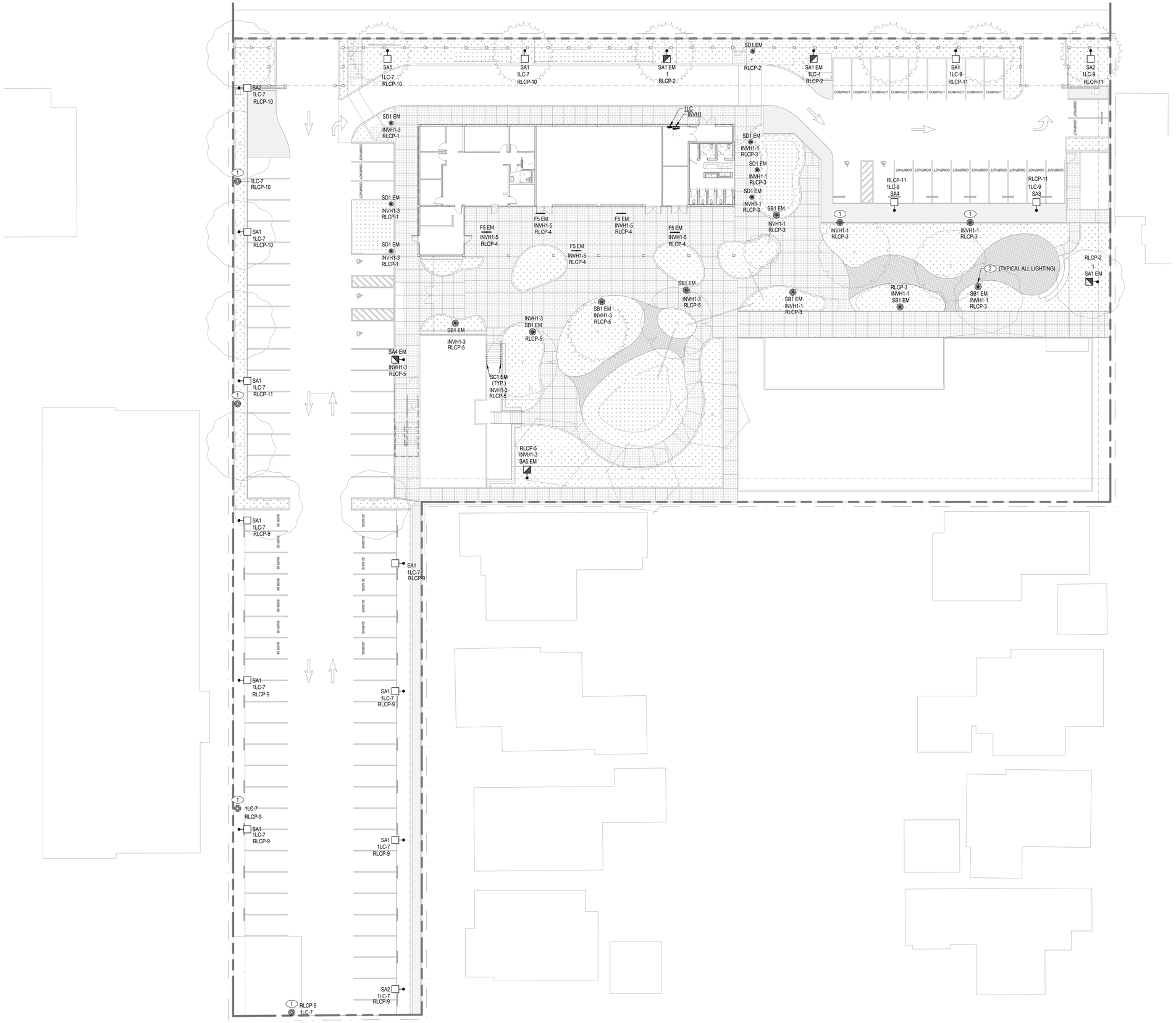
Description
BASIS OF DESIGN, SCHEDULE AND CONTROL INTENT - LIGHTING

Scale
NOT TO SCALE

E0.005

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SITE LIGHTING PLAN
SCALE: 1/16" = 1'-0"

1

SHEET NOTES

A. ALL UNDERGROUND CONDUIT SHALL BE INSTALLED A MINIMUM OF 24" BELOW FINISHED GRADE, UNLESS REQUIRED OTHERWISE.
B. PROVIDE PULL BOXES AS NECESSARY FOR ROUTING OF POWER TO SITE LIGHTING FIXTURES.
C. REFER TO THE CIVIL DRAWINGS, AVAILABLE UNDERGROUND MAPPING DRAWINGS, AND ELECTRICAL DEMOLITION SINGLE LINE DIAGRAMS FOR ADDITIONAL INFORMATION.
D. ALL UNDERGROUND SITE CONDUITS SHALL BE IN 3" CONCRETE ENCASEMENT BURIED MINIMUM 24" BELOWFINISHED GRADE.
E. CONTRACTOR SHALL EXERCISE CAUTION IN TRENCHING, EXCAVATING, ETC, ON THIS SITE TO AVOID EXISTING PIPING UTILITIES ,CONDUITS ,DUCTS, STRUCTURES, BOXES, ETC. AND SHALL PREVENT HAZARD TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITITES OR STRUCTURES.
F. VISIT SITE TO REVIEW THE EXISTING LANDSCAPE, SITE TOPOGRAPHY, HARD-SCAPING, BUILDING LOCATIONS, STRUCTURES AND EXISTING CONDITIONS TO BECOME FAMILIAR WITH SITE CONSTRAINTS. IT IS ACCEPTABLE TO ADJUST CONDUIT AND UTILITY ROUTING INDICATED TO AVOID TREES, LANDSCAPE, RETENTION BASINS , STORM DRAIN, DISTURBING EXISTING CONSTRUCTION, ETC. SAW-CUT EXISTING CONSTRUCTION WHERE REQUIRED FOR CONDUIT AND STRUCTURE INSTALLATION. BREAK, REMOVE, AND PATCH-BACK AREA TO MATCH EXISTING. ELECTRICAL CONTRACTOR SHALL REPAIR, REINSTALL, REPLACE, ETC. EXISTING SYSTEMS DAMAGED AS A RESULT OF THE PROJECT. RECONNECT ANY EXISTING SYSTEMS TO ASSURE EXISTING SYSTEMS ARE COMPLETE AND OPERABLE.
G. ALL SITE LIGHTING CIRCUITS SHALL INCLUDE 2#8, 1#8 GND IN A 1"C UNLESS NOTED OTHERWISE. EXTERIOR BUILDING MOUNTED LIGHTING AND SIGNAGES SHALL BE 2#8, 1#8 GND IN A 3/4"C UNLESS NOTED OTHERWISE.
H. ALL LIGHTING CIRCUITS TO BE ROUTED TO PANEL INDICATED VIA CONTRACTOR. REFER TO CONTACTOR SCHEDULE FOR CONTROLS INFORMATION.
I. ALL LIGHTING FIXTURES POLES MOUNTED 24 FEET OR LOWER MUST BE CONTROLLED VIA MOTION SENSORS.
J. EMERGENCY LIGHTS SHALL TURN TO FULL BRIGHTNESS DURING LOSS OF NORMAL POWER.

KEYED NOTES

1. EXISTING LIGHT POLE LOCATION. INTERCEPT EXISTING CONDUIT UNDERGROUND AND PROVIDE NEW CIRCUIT.
2. EXTERIOR LIGHTS CONTROLLED VIA LIGHTING CONTROL PANEL. CONTROL SHALL COMPLY WITH CALIFORNIA ENERGY CODE.

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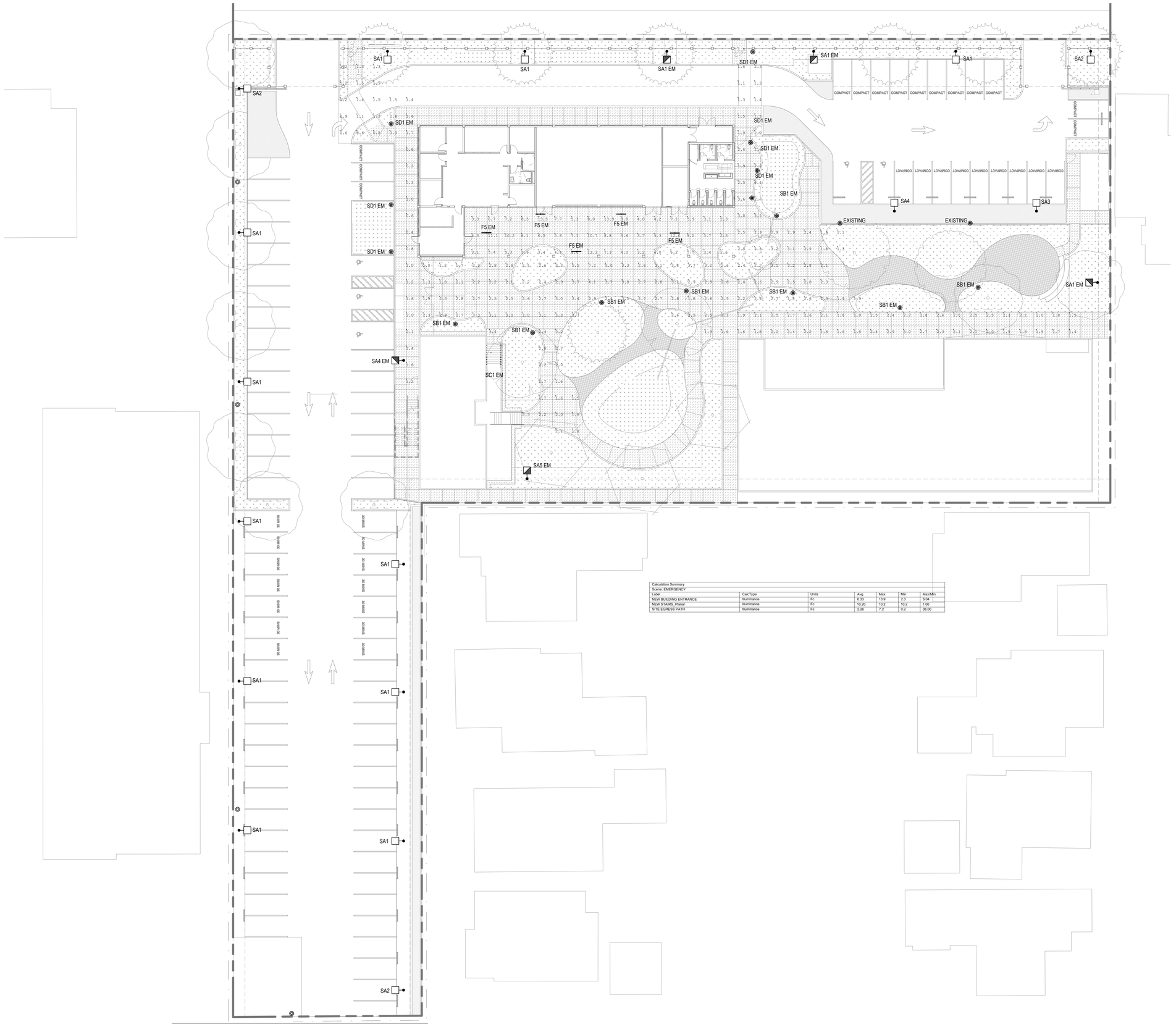
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SITE LIGHTING PLAN

Scale
1/16" = 1'-0"
Ref North

E1.002

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Calculation Summary						
Scene: EMERGENCY						
Label	CalcType	Units	Avg	Max	Min	Max/Min
NEW BUILDING ENTRANCE	Illuminance	Fc	6.33	13.9	2.3	6.04
NEW STAIRS_Planar	Illuminance	Fc	10.20	10.2	10.2	1.00
SITE EGRESS PATH	Illuminance	Fc	2.26	7.2	0.2	36.00

1 SITE LIGHTING PHOTOMETRICS
SCALE: 1/16" = 1'-0"

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Description
SITE LIGHTING EGRESS PATH PHOTOMETRIC

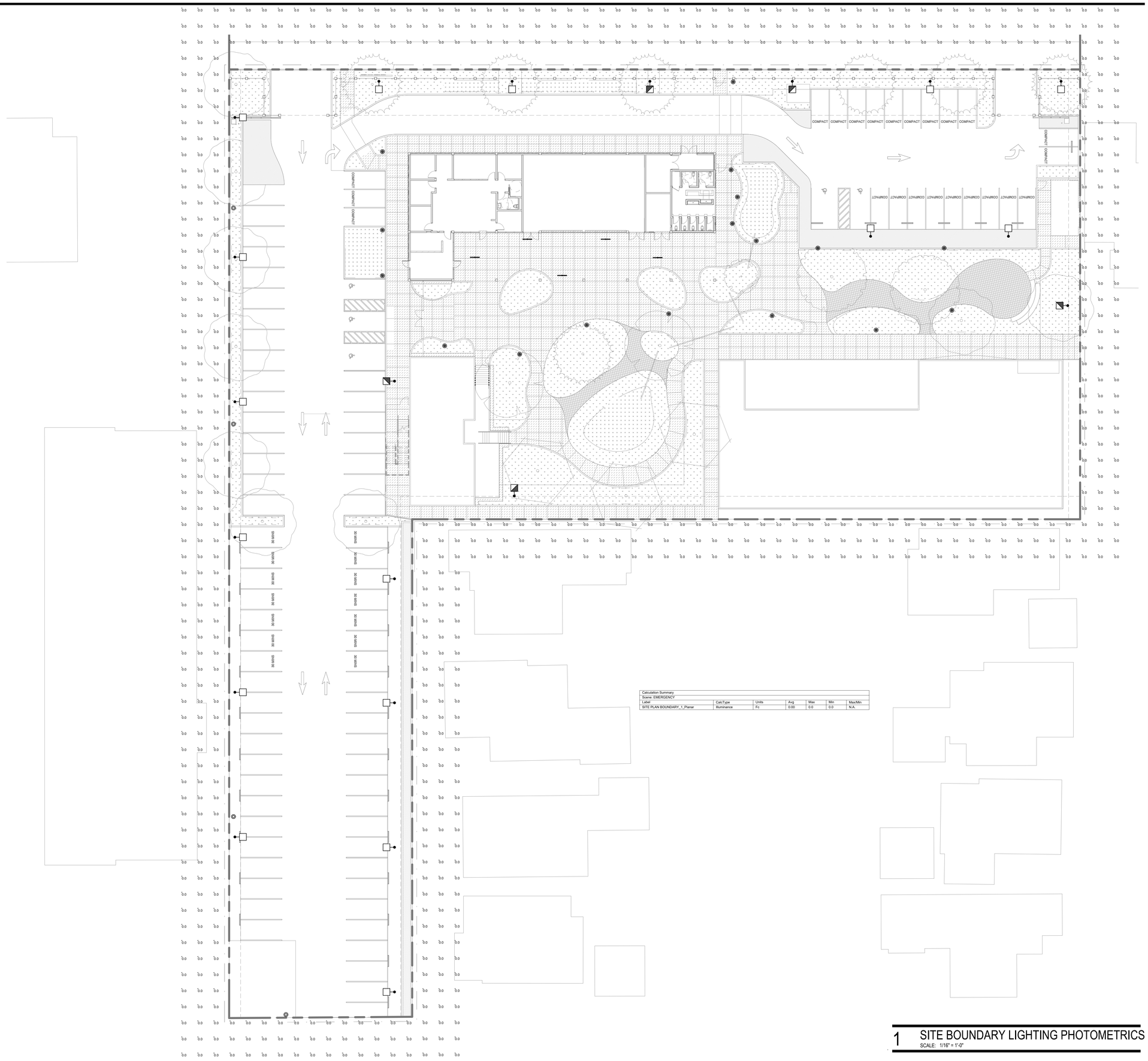
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1 SITE BOUNDARY LIGHTING PHOTOMETRICS
SCALE: 1/16" = 1'-0"

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Description
SITE BOUNDARY LIGHTING PHOTOMETRIC

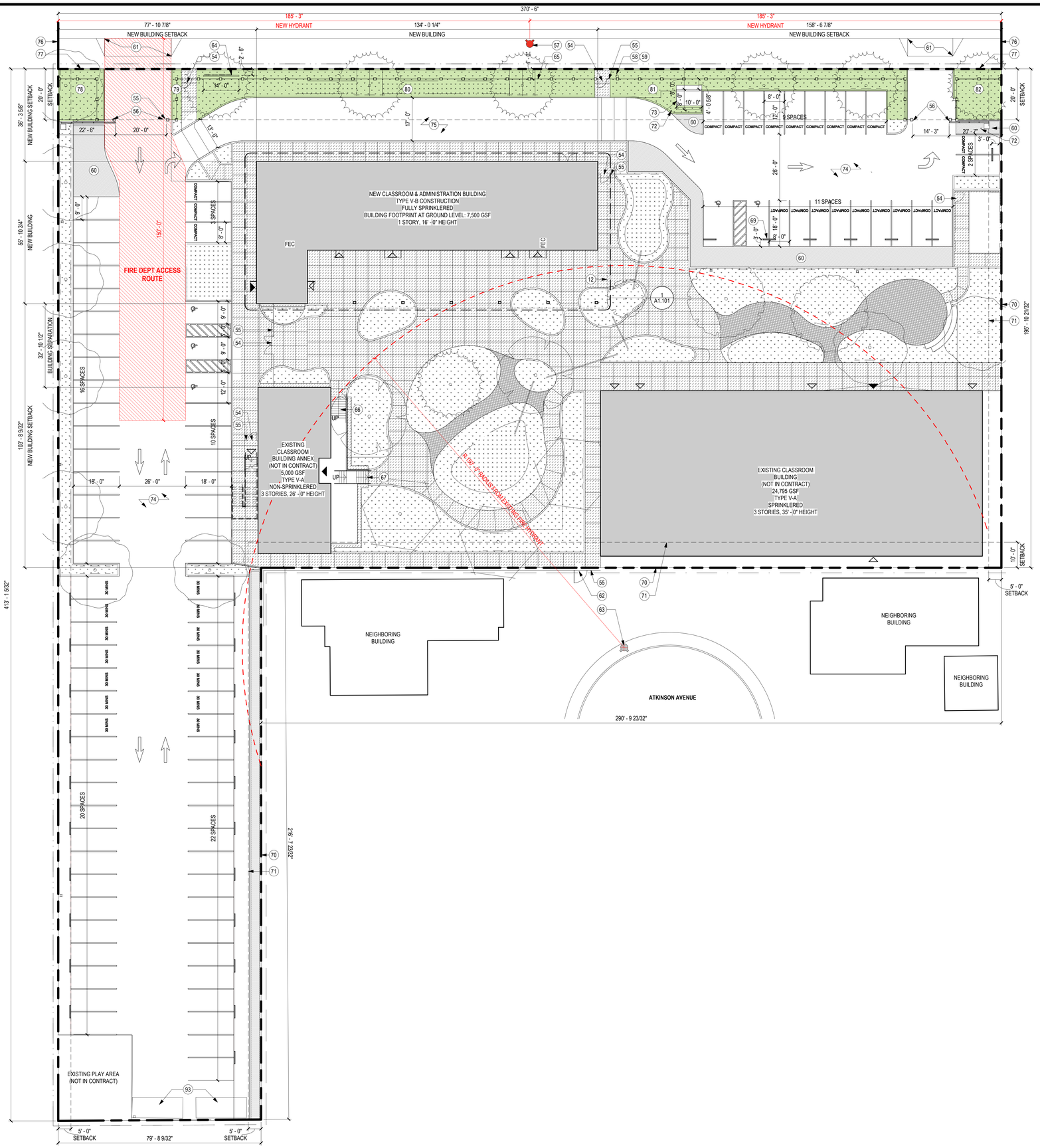
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1 SITE PLAN - OVERALL
SCALE: 1/16" = 1'-0"

PROPOSED PARKING TABULATION

REQUIRED PARKING SPACES:

PER CITY OF GARDENA MUNICIPAL CODE 18.40.040

9TH GRADE CLASSROOMS: 4 @ 2 SPACES/ CLASSROOM
10TH-12TH GRADE CLASSROOMS: 16 @ 6 SPACES/ CLASSROOM
(TOTAL CLASSROOMS: 20)

TOTAL SPACES REQUIRED (4*2)+(16*6) = 104

PROVIDED PARKING SPACES:

REGULAR: 71
COMPACT: 23*
TOTAL: 93

*COMPACT SPACES <25% TOTAL. 25% OF 94 = 23.5

TOTAL PROPOSED BICYCLE PARKING STALLS: 20

PROPOSED LOT COVERAGE CALCULATION

GROSS PROPERTY AREA = 108,725 SF

NET PROPERTY AREA = 90,174 SF*

*GROSS PROPERTY AREA LESS 18,551 SF
ROADWAY EASEMENT ON MANHATTAN BEACH
BOULEVARD

BUILDING FOOTPRINTS:

EXISTING CLASSROOM BUILDING: 7,942 SF
EXISTING CLASSROOM BUILDING ANNEX: 1,816 SF
NEW CLASSROOM BUILDING: 7,500 SF
TOTAL: 17,258 SF

EXISTING GROSS LOT COVERAGE: 15.9%
EXISTING NET LOT COVERAGE: 19.1%

PROPOSED QUANTITY OF LANDSCAPE IN FRONT SETBACK

OVERALL AREA OF FRONT SETBACK = (20*370.5) = 7,410 SF

AREA OF LANDSCAPE IN FRONT SETBACK (SEE SHEETNOTES AND PLAN FOR LOCATIONS):
LANDSCAPE AREA 1: 373 SF
LANDSCAPE AREA 2: 80 SF
LANDSCAPE AREA 3: 1,835 SF
LANDSCAPE AREA 4: 1,234 SF
LANDSCAPE AREA 5 : 371 SF

TOTAL LANDSCAPE AREA IN FRONT SETBACK = 3,893 SF ~ 52% OF OVERALL SETBACK AREA

SHEET NOTES

12 LINE OF ROOF OVERHANG ABOVE
54 NEW PEDESTRIAN GATE - SEE 05/A0.004
55 PROVIDE KNOX BOX FOR FIRE DEPT ACCESS TO ADJACENT GATE
56 NEW ELECTRICALLY OPERATED SLIDING GATE
57 NEW FIRE HYDRANT
58 EXISTING PIV
59 EXISTING FDC
60 NEW STRIPING
61 EXISTING CURB CUT
62 EXISTING FIRE DEPT ACCESS GATE
63 EXISTING FIRE HYDRANT
64 NEW FREESTANDING SIGN - SEE 09/A0.004
65 NEW PERIMETER FENCE - SEE 01/A0.004
66 NEW SITE STEPS
67 EXISTING SITE STEPS
69 NEW WHEEL STOP
70 PROPERTY LINE
71 SETBACK LINE
72 NEW 4IN DIAMETER BOLLARD
73 NEW TRANSFORMER PAD
74 RETAIN AND RESTRIPE AREA OF EXISTING ASPHALT
75 NEW ASPHALT DRIVE AISLE
76 CONTINUATION OF PROPERTY LINE TO CENTERLINE OF RIGHT-OF-WAY PER SURVEY SHEET G0.101
77 ROADWAY EASEMENT LINE PER SURVEY SHEET G0.101
78 FRONT SETBACK LANDSCAPE AREA 1: 373 SF
79 FRONT SETBACK LANDSCAPE AREA 2: 80 SF
80 FRONT SETBACK LANDSCAPE AREA 3: 1,835 SF
81 FRONT SETBACK LANDSCAPE AREA 4: 1,234 SF
82 FRONT SETBACK LANDSCAPE AREA 5: 371 SF
93 EXISTING SHIPPING CONTAINERS

FIRE DEPT LEGEND

- FIRE DEPARTMENT ACCESS ROUTE
- BUILDING MAIN ENTRY
- BUILDING SECONDARY ENTRY
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT

GENERAL NOTES

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Project Name
ECS PHASE 2

Project Number
005.2785.100

Description
SITE PLAN

Scale
1/16" = 1'-0"

A0.001

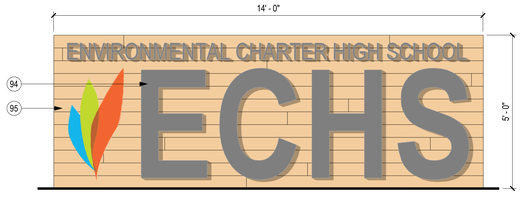
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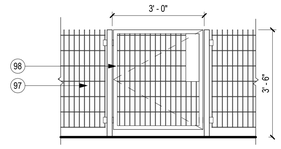
SHEET NOTES

94 ILLUMINATED METAL SIGNAGE LETTERING
95 TIMBER CLADDING
96 RED BRICK PILLAR WITH METAL COPING, MC-01
97 DOUBLE-WIRE FENCE PANEL IN FINISH MATCHING MC-01
98 METAL CHANNEL, MC-01

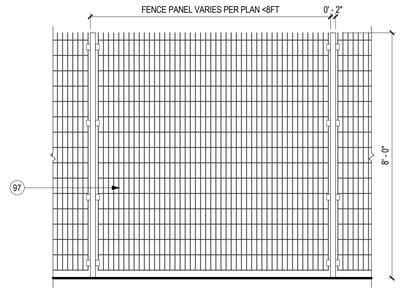
GENERAL NOTES



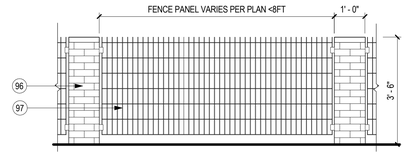
09 FREESTANDING STREET SIGNAGE
SCALE: 1/2" = 1'-0"



05 FENCE PEDESTRIAN GATE AT STREET
SCALE: 1/2" = 1'-0"



02 TYPICAL FENCE PANEL AT CAMPUS INTERIOR
SCALE: 1/2" = 1'-0"



01 TYPICAL FENCE PANEL AT STREET
SCALE: 1/2" = 1'-0"

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	9/6/24	CUP MODIFICATION BACKCHECK 1

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Project Name
ECS PHASE 2

Project Number
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Description
SITE DETAILS

Scale
1/2" = 1'-0"

A0.004

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GLAZING

GL-01	**DIVISION: 088000** DESCRIPTION: CLEAR TEMPERED GLAZING THICKNESS: 1/4" THICK LOCATION: INTERIOR GLAZING PARTITION UNO. REFER TO DRAWINGS FOR MORE INFORMATION
GL-02	**DIVISION: 088000** DESCRIPTION: 1" IGU OB:1/4" AS:1/2" AIR FILL IB:1/4" LOCATION: EXTERIOR ALUMINUM STOREFRONT SYSTEM

EXTERIOR SHADES

WT-01	**DIVISION: 088700** DESCRIPTION: MOTORIZED EXTERIOR SHADE MANUFACTURER (BASIS OF DESIGN): INSOROLL SHADES STYLE: OASIS COLOR: TBD LOCATION: SEE REFLECTED CEILING PLAN

CONCRETE FLOOR FINISH

CF-01	**DIVISION: 033543** DESCRIPTION: POLISHED CONCRETE FINISH: POLISHED LOCATION: SEE FINISH PLANS
CF-02	**DIVISION: 033500** DESCRIPTION: SEALED CONCRETE FINISH: SEALED LOCATION: SEE FINISH PLAN

STOREFRONT

SF-01	**DIVISION: 084313** DESCRIPTION: ALUMINUM STOREFRONT ASSEMBLY MANUFACTURER (BASIS OF DESIGN): ARCADIA TYPE: AFG601T FINISH: CLEAR ANODIZED ALUMINUM LOCATION: REFER TO ELEVATIONS

EXTERIOR METAL COATING

MC-01	**DIVISION: 093013** DESCRIPTION: EXTERIOR METAL COATING MANUFACTURER (BASIS OF DESIGN): KYNAR TYPE: 70% COLOR: CHARCOAL SMUDGE LOCATION: STOREFRONT, EXTERIOR OPERABLE WALLS, FLASHING

WALL TILE

TL-01	**DIVISION: 093013** DESCRIPTION: PORCELAIN TILE MANUFACTURER (BASIS OF DESIGN): DALTILE STYLE: KEYSTONES COLOR: D617 ARCTIC WHITE FINISH: UNPOLISHED TILE SIZE: 2"X2" MOSAIC LOCATION: RESTROOMS
TL-02	**DIVISION: 093013** DESCRIPTION: CERAMIC GLAZED WALL TILE MANUFACTURER (BASIS OF DESIGN): DALTILE STYLE: COLOR WHEEL COLLECTION COLOR: ARCTIC WHITE 0790 MATTE GROUT: 1/16" TILE SIZE: 6"X6" NOTE: 2" OFFSET RUNNING BOND LOCATION: RESTROOMS, BACKSPLASHES

WALL BASE FINISH

RB-01	**DIVISION: 096513** DESCRIPTION: CONTINUOUS RUBBER BASE MANUFACTURER (BASIS OF DESIGN): JOHNSONITE BY TARKETT STYLE: BASEWORKS THERMOSET RUBBER SIZE: 4" HIGH TOELESS COLOR: VAPOR GRAY 23 LOCATION: SEE FINISH PLAN
TB-01	**DIVISION: 093013** DESCRIPTION: CERAMIC GLAZED TILE COVE BASE MANUFACTURER (BASIS OF DESIGN): DALTILE STYLE: COLOR WHEEL COLLECTION - SLIM FOOT COVE 3/8" RADIUS COLOR: ARCTIC WHITE 0790 MATTE GROUT: 1/16" TILE SIZE: 6"X6" LOCATION: RESTROOMS

PLASTIC LAMINATE FINISH

PL-01	**DIVISION: 123000** DESCRIPTION: PLASTIC LAMINATE MANUFACTURER (BASIS OF DESIGN): FORMICA STYLE: FORMICA INFINITI COLOR CORE COLOR: NATURAL MAPLE FINISH: MATTE LOCATION: CABINETS
PL-02	**DIVISION: 123000** DESCRIPTION: PLASTIC LAMINATE MANUFACTURER (BASIS OF DESIGN): WILSONART STYLE: TRACELESS COLOR: BLACK VELVET 15505-31 FINISH: 31 TRACELESS LOCATION: COUNTERTOPS

EXTERIOR PAINT FINISH

EP-01	**DIVISION: 099113** DESCRIPTION: EXTERIOR PAINT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: CHARCOAL SMUDGE
EP-02	**DIVISION: 099113** DESCRIPTION: ECHS BLUE ACCENT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: TO MATCH PANTONE 298, CMYK 69-7-0-0 FINISH: SATIN AT DOORS LOCATION: SCHEDULED DOORS
EP-03	**DIVISION: 099113** DESCRIPTION: ECHS GREEN ACCENT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: TO MATCH PANTONE 382, CMYK 29-0-100-0 FINISH: SATIN AT DOORS LOCATION: SCHEDULED DOORS
EP-04	**DIVISION: 099113** DESCRIPTION: ECHS ORANGE ACCENT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: TO MATCH PANTONE WARM RED, CMYK 0-75-90-0 FINISH: SATIN AT DOORS LOCATION: SCHEDULED DOORS
EP-05	**DIVISION: 099113** DESCRIPTION: EXTERIOR PAINT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: DEW340 WHISPER
EP-06	**DIVISION: 099113** DESCRIPTION: EXTERIOR GRADE CLEAR COAT WOOD FINISH MANUFACTURER (BASIS OF DESIGN): RUBIO MONOCOAT TYPE: DUROGRIT COLOR: GRASSLAND BEIGE LOCATION: EXTERIOR EXPOSED WOOD STRUCTURE
EP-07	**DIVISION: 099113** DESCRIPTION: EXTERIOR PAINT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: MATCH PANTONE 7523C NOTE: LIGHT BRICK COLOR LOCATION: EXTERIOR SIDING
EP-08	**DIVISION: 099113** DESCRIPTION: EXTERIOR PAINT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: MATCH PANTONE 876C NOTE: MID BRICK COLOR LOCATION: EXTERIOR SIDING
EP-09	**DIVISION: 099113** DESCRIPTION: EXTERIOR PAINT MANUFACTURER (BASIS OF DESIGN): DUNN EDWARDS COLOR: MATCH PANTONE 175C NOTE: DARK BRICK COLOR LOCATION: EXTERIOR SIDING

INTERIOR PAINT FINISH

IP-01	**DIVISION: 099123** DESCRIPTION: INTERIOR PAINT MANUFACTURER (BASIS OF DESIGN): BENJAMIN MOORE SCUFF-X COLOR: TO MATCH DUNN EDWARDS DEW340 WHISPER FINISH: SEE NOTES BELOW NOTE: EGGSHELL FINISH AT GYP. BD. WALLS / SEMI-GLOSS AT DOORS, TRIM & RESTROOMS, CEILINGS TO BE FLAT FINISH LOCATION: GENERAL

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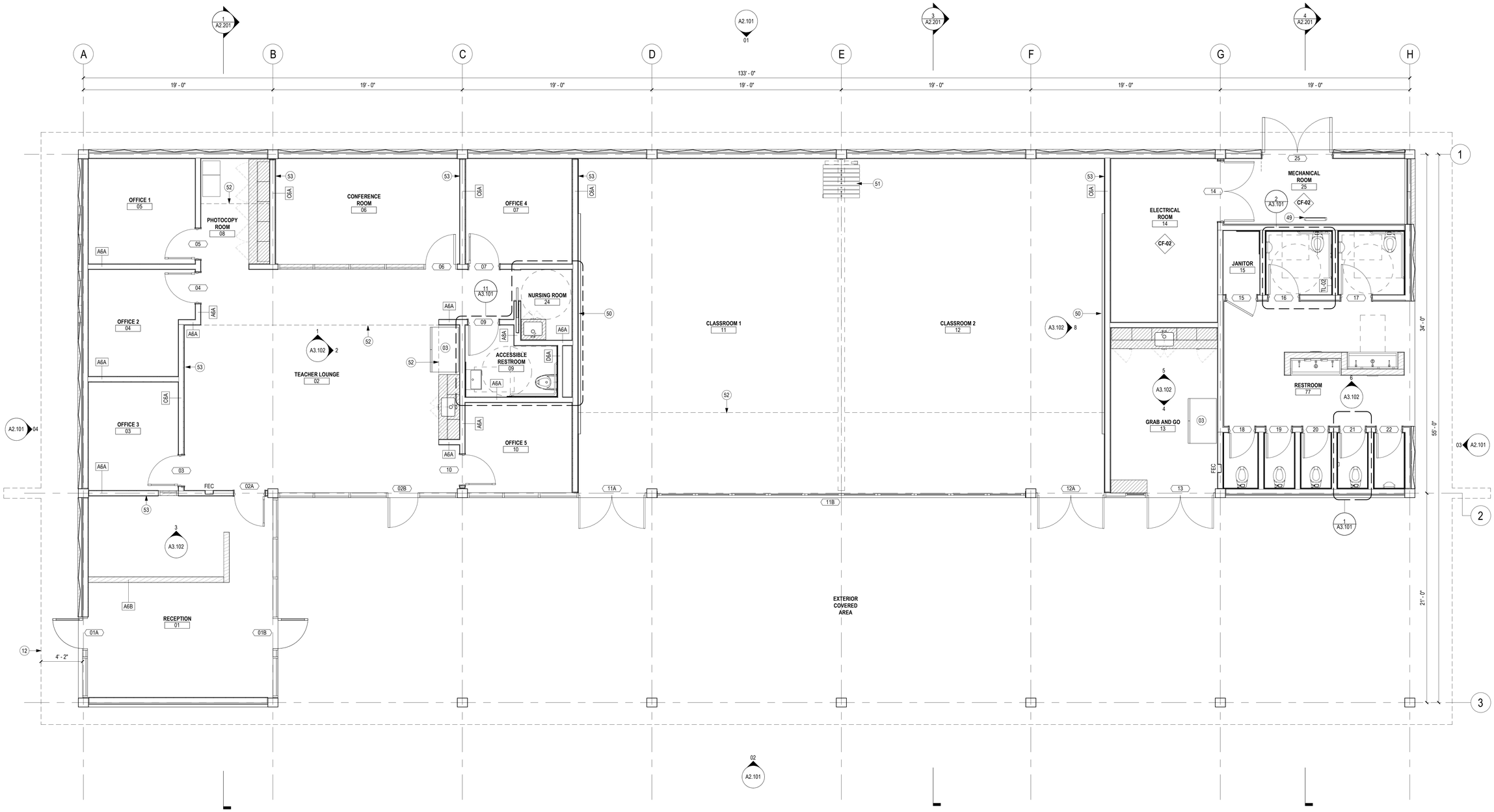
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FINISH SCHEDULE

Scale

A0.300

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01 FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET NOTES

03 REFRIGERATOR
12 LINE OF ROOF OVERHANG ABOVE
49 ROOF ACCESS LADDER
50 WHITE BOARD, SEE INTERIOR ELEVATIONS
51 OPERABLE PARTITION
52 LINE OF SOFFIT ABOVE
53 EXPOSED PLYWOOD FACE OF SHEAR WALL THIS SIDE. COORDINATE LOCATION WITH STRUCTURAL PLANS

GENERAL NOTES

A. REFER TO G0 DRAWING SERIES FOR GENERAL NOTES, ACCESSIBILITY REQUIREMENTS AND DETAILS, CLEARANCES AND MOUNTING HEIGHTS.
B. ALL INTERIOR PARTITIONS TO BE TYPE 'A6A' UNLESS NOTED OTHERWISE. FURRED OUT PARTITIONS TO BE TYPE 'D6A' UNLESS NOTED OTHERWISE. REFER TO SHEET A5.201 FOR INTERIOR PARTITION TYPES.
C. COORDINATE AND PROVIDE BLOCKING AS REQUIRED AT ALL LOCATIONS INCLUDING BUT NOT LIMITED TO: GRAB BARS, OVERHEAD CABINETRY, SHELVING, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNTED EQUIPMENT, ETC.
D. PARTITIONS ARE DIMENSIONED TO FACE OF GYP UNLESS NOTED OTHERWISE. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD". CONTRACTOR TO VERIFY THICKNESS AND MOUNTING OF FINISHES.
E. "ALIGN" MEANS TO ACCURATED LOCATE FINISHED FACES IN THE SAME PLANE.
F. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIED DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
G. PREPARE SLAB AS REQUIRED FOR SPECIFIED FINISH.
H. DOOR JAMB LOCATIONS SHALL BE 4 INCHES TYPICALLY FROM ADJACENT WALL UNLESS NOTED OTHERWISE. REFER TO G0 DRAWING SERIES FOR REQUIRED ACCESSIBILITY CLEARANCES.
I. PATCH AND REPAIR SURFACS DAMAGED AS A RESULT OF WORK PERFORMED ON THIS PROJECT.
J. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL CONSTRUCTION AND LOCATIONS.
K. FLOOR FINISH TO BE CF-01 UNLESS NOTED OTHERWISE. REFER TO SHEET A0.300 FOR FINISHES.

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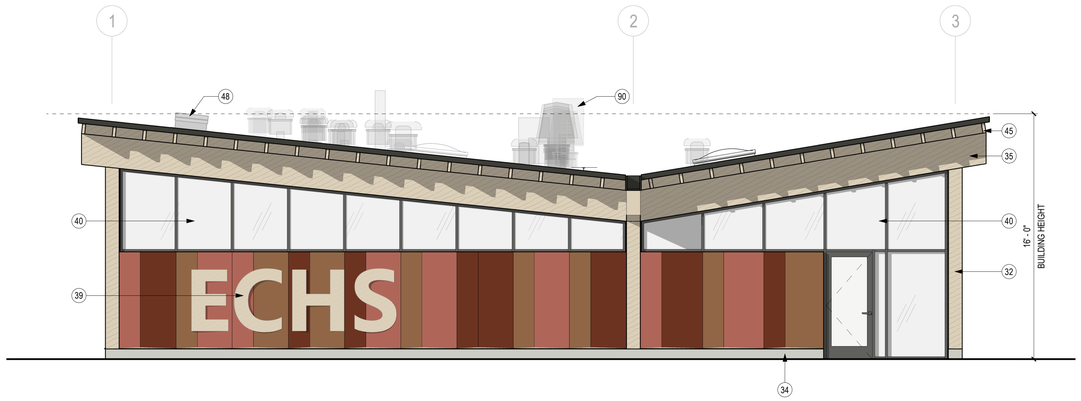
Description
FLOOR PLAN

Scale
As indicated Ref North

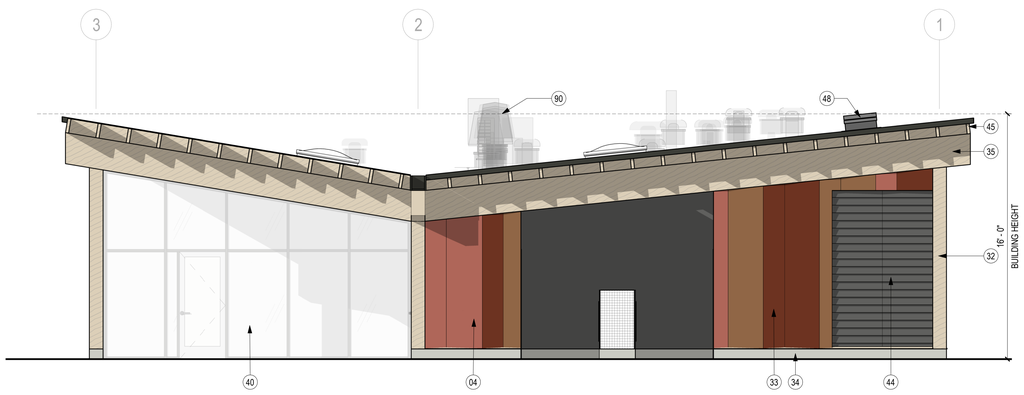
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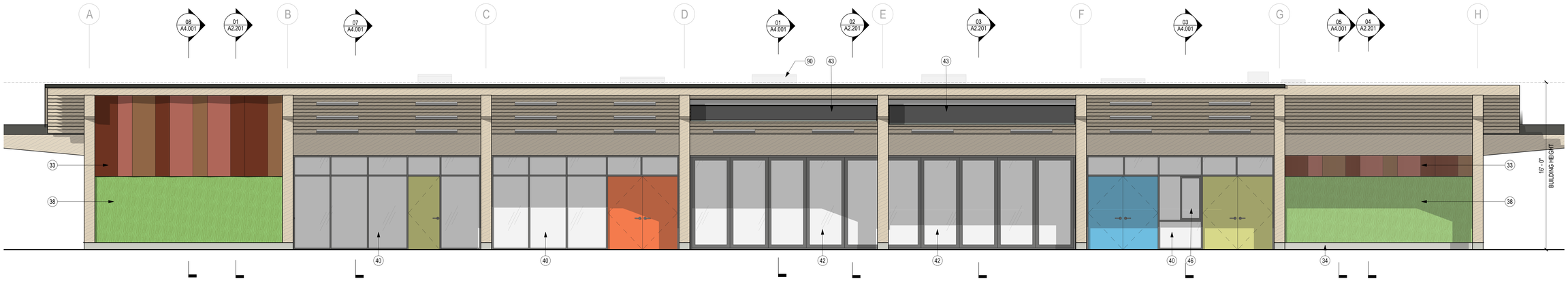
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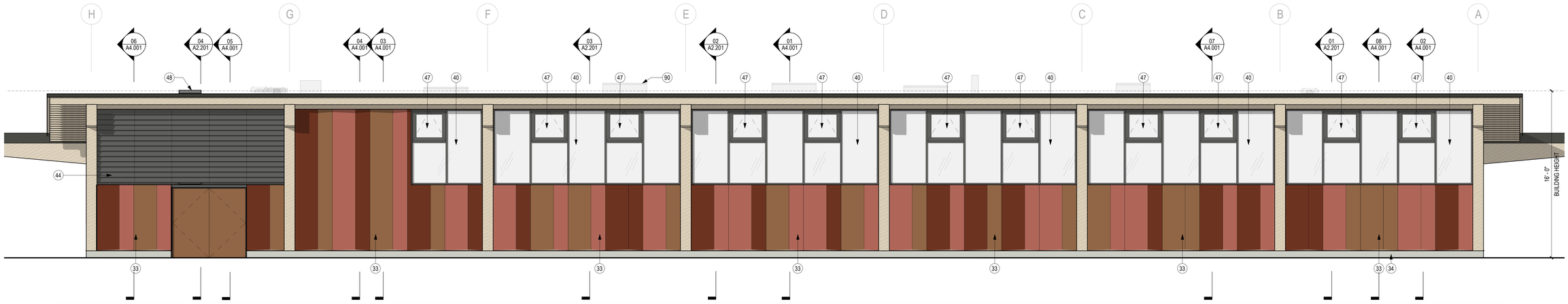
04 WEST ELEVATION
SCALE: 1/4" = 1'-0"



03 EAST ELEVATION
SCALE: 1/4" = 1'-0"



02 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NOTES

04 BOTTLE FILLER
32 GLULAM COLUMN PER STRUCTURAL - CLEAR COAT EXTERIOR GRADE TREATMENT EP-06
33 CEMENTITIOUS SIDING, PAINTED EP-07, EP-08, EP-09
34 CONCRETE CURB
35 GLULAM BEAM PER STRUCTURAL - CLEAR COAT EXTERIOR GRADE TREATMENT EP-06
38 MODULAR LIVING GREEN WALL SYSTEM
39 'ECHS' SIGNAGE - MATERIAL TO MATCH STRUCTURE EP-06
40 ALUMINUM STOREFRONT SYSTEM MC-01 WITH GLAZING GL-02
42 ALUMINUM GLAZED FOLDING-SLIDING OPERABLE WALL SYSTEM - MC-01
43 MOTORIZED EXTERIOR SOLAR SHADE (5% OPEN) MOUNTED TO UNDERSIDE OF BEAM
44 ALUMINUM LOUVERS MC-01
45 EXPOSED JOISTS PER STRUCTURAL WITH CLEAR COAT EXTERIOR GRADE TREATMENT EP-06
46 AUTO-CLOSING SLIDING SERVING WINDOW WITH INSECT SCREEN - COLOR TO MATCH STOREFRONT
47 REMOTE ACTUATED OPERABLE WINDOW FINISH TO MATCH STOREFRONT
48 ROOF ACCESS HATCH
90 MECHANICAL EQUIPMENT

GENERAL NOTES

ECHS GARDENA
2818 Manhattan Beach Blvd.Gardena CA 90249

Environmental Charter Schools

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213.327.3600
Fax 213.327.3601

△	Date	Description
	9/6/24	CUP MODIFICATION BACKCHECK 1

NOT FOR CONSTRUCTION

Project Name
ECS PHASE 2

Project Number
005.2785.100

Description
BUILDING ELEVATIONS

Scale
1/4" = 1'-0"

A2.101

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EXHIBIT B

CITY OF GARDENA

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #1-24, SITE PLAN REVIEW #1-24, AND ADMINISTRATIVE ADJUSTMENT #1-24

GENERAL CONDITIONS

GC 1. The Applicant accepts all of the conditions of approval set forth in this document and shall sign the acknowledgement. A copy of the signed document shall be submitted to the Community Development Department prior to issuance of any construction permit.

GC 2. Development of this site shall comply with the requirements and regulations of Title 15 (Building and Construction) and Title 18 (Zoning) of the Gardena Municipal Code.

GC 3. The applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.

GC 4. The floor plan layout shall be in accordance with the plans approved by the City Council and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the City Council based its decision, as modified by such decision.

GC 5. The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Conditional Use Permit, Site Plan Review, Administrative Adjustment and the Notice of Exemption. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the Applicant is the real party in interest in action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant of any obligation under this condition, including the payment of attorneys' fees.

Previous Conditions of Approval from Conditional Use Permit #219-68

CUP 1. The entire site, all masonry block walls, building walls and signage 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.

CUP 2. Parking lot sweeping, trash pick-up, and other exterior cleaning activities shall be restricted to the hours of 7 a.m. to 10 p.m., seven days a week, in accordance with Chapter 8.36 of the Gardena Municipal Code.

CUP 3. All parking spaces shall comply with the parking design standards of Section 18.40.050 of the Gardena Municipal Code.

PLANNING

PL1. The approvals granted herein 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 the applicable provisions of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.

PL2. The approved Resolution, including the Conditions of Approval and the signed acknowledgement of acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.

PL3. The Applicant must construct and install a permanent fence and or wall along the southern property line, adjacent to the property located at 15916 Crenshaw Blvd. The fence or wall shall be made of decorative materials that are compatible with the surrounding fencing and block walls on the property, to the satisfaction of the Director. Additionally, the Applicant must ensure the fence or wall allows for adequate fire access in compliance with the Los Angeles County Fire Department's requirements.

PL4. The plans and the physical appearance of the proposed project shall be as shown on plans dated September 6, 2024, and as revised by these conditions of approval. The final completed project shall be in compliance with the plans and elevations upon which the City Council based their 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.

PL5. In the event noise/traffic circulation nuisances or public safety issues are brought to the attention of the City, the Community Development Director can impose further conditions or restrictions on the operation activities on the site to ensure land use compatibility.

PL6. During pick-up and drop-off hours, the applicant must ensure through parking management that drive aisles are not obstructed and no vehicles are queued along Manhattan Beach Blvd. At a minimum, there shall be 4 monitors stationed at key Locations: the entrance and exit along Manhattan Beach Blvd, the parking lot turnaround area, and at the drop off/pick-up stop along interior drive aisle parallel to Manhattan Beach Blvd.

PL7. All parking spaces shall comply with the parking design standards of Section 18.40.050 of the Gardena Municipal Code.

PL8. The proposed project shall comply with American Disability Act (ADA) requirement.

PL9. Enrollment shall be limited to high-school students. The total number of student enrollment should not exceed 450 students and approximately one-quarter of the students shall be enrolled in ninth grade.

PL10. Any outdoor activities shall not generate noise greater than the allowed limits state on the section 8.36.040 as measured from any site perimeter lines. If the city receives any valid complaints regarding excessive noise from the property, it will conduct the necessary noise studies to assess the noise levels. The cost of these studies shall be reimbursed by the Applicant.

PL11. The Applicant shall ensure that any proposed signage shall meet the necessary requirements put forth by the Chapter 18.58 of the Gardena Municipal Code.

PL12. The Applicant shall collaborate with local church leaders to develop a plan for memorializing the existing chapel on the Property. This plan must be submitted to the Planning Commission for review and approval prior to the issuance of a permit for the demolition.

BUILDING & SAFETY

BS1. The Applicant shall comply with all applicable portions of the most current California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.

BS2. The Applicant shall comply with all applicable State and Federal Accessibility code.

BS3. The Applicant shall comply with the Los Angeles County Fire code.

BS4. The Applicant shall obtain separate permits for electrical, plumbing, and mechanical work.

BS5. The approval of plans and specifications does not permit the violation of any section of the Building Code, City Ordinances, or State law.

BS6. The Applicant shall submit plans and specifications to the Building Division for review.

LOS ANGELES COUNTY FIRE DEPARTMENT

FD1. The Applicant shall submit plans and specifications to the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit for review prior to building permit issuance.

FD2. The Applicant is responsible for installing one (1) public fire hydrant at a location approved by the Los Angeles County Fire Department. All fire hydrants shall measure 6”x4”2-1/2” brass or bronze, conforming to current AWWA

standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4 Plans must be submitted for review and approval.

Farnaz Golshani-Flecher, certifies that she has read, understood, and agrees to the Project Conditions listed herein.

_____ _____

Farnaz Golshani-Flecher Date

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 13.C
Section: DEPARTMENTAL ITEMS - COMMUNITY DEVELOPMENT
Meeting Date: February 11, 2025

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

AGENDA TITLE: PUBLIC HEARING: ORDINANCE NO. 1877, Amending the Gardena Municipal Code Chapter 18.66 and Section 18.36.020 relating to allowing non-storefront retail medical cannabis delivery services businesses in the M-1 and M-2 zoning districts. Environmental Consideration: Adoption of this ordinance is exempt under the common sense exemption of CEQA Guidelines section 15061(b)(3) where it can be seen that the project will not have any possibility of creating significant effects on the environment.

COUNCIL ACTION REQUIRED:

Staff Recommendation: Staff respectfully recommends that the City Council:

- Open the public hearing;
- Receive testimony from the public, allow three (3) minutes for each speaker; and
- Close the public hearing.

Staff Recommendation for Motion:

- Introduce Ordinance No. 1877.

RECOMMENDATION AND STAFF SUMMARY:

On October 8, 2024, Ordinance No. 1875 was introduced to the City Council, proposing updates to the municipal code to allow non-storefront retail medicinal cannabis delivery services, in line with Senate Bill 1186 (SB 1186). Before the second reading, staff reassessed the impact on non-storefront retailers, especially regarding the distance requirement for mobile home parks located in or near the industrial zones. This led to the creation of Ordinance No. 1877, which included the same amendments but with a revised distance requirement for properties with mobile home park uses.

FINANCIAL IMPACT/COST:

None.

ATTACHMENTS:

City Council Staff Report - Non-storefront Retail
A - Planning Commission Resolution No. 21-24, Recommending Adoption of Ordinance No. 1877
B - Planning Commission Staff Report dated December 3, 2024.pdf
C - Ordinance No. 1877

APPROVED:



_____

Clint Osorio, City Manager

City of Gardena
City Council Meeting

Agenda Item No.: 13.C
Department: Community Development
Meeting Date: February 11, 2025

AGENDA STAFF REPORT

AGENDA TITLE:

PUBLIC HEARING: ORDINANCE NO. 1877, Amending the Gardena Municipal Code Chapter 18.66 and Section 18.36.020 relating to allowing non-storefront retail medicinal cannabis delivery services businesses in the M-1 and M-2 zoning districts

Environmental Consideration: Adoption of this ordinance is exempt under the common sense exemption of CEQA Guidelines section 15061(b)(3)

RECOMMENDATION:

Staff respectfully recommends that the City Council:

1) Open the public hearing;
2) Receive testimony from the public, allow three (3) minutes for each speaker; and
3) Close the public hearing.

Staff Recommendation for Motion:

1) Introduce Ordinance No. 1877.

SUMMARY

On October 8, 2024, Ordinance No. 1875 was introduced to the City Council for its first reading, proposing updates to the City's municipal code to align with Senate Bill 1186 (SB 1186) by permitting non-storefront retail medicinal cannabis delivery services within the City. However, prior to the ordinance's second reading, staff reevaluated the potential impact of the ordinance on non-storefront retailers as required by SB 1186, particularly considering the distance requirement for mobile home park land uses. As a result, Ordinance No. 1877 was drafted, reflecting the same amendments as Ordinance No. 1875, but with a revised distance requirement for properties with mobile home park land uses.

Ordinance No. 1877 would still establish that non-storefront retailers would be allowed within the Industrial (M-1) and General Industrial (M-2) zones and distance requirements from listed sensitive receptors. The ordinance would also still propose a new chapter to GMC Title 5 (Business License and Regulations) to establish a regulatory permitting scheme and reasonable regulations to protect the City's neighborhood, residents and businesses from negative impacts that be associated with the delivery of medical cannabis. Lastly, the ordinance specifies that the City will maintain its ban on all other aspects of medical and commercial cannabis activities,

including cultivation, manufacturing, testing, retail sales, and the retail delivery of non-medical cannabis products.

What has changed is that Ordinance No. 1877 now specifies that non-storefront retailers must be located at least 300 feet away from any mobile home park. This revision to the previously drafted ordinance, which required a 600-foot distance, is being considered because many existing mobile home parks are situated within industrial-zoned areas. Staff concluded that enforcing a 600-foot distance requirement would significantly limit where these businesses can be established, potentially creating an issue prohibited by SB 1186. The ordinance will still prohibit the establishment of medicinal cannabis delivery service businesses within 600 feet of other sensitive receptors, as outlined in the ordinance. The changes from the previous ordinance are highlighted in yellow in the drafted version to clearly indicate the modifications made since it was last presented to the City Council.

On December 3, 2024, Ordinance No. 1877 was presented to the Planning Commission for consideration of a recommendation to the City Council, addressing amendments to the Zoning Code and environmental assessment in accordance with the California Environmental Quality Act (CEQA). During this meeting, the Commission adopted Resolution No. PC 21-24 (Attachment A), recommending that the City Council adopt Ordinance No. 1877 and determine that the ordinance is exempt from CEQA under the common sense exemption. The staff report presented to the Planning Commission on December 3, 2024, is also attached as Attachment B.

The adoption of Ordinance No. 1877 will bring the City's code into compliance with the state laws.

CONCLUSION:

Staff respectfully recommends that the City Council open the public hearing, receive public testimony with each speaker allowed three (3) minutes, and then close the public hearing.

Following this, staff recommend that the City Council introduce Ordinance No. 1877.

FISCAL IMPACT:

None.

Submitted by: Amanda Acuna **Date2/6/2025**

ATTACHMENTS TO STAFF REPORT

A – Planning Commission Resolution No. PC 21-24, recommending adoption of the Ordinance

B – Planning Commission Staff Report dated December 3, 2024

C – Ordinance No. 1877

RESOLUTION NO. PC 21-24

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT ORIDNANCE NO. 1877 AMENDING CHAPTER 18.66 AND SECTION 18.36.020 TO THE GARDENA MUNICIPAL CODE RELATING TO NON-STOREFRONT RETAIL MEDICINAL CANNABIS DELIVERY SERVICE BUSINESSES

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

SECTION 1. RECITALS.

A. Chapter 18.66 of the Gardena Municipal Code imposes reasonable regulations consistent with state law to protect the city's neighborhoods, residents, and businesses from negative public safety and aesthetic impacts associated with the transporting, delivery, and distribution of medicinal cannabis and medicinal cannabis products to patients within the City.

B. On September 18, 2022, Governor Newsom signed Senate Bill No. 1186 into law, which is referred to as the Medicinal Cannabis Patients' Right of Access Act, codified as Chapter 26 (commencing with Section 26320) to Division 10 of the Business and Professions Code, ("MCPRAA").

C. The MCPRAA further prohibits cities from adopting or enforcing any regulations on or after January 1, 2024, that have the effect of prohibiting the retail sale by delivery within the local jurisdiction of medicinal cannabis to medicinal cannabis patients or their primary caregivers in a timely and readily accessible manner and in types and quantities that are sufficient to meet demand from medicinal cannabis patients within the jurisdiction.

D. Sections 5 and 7 of Article XI of the California Constitution, and the provisions of the Medical Cannabis Regulation and Safety Act ("MCRSA") as amended by the Medical and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), authorize cities to adopt ordinances that establish standards, requirements, and regulations for local licenses and permits for commercial cannabis and cannabis related activity. Any standards, requirements, and regulations regarding health and safety, security, and worker protections established by the State of California, or any of its departments or divisions, shall be the minimum standards applicable to medicinal cannabis related activity in a city.

E. It is the City's desire to amend the Gardena Municipal Code to reflect the requirements of SB 1186 and appropriately regulate the establishment of physical premises from which retail sale by delivery of medicinal cannabis within the City is conducted by a licensed non-storefront retailer.

F. On December 3 2024, the Planning Commission held a duly noticed public hearing on this matter at which time it considered all evidence presented, both written and oral.

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

The Planning Commission hereby recommends that the City Council adopt the Ordinance No. 1877 attached hereto as Exhibit A, amending the Gardena Municipal Code Chapter 18.66 and Section 18.36.020 relating to allowing non-storefront retail medicinal cannabis delivery services businesses in the M-1 and M-2 zoning districts.

SECTION 2. FINDINGS

The Planning Commission hereby makes the following findings.

A. The recitals set forth in Section 1 are true and correct;

B. The amendments under Ordinance No. 1877 to the Gardena Municipal Code are required for the public necessity, convenience, general welfare and good land use and zoning practices. The Industrial land use designation of the Gardena General Plan Land Use Plan allows for a variety of clean and environmentally friendly industries. The Industrial land use designation is implemented by the M-1 and M-2 zones. These zones allow for commercial, manufacturing and industrial uses conducted within enclosed buildings. The establishment of non-storefront cannabis delivery businesses is consistent with the General Plan and zoning;

C. Adoption of Ordinance No. 1877 is exempt under the common sense exemption of CEQA Guidelines section 15061(b)(3) where it can be seen that the project will not have any possibility of creating significant effects on the environment. The ordinance does not authorize any development and is merely sets forth policy and procedures.

SECTION 3. RECORD.

Each and every one of the findings and determinations in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 4. CUSTODIAN OF RECORD.

The Custodian of Record for the proceedings relating to the Project is Greg Tsujiuchi, Community Development Director, City of Gardena, 1700 West 162nd Street, Gardena,

California 90247. Mr. Tsujiuchi's email is gtsujiuchi@cityofgardena.org and his phone number is (310) 217-9530.

SECTION 5. CERTIFICATION.

The Secretary shall certify the passage of this Resolution.

PASSED, APPROVED, AND ADOPTED this 3rd day of December 2024.

DERYL HENDERSON, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify 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 on the 3rd day of December 2024, by the following vote:

AYES: Wright-Scherr, Kanhan, Sherman and Henderson
NOES: None
ABSENT: Langley

Attachments:
Exhibit A – Draft Ordinance No. 1877

ORDINANCE NO. 1877

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING CHAPTER 18.66 AND SECTION 18.36.020 AND ADDING CHAPTER 5.80 TO THE GARDENA MUNICIPAL CODE RELATING TO NON-STOREFRONT RETAIL MEDICINAL CANNABIS DELIVERY SERVICE BUSINESSES

WHEREAS, on November 6, 1996, California voters approved Proposition 215, the "Compassionate Use Act of 1996", an initiative measure that declared that its purpose was, among other things, to ensure that seriously ill Californians have the right to obtain and use marijuana for medical purposes and exempts from state criminal liability certain patients and their primary caregivers who possess or cultivate marijuana for the personal medical purposes of the patient; and

WHEREAS, on October 9, 2015, Assembly Bill 243, Assembly Bill 266, and Senate Bill 643 were signed into law, which collectively were known as the Medical Cannabis Regulation and Safety Act (hereinafter "MCRSA") and established a state regulatory and licensing scheme for commercial and medical cannabis businesses; and

WHEREAS, on November 8, 2016, California voters approved Prop 64, the "Control, Regulate and Tax Adult Use of Marijuana Act" ("AUMA"), an initiative measure which made it lawful under state and local law for persons 21 years of age or older to possess and cultivate limited quantities of cannabis for personal non-medical or recreational use. The AUMA also established a state regulatory and licensing scheme for commercial adult-use cannabis businesses; and

WHEREAS, on June 27, 2017, Senate Bill 94 was signed into law and repealed the MCRSA, included certain portions of the MCRSA in the licensing provisions of the AUMA, and created a single regulatory scheme known as the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA") to regulate both medical and non-medical cannabis and retained certain provisions from MCRSA and AUMA that granted local jurisdictions control over whether commercial cannabis activity could occur in a particular jurisdiction; and

WHEREAS, Gardena Municipal Code Chapter 18.66 currently prohibits all cannabis activity in the City except for personal cultivation, including all delivery of cannabis to or from destinations within the city, including for medical purposes; and

WHEREAS, on September 18, 2022, Governor Newsom signed Senate Bill No. 1186 into law, which is referred to as the Medicinal Cannabis Patients' Right of Access Act, codified as Chapter 26 (commencing with Section 26320) to Division 10 of the Business and Professions Code, ("MCPRAA"); and

WHEREAS, the MCPRAA further prohibits cities from adopting or enforcing any regulations on or after January 1, 2024, that have the effect of prohibiting the retail sale by delivery within the local jurisdiction of medicinal cannabis to medicinal cannabis patients or their primary caregivers in a timely and readily accessible manner and in types and quantities that are sufficient to meet demand from medicinal cannabis patients within the jurisdiction; and

WHEREAS, Sections 5 and 7 of Article XI of the California Constitution, and the provisions of the Medical Cannabis Regulation and Safety Act ("MCRSA") as amended by the Medical and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), authorize cities to adopt ordinances that establish standards, requirements, and regulations for local licenses and permits for commercial cannabis and cannabis related activity. Any standards, requirements, and regulations regarding health and safety, security, and worker protections established by the State of California, or any of its departments or divisions, shall be the minimum standards applicable to medicinal cannabis related activity in a city; and

WHEREAS, the City desires to amend the Gardena Municipal Code to reflect the requirements of SB 1186 and appropriately regulate the establishment of physical premises from which retail sale by delivery of medicinal cannabis within the City is conducted by a licensed non-storefront retailer; and

WHEREAS, Chapter 18.66 of the Gardena Municipal Code imposes reasonable regulations consistent with state law to protect the city's neighborhoods, residents, and businesses from negative public safety and aesthetic impacts associated with the transporting, delivery, and distribution of medicinal cannabis and medicinal cannabis products to patients within the City; and

WHEREAS, on December 3, 2024, the Planning Commission of the City of Gardena, held a duly noticed public hearing at which time it considered all evidence presented, both written and oral regarding the proposed amendments to Title 18 of the Gardena Municipal Code as set forth in this Ordinance, after which time it adopted Resolution No. PC XX-24 recommending that the City Council adopt this Ordinance and make a finding that the Ordinance falls under the common sense exemption of CEQA set forth in Guidelines section 15061(b)(3); and

WHEREAS, on XXX, 2025, the City Council of the City of Gardena held a duly noticed public hearing and considered the staff report, recommendations by staff, and public testimony regarding this Ordinance, at which time it considered all evidence presented, both written and oral; and

WHEREAS, the proposed Zoning Code amendments are consistent with the City’s General Plan; and

WHEREAS, all legal requirements prior to the adoption of this Ordinance have occurred.

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

SECTION 1. The City Council finds that the recitals set forth above are true and correct.

SECTION 2. Sections 18.66.010, 18.66.020, and 18.66.030 of Chapter 18.66 (Cannabis Prohibition and Personal Cultivation Regulations/Permitting) of the Gardena Municipal Code are hereby amended to read as follows; the rest of the provisions of Chapter 18.66 remain the same.

18.66.010 Purpose.

A. ~~A.~~ The purpose of this chapter is to expressly prohibit the establishment of commercial cannabis uses in the city relating to medical cannabis and adult use non-medicinal cannabis, except to the extent that allowing the retail delivery of medical cannabis and cannabis products to medical cannabis patients within the city by a non-storefront retailer is required by law.

~~A.~~B. The purpose of this chapter is also ~~as well as~~ to impose reasonable regulations on both personal cultivation in private residences and accessory structures and on non-storefront retailers and impose ~~a~~ permitting schemes on such uses.

C~~B~~. The city council finds that except as provided for herein and as required by law, the prohibition on ~~storefront~~ commercial cannabis activity is necessary for the preservation ~~of~~ and protection of the public health, safety, and welfare of the city. The prohibition of such uses is within the authority conferred upon the city council by state law and is an exercise of its police powers to enact and enforce regulations for the public health, safety, and welfare.

18.66.020 Definitions.

A. "Adult Use" or "non-medical use" means the recreational or personal use of cannabis by a natural person 21 years of age or older, as used in MAUCRSA.

B. "Authorized grower" ~~shall mean~~means a person twenty-one years and older who is authorized by, and in compliance with, state law and the provisions of this chapter relating to the cultivation of cannabis for personal use.

~~B~~C. "Cannabis" means all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from cannabis, and any product containing cannabis. "Cannabis" includes cannabis that is used for medical, nonmedical, or other purposes. "Cannabis" does not include the mature

stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. “Cannabis” also does not include industrial hemp, as defined in California Health and Safety Code Section 11018.5.

~~C~~D. “Commercial cannabis activity” means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, labeling, packaging, transportation, delivery or sale of cannabis and cannabis products for nonmedical, medical or any other purpose, and includes the activities of any business licensed by the state or other government entity under Division 10 of the California Business and Professions Code or any other provision of state law that regulates the licensing of cannabis businesses.

~~D~~E. “Cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

~~E~~F. “Delivery” means the commercial transfer of cannabis or cannabis products to a customer. Delivery also includes the use by a retailer of any technology platform owned and controlled by the retailer.

~~F~~G. “Fully enclosed and secure structure” means a space within a building that complies with the California Building Code (“CBC”) as adopted by the city of Gardena, or if exempt from the permit requirements of the CBC, a structure that has a complete roof, a foundation, slab or equivalent base to which the floor is secured by bolts or similar attachments, is secure against unauthorized entry, and is accessible only through one or more lockable doors. Walls and roofs must be constructed of solid materials that cannot be easily broken through such as two-inch by four-inch nominal or thicker studs overlaid with three-eighths-inch or thicker plywood or the equivalent. Plastic sheeting, regardless of the mil or inches, or similar products do not satisfy this requirement. If skylights are used, security bars shall be added to the skylights. The structure must provide complete visual screening.

~~G~~H. “Indoors” means within a fully enclosed and secure structure.

~~H~~I. “MAUCRSA” means the Medicinal and Adult-Use Cannabis Regulation and Safety Act, as codified in Division 10 of the California Business and Professions Code (Section 26000 et seq.) as the same may be amended from time to time.

J. “MCPRAA” means the Medicinal Cannabis Patients' Right to Access Act, as codified in Chapter 26 (commencing with Section 26320) to Division 10 of the Business and Professions Code.

K. “Medicinal Cannabis” means both medicinal cannabis and medicinal cannabis products, as those terms are defined in Section 26001(ai)(1) of the Business and Professions Code.

L. "Medical Use" or "medicinal use" shall mean the use of medicinal cannabis by a medicinal cannabis patient.

ML. "Medicinal cannabis business" means a retailer authorized to engage in the retail sale by delivery of medicinal cannabis to medicinal cannabis patients pursuant to an M-license, as defined in the MCPRAA.

N. "Medicinal cannabis delivery service" means a state-licensed, non-storefront retailer that sells and delivers only medicinal cannabis and medicinal cannabis products to medicinal cannabis patients.

OM. "Medicinal cannabis patient" means a qualified patient or a primary caregiver for a qualified patient, as the same are defined in Section 11362.7 of the Health and Safety Code.

P. "Non-storefront retailer" means a retailer that sells cannabis goods to customers only through delivery and whose business is closed to the public.

IQO. "Outdoors" means any location that is not within a fully enclosed and secure structure.

JPR. "Person" means any person, firm, corporation, partnership, joint venture, limited liability company, collective, cooperative, nonprofit, trust, estate, association, club, receiver, syndicate, society, or other organization. The term "person" shall include any owner, manager, proprietor, employee, volunteer, or salesperson.

KQS. "Private residence" means a house, apartment unit, condominium, mobile home, or other similar dwelling that is lawfully used as a residence.

18.66.030 Prohibition.

A. Commercial cannabis activities, whether or not for profit, are expressly prohibited in all zones in the city of Gardena, including all specific plan areas and overlay zones. No person shall establish, operate, conduct, allow or engage in a commercial cannabis activity anywhere within the city. This prohibition includes any type of business enterprise where cannabis is complimentarily provided as part of any other non-cannabis-related business activity.

B. A property owner shall not rent, lease, or otherwise permit any person or business that engages in commercial cannabis activity to occupy real property in the city. A property owner shall not allow any person or business to establish, operate, maintain, conduct, or engage in commercial cannabis activity on any real property owned or controlled by that property owner that is located in the city.

C. To the extent not already covered by subsection A of this section, all deliveries of non-medicinal cannabis are expressly prohibited within the City of Gardena. No person

shall conduct any deliveries that either originate or terminate within the city, but the city shall not prohibit the use of city streets where the delivery does not originate or end within the jurisdictional limits of the city.

D. This section is meant to prohibit all commercial retail activities for which a state license is required, except for a medicinal cannabis delivery service ~~pursuant to the MAUCRSA~~. Accordingly, the city shall not issue any permit, license or other entitlement for any activity for which a state license is required ~~under the AUMA~~, including any local license to a non-profit entity pursuant to California Business and Professions Code Section 26070.5, except for a permit for a medicinal cannabis delivery service as provided for in Chapter 5.80 of this Code.

E. Except as provided in Section 18.66.040, all cultivation of cannabis is expressly prohibited in all zones in the C~~e~~ity of Gardena.

F. Notwithstanding any other provision of this chapter, the prohibitions set forth herein do not apply to the delivery by a non-storefront retailer of medicinal cannabis to a medicinal cannabis patient for medical use within the city.

SECTION 3. Section 18.36.020 of the Gardena Municipal Code relating to uses allowed in the M-1 zone, is hereby amended by **adding** a new subsection P. to read as follows:

P. Medicinal cannabis delivery service as defined in Chapter 18.66, subject to the following requirements:

1. The owner of the medicinal cannabis delivery service has obtained a medicinal cannabis delivery service permit prior to the commencement of operations in accordance with Chapter 5.80 of this Code, as well as a business license as required by Chapter 5.04 of this Code.

2. The medicinal cannabis delivery service businesses shall be located at least 600 feet from the following sensitive receptors. All measurements shall be taken from the closest property line of the medicinal cannabis delivery service business to the closest property line of the sensitive receptor.

a. A lot containing a single-family residential dwelling unit;

b. Public or private schools;

b. Daycare centers as defined by Health and Safety Code section 1596.76;

c. Churches;

d. Public parks;

e. Libraries;

f. Youth centers, which for purposes of this section shall mean a public or private facility that is primarily used to host recreation or social activities for minors, including:

1. Private youth membership organizations or clubs;
2. Social service teenage club facilities;
3. Any facility used for youth activities at least 60 percent of the time in a calendar year;
4. A park, playground or recreational area located on a public or private school grounds or in a city, county or state park specifically designed to be used by children or which has play equipment installed, including public grounds designed for athletic activities including courts or fields; or
5. A similar facility to one of the above.

g. Any other medicinal cannabis delivery service business.

3. The medicinal cannabis delivery service businesses shall be located at least 300 feet from any mobile home park. All measurements shall be taken from the closest property line of the medicinal cannabis delivery service business to the closest property line of the mobile home park.

SECTION 4. Chapter 5.80 (Medical Cannabis Delivery Service Businesses) is hereby **added** to Title 5 (Business Licenses and Regulations) of the Gardena Municipal Code to read as follows:

Chapter 5.80

MEDICINAL CANNABIS DELIVERY SERVICE BUSINESSES

5.80.010 Purpose and intent.

The purpose and intent of this chapter is to implement the provisions of Chapter 26 (commencing with Section 26320) of Division 10 of the California Business and Professions Code, referred to as the Medicinal Cannabis Patients' Right to Access Act. This chapter also imposes a regulatory permitting scheme and reasonable regulations to protect the city's neighborhoods, residents, and businesses from negative impacts associated with the delivery of medicinal cannabis.

5.80.020 Definitions.

All definitions in Chapter 18.66 of this code also apply to this chapter.

Any term defined in Title 4, Division 19 of the California Code of Regulations, that is not otherwise defined herein, shall have the meaning ascribed to it in that Division.
"Business Owner" means the same as that set forth in Title 14 of the California Code of Regulations, section 15003.

"Business Permit" means a permit for a medicinal cannabis delivery service business.

"CCR" shall mean Title 4, Division 19 of the California Code of Regulations.

"Chief" means the Chief of Police of the Gardena Police Department or the Chief's designee.

"Disqualifying conduct" means, except for item 1, within the 10 years preceding the date of the application, or in the case of revocation or suspension proceedings, within 10 years preceding the date of the revocation or suspension notice, a person has had:

1. Within the three years preceding the date of the application, or in the case of revocation or suspension proceedings, within three years preceding the date of the revocation or suspension notice, the applicant has had a suspension or revocation of a commercial cannabis license, or any convictions or administrative citations that are final for operating an unlicensed commercial cannabis activity;

2. A violent felony conviction, as specified in Penal Code section 667.5(c);

3. A serious felony conviction, as specified in Penal Code section 1192.7(c;

4. A felony conviction involving fraud, deceit, or embezzlement;

5. A felony conviction for hiring, employing, or using a minor in transporting, carrying, selling, giving away, preparing for sale, or peddling, any controlled substance to a minor; or selling, offering to sell, furnishing, offering to furnish, administering, or giving any controlled substance to a minor;

6. A felony conviction for drug trafficking with enhancements pursuant to Health and Safety Code section 11370.4 or 11379.8;

7. A conviction for any controlled substance felony;

8. A conviction for the intentional and knowing sale of cannabis to a person under 21 years of age;

9. A conviction for the intentional and knowing sale of medicinal cannabis to a person without a physician's recommendation;

10. A conviction for the sale of cannabis without a license.

For purposes of this chapter, a conviction means a plea or verdict of guilty or a conviction or diversion following a plea of nolo contendere.

“Employee Permit” means a permit for an individual employed by a medicinal cannabis delivery service business.

5.80.030 Permit/business license required.

A. No person shall engage in or conduct any medicinal cannabis delivery service business within the city without first obtaining a business permit under this chapter and having a state license to operate as a non-storefront retailer. A separate business permit shall be required for each physical address location within the city. An applicant may not apply for a business license until the applicant has received the state license.

B. No person shall be employed by a medicinal cannabis delivery service business within the city without first obtaining an employee permit under this chapter. No permit shall be issued to an individual under 21 years of age.

5.08.040 Application.

A. An application for a business permit or employee permit shall be on a form provided by the Gardena Police Department, shall be signed and dated, and shall be accompanied by a permit fee in an amount set by resolution of the City Council.

B. All applications shall include the following statements:

1. A certification under penalty of perjury that the information contained in the application is true and correct;

2. An authorization for the city, its officers, agents and employees to seek information and conduct an investigation into the truth of the statements set forth in the application and to ensure continual compliance with all applicable provisions of law;

3. An agreement to the fullest extent permitted by law to indemnify, defend (at the applicant's sole cost and expense), and hold the city, and its officers, elected and appointed officials, employees, volunteers, and agents harmless, from any and all claims, losses, damages, injuries, including death, liabilities or losses which arise out of, or which are in any way related to, the city's issuance of the permit, the city's decision to approve the permit, the process used by the city in making its permitting decision, or the alleged violation of any laws by the applicant, its officers, employees, or agents.

C. An application for either a business permit or employee permit shall contain the following information:

1. The legal first and last name of the applicant;

2. The date of birth of the applicant;

3. The address of the applicant;

4. The email address of the applicant;

5. Whether the applicant has engaged in any disqualifying conduct;

6. Such further information as the Chief determines necessary to determine compliance with this chapter and applicable provisions of law;

7. A complete set of the applicant's fingerprints taken by the Gardena police department. The applicant shall be responsible for payment of any fingerprinting fee;

8. All applicants shall have their picture taken by the Gardena police department;

D. Business Permit Application. An application for a business permit shall contain the following additional information:

1. An application for a business permit shall be filed for each business owner.

2. Both the business owner and the property owner, if different, shall sign the business permit application form.

3. The legal business name of the medicinal cannabis delivery service business;

4. The physical address of the business;

5. The mailing address of the business if different from the physical address;

6. The telephone number of the business;

7. The website address of the business, if any;

8. Identification of the owner that will serve as the primary contact person, including the person's title; and

9. A site plan showing a complete and detailed diagram of the proposed business location as required by CCR section 15006(b) through (f).

E. Employee Permit Application – An application for an employee permit shall contain the following additional information:

1. The legal business name of the medicinal cannabis delivery service business where the applicant will be employed; and

2. The physical address of the business.

F. Renewal. A permit issued pursuant to this chapter shall expire 12 months after the date of its issuance and must be a renewed on a yearly basis. A renewal application shall contain the same information as the original application, but new fingerprints need not be provided and a new site plan need not be submitted if there has been no change.

5.80.050 Duty to Update.

A. A permittee shall be required to update the information contained in the application within 10 business days of such change.

B. Reporting legal matters. The business owner shall notify the Chief in writing of the following legal matters pending against the owner, in its individual capacity or otherwise, within 48 hours of the date of conviction, judgment, order, or final decision:

1. Criminal conviction. The written notification to the city shall include the date of the conviction, the court docket number, the name of the court in which the conviction was entered, and the specific offense(s) resulting in a conviction(s).

2. Civil penalty or judgment. The written notification shall include the date of verdict, entry of judgment, or order, the court docket number, the name of the court in which the matter was adjudicated, and a description of the civil penalty or judgment rendered.

3. Administrative order. The written notification shall include the date of the order, the name of the agency issuing the order, and a description of the administrative penalty or decision rendered against the business owner or property owner.

4. Revocation or suspension of a state or local license, permit, or other authorization. The written notification shall include the name of the local agency involved, a written explanation of the proceeding or enforcement action, and the specific violation(s) that led to the revocation or suspension.

5.80.060 Decision on the application; permit approval, denial, suspension and revocation.

A. The Chief is authorized to approve, deny, suspend, or revoke the permits required under this chapter.

B. Upon receipt of a completed application, the Chief shall cause an investigation to be conducted by the appropriate departments within the city, including state and local background checks.

C. The Chief shall act upon an application within 30 working days following receipt. Notwithstanding the above, failure to act upon a completed application within the time frame set forth above shall not be deemed approval of the application. Any permit issued pursuant to this subsection shall be deemed conditional pending the city's receipt of the California Department of Justice report on the applicant's fingerprints.

D. Permit Issuance. When an application, including a renewal, is approved, in addition being issued a permit, an identification badge shall be issued to every business owner and employee. The identification badge shall include the permit number and the expiration date.

E. Grounds for Denial. An application for a permit or renewal shall be denied if any of the following grounds are found to exist:

1. The applicant has engaged in disqualifying conduct;

2. There has been a material misrepresentation on the application;

3. There has been a material misrepresentation on the site plan;

4. Application deficiencies. The application is incomplete, supportive documentation was not provided, and/or the applicant failed to correct deficiencies in the application or provide additional application information within the response timeframe requested; or

5. For a business permit, facts or circumstances exist which indicate that the business does or would very likely constitute a threat to public health, safety, and/or welfare.

F. Grounds for revocation or suspension. A permit issued pursuant to this chapter may be suspended or revoked by the Chief if any of the following grounds are found to exist:

1. Any reason exists which would have resulted in a denial of the application in the first instance;

2. For a business permit, there have been modifications to the operations of the business as shown on the original site plan;

3. For a business permit, there has been a change in the business owners and such new owners have not obtained a permit;

4. The Chief has determined, based on substantial evidence, that the permittee is in violation of the requirements of this chapter, of this Code, or state law; or

5. Suspension or expiration without timely renewal of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a medicinal cannabis delivery service business to operate within the city until the State of California, or any of its departments or divisions, reinstates or reissues the state license. Revocation or termination of the license of a medicinal cannabis delivery service business by the State of California, or any of its departments or divisions, shall immediately revoke or terminate the ability of a medicinal cannabis delivery service business to operate within the city without notice. If the city becomes aware that a state license has expired or been suspended, revoked, or terminated, it will initiate proceedings under this section to suspend or revoke a business permit.

6. If, in the discretion of the Chief, an alleged violation is minor and capable of correction, then prior to suspension or revocation a written notice shall be given to the permittee of the alleged violation(s) involved to allow a period of time to correct the alleged violation(s), which period shall not exceed five business days, at the end of which period an inspection shall be conducted to determine whether the alleged violation(s) has been corrected. For purposes of this section, written notice may be in the form of a notice of violation or an administrative citation.

G. Any denial, suspension or revocation shall be accompanied by a written statement setting forth the reason for the decision. A notice of suspension or revocation may be accompanied by an administrative or criminal citation. Any notice may be appealed in accordance with section 5.80.070.

5.80.070 Appeals.

A. An appeal from a decision of the Chief shall be conducted as prescribed in this section.

B. Within 10 calendar days after the date a decision of the Chief is mailed by first-class mail, postage prepaid, to deny, suspend, or revoke a permit, or to add conditions to a permit, an aggrieved party may appeal such action by filing a written appeal with the city clerk setting forth the reasons why the decision was not proper. The notice of appeal shall specify:

1. The name and address of the appellant;

2. The date that the permit application was filed with the city;

3. The date of the mailing of the decision to deny, suspend, revoke, or condition the permit which is being appealed; and

4. The factual basis for the appeal.

C. An appeal shall be accompanied by a fee set by resolution of the City Council. An appeal without the timely payment of the fee shall be considered to be untimely.

D. Upon receipt of a complete and timely filed notice of appeal, the City Clerk shall schedule a hearing before a hearing officer. The hearing officer shall be either the city manager or an administrative hearing officer hired under contract by the city manager.

E. The appellant shall be provided with written notice of the time and place of the appeal hearing, as well as a copy of all relevant materials, at least seven calendar days prior to the hearing.

F. The scope of the appeal hearing shall be limited to those issues raised by the appellant in the written appeal.

G. At the time of the hearing, the hearing officer shall review the records and files relating to the notice of decision.

1. The hearing officer shall permit any interested person, including the chief of police and the appellant, to present any relevant evidence bearing on the issues involved in the matter.

2. In conducting the hearing, technical rules relating to evidence and witnesses shall not apply. Any relevant evidence may be admitted if it is material and if it is evidence customarily relied upon by responsible persons in the conduct of their affairs regardless of the existence of any common law or statutory rule which might make admission of such evidence improper over objection in civil actions. Hearsay evidence may be admissible if it is the sort upon which reasonable persons are accustomed to rely in the conduct of serious affairs. The rules of privilege shall be applicable to the extent they are now or are hereafter permitted in civil actions. Irrelevant, collateral, and repetitious testimony shall be excluded.

3. In determining whether a person should be disqualified for meeting the definition of disqualifying conduct, the hearing officer may consider: the nature and severity of the act(s) or crime(s); whether there were any additional subsequent act(s) or crime(s); the number of act(s) or crime(s); and how recent the act(s) or crime(s) were.

H. The appellant shall have the burden of proving that he or she meets the requirements for issuing the permit in the first instance. The Chief shall have the burden of proving that grounds exist for revoking or failing to renew a permit.

I. Based upon the evidence presented at the hearing, the hearing officer shall determine whether the decision by the Chief should be affirmed, modified or reversed.

J. The hearing officer's decision and the reasons therefore shall be communicated in writing to the appellant within 10 working days after the close of the hearing. The decision shall also state that it is final and conclusive, that judicial review may be sought therefrom pursuant to Code of Civil Procedure Section 1094.5, and that any action filed in the superior court shall be filed within ninety days following the city manager's notice pursuant to Code of Civil Procedure Section 1094.6.

5.08.080 Notices.

All notices required to be given pursuant to this chapter shall be served on the responsible party (i.e., permittee, applicant or appellant) either by personal delivery or by deposit in the United States mail in a sealed envelope postage prepaid addressed to such responsible party as the name and address appear in the most recent application on file with the city. Service by mail shall be deemed to have been completed on the date deposited in the mail.

5.80.090 Fees.

The City Council may impose by resolution a nonrefundable fee to reimburse the city for its reasonable and necessary costs for providing the services under this chapter. This fee shall be in addition to the business license fees required by Title 5 of this Code.

5.80.100 Operational standards.

A medicinal cannabis delivery service business and its employees shall comply with the following requirements:

A. All applicable requirements of state law, including statutes and California Code of Regulations.

B. No markings or indications of medicinal cannabis shall be visible from the public right-of-way and/or exterior of the structure(s) associated with the medicinal cannabis delivery service business.

C. Odor control devices and techniques shall be incorporated and maintained to ensure that odors from the medicinal cannabis are not detectable off-site.

D. The original of the business permit issued by the city pursuant to this chapter, along with the medicinal cannabis delivery business's state cannabis license and city-issued business license, shall be readily available upon request by the Chief and not visible to the public.

E. Delivery drivers shall keep the original of the employee permit and identification card, along with a copy of the business permit, with them at all times while making deliveries.

F. All records required to be kept by state law shall be made available to the Chief and must be produced no later than one business day after receipt of the City's request, unless otherwise stipulated by the City.

G. The business shall designate a security representative/liaison who can meet with the Chief regarding any security related measures and/or operational issues.

H. Signage shall be limited to the name of the business only and shall be in compliance with Chapter 18.58 of the City's sign code and shall contain no advertising of other companies, brands, goods, or services.

I. No medicinal cannabis products shall be visible from outside the non-storefront medicinal cannabis delivery services fixed location or delivery vehicles.

J. No visual display, signage, or condition on the exterior of the non-storefront medical cannabis delivery service fixed locations or delivery vehicles shall indicate the types of products being stored inside the fixed location or transported in the delivery vehicles.

K. All deliveries of medicinal cannabis must be to a customer's physical address and no delivery may be made to an address located on publicly owned land or any address on land or in a building leased by a public agency.

5.80.110 Violations, inspections, and enforcement.

A. Violations declared a public nuisance. Each and every violation of the provisions of this chapter is deemed unlawful and a public nuisance.

B. Each violation a separate offense. Each and every violation of this chapter shall constitute a separate violation, and the city may pursue any and all remedies and actions available under state and local law for any violations committed by a medicinal cannabis delivery service business, a business owner, a property owner, or any other persons related to or associated with any commercial cannabis activity, including suspension or revocation of any permit pursuant to this chapter. Additionally, as a nuisance per se, any violation of this chapter shall be subject to disgorgement and payment to the city of any monies unlawfully obtained, costs of abatement, costs of investigation, attorney fees, and any other relief or remedy available at law or in equity.

C. Remedies are cumulative and not exclusive. The remedies provided in this chapter or this code are not to be construed as exclusive remedies. The city is authorized to pursue any proceedings or remedies provided by law.

D. Business owner are responsible for violations. The business owner shall be responsible for all local and state law violations that occur in or about a physical address

location, a medicinal cannabis delivery service vehicle, or related to delivery personnel, whether or not the violations occur within the presence of the business owner.

E. Inspections and enforcement.

1. The Chief, code enforcement officers, police officers, and the Los Angeles County Fire Department, are charged with enforcing the provisions of this code and shall be authorized to enter a medicinal cannabis delivery service business or a medicinal cannabis delivery service vehicle operating in the city at any time during the business's hours of operation with or without notice, subject to constitutional limitations, to do inspect the medicinal cannabis delivery service business and medicinal cannabis delivery service vehicle as well as any recordings and records required to be maintained pursuant to this chapter or under applicable provisions of state law.

2. It is unlawful for any person having responsibility over the operation of a medicinal cannabis delivery service business to impede, obstruct, interfere with, or otherwise not allow the city to conduct an inspection, review or copy records, recordings, or other documents required to be maintained by such business under this chapter or under state or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings, or other documents required to be maintained by a medicinal cannabis delivery service business under this chapter or under state or local law.

SECTION 5. Findings. In approving the changes to the Gardena Municipal Code set forth above, the City Council finds that adoption of this Ordinance is required for the public necessity, convenience, general welfare and good land use and zoning practices. The Industrial land use designation allows for a variety of clean and environmentally friendly industries. The industrial zone allows commercial, manufacturing and industrial uses conducted within enclosed buildings. The establishment of non-storefront cannabis delivery businesses is consistent with the General Plan and zoning.

SECTION 6. CEQA. Adoption of this Ordinance is exempt under the common sense exemption of CEQA Guidelines section 15061(b)(3) where it can be seen that the project will not have any possibility of creating significant effects on the environment. The ordinance does not authorize any development and is merely sets forth policy and procedures.

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. Effective Date. This Ordinance shall take effect on the thirty-first day after passage.

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.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2025.

_____
TASHA CERDA, Mayor

ATTEST:

_____
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

_____
CARMEN VASQUEZ, City Attorney

TO: Gardena Valley News **DATE**: November 18, 2024
FROM: City of Gardena

Publication Date: November 21, 2024

CITY OF GARDENA
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, December 3, 2024, at 7:00 p.m., or soon thereafter, the Planning Commission of the City of Gardena will conduct a public hearing to consider a recommendation to the City Council on the following matter:

Ordinance No. 1877 (Zone Text Amendment #6-24)

The Planning Commission will consider a recommendation to the City Council on the adoption of Ordinance No. 1877 to amend Chapter 18.66 and Section 18.36.020 of Title 17 (Zoning) of the Gardena Municipal Code relating to non-storefront retail medicinal cannabis delivery service businesses in the Industrial (M-1) zone with distance requirements from certain sensitives receptors. The Commission will also consider a recommendation on a determination of exemption from the provisions of CEQA under the common sense exemption of CEQA Guidelines section 15061(b)(3). The Commission previously made a recommendation on this, but a 300 foot distance requirement from mobilehome parks has been added.

The public hearing will be held in the Council Chambers of City Hall at 1700 West 162nd Street, Gardena, CA 90247.

The related materials will be on file and open for public inspection on the City's website at https://www.cityofgardena.org/community-development/planning-projects/. You will have the opportunity to speak during the hearing. Comments may also be submitted via email to publiccomment@cityofgardena.org or by mail to 1700 W 162nd Street, Gardena, CA 90247.

If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9524.

Amanda Acuna
Community Development Manager

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT
RESOLUTION NO. PC 21-24
ZTA # 7-24
AGENDA ITEM #6.C

DATE: December 3, 2024

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

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Amanda Acuna, Community Development Manager

APPLICANT: City of Gardena

LOCATION: Industrial Zoning Districts (M-1 and M-2)

REQUEST: Recommendation to the City Council on adoption of Ordinance No. 1877 amending the Gardena Municipal Code Chapter 18.66 and Section 18.36.020 relating to allowing non-storefront retail medicinal cannabis delivery services businesses in the M-1 and M-2 zoning districts.

SUMMARY

On September 18, 2022, Governor Newsom signed Senate Bill No. 1186 (SB 1186) into law, referred to as the Medicinal Cannabis Patients' Right of Access Act, prohibiting cities from adopting or enforcing any regulation on or after January 1, 2024, that directly or indirectly prohibits the retail sale by delivery of medicinal cannabis in the City. However, the Act allows cities to adopt or enforce reasonable regulations on the location and operation of medicinal cannabis delivery service businesses, also known as "non-storefront retailers," within the City.

Gardena Municipal Code (GMC) Chapter 18.66 currently prohibits all cannabis activity in the City, except for personal cultivation within residential properties. This prohibition includes the delivery of cannabis to or from destinations within the City, including for medical purposes. As a result, the current Gardena Zoning Code does not comply with SB 1186. To comply with state law, the City must amend GMC Chapter 18.66 to lift the ban on the establishment of a physical location which would allow the retail delivery of medicinal cannabis to patients or caregivers within the City. Additionally, if the City's intends to regulate the establishment of non-storefront retailers within the City, the Zoning Code must be amended to designate appropriate zoning areas for these businesses.

On August 20, 2024, staff presented Ordinance No. 1875 to the Commission for a recommendation to the City Council regarding amendments to GMC Title 18 (Zoning) to comply with the delivery requirements of SB 1186. On, October 8, 2024, Ordinance No. 1875 was brought before the City Council for first reading. After the meeting the staff reassessed the potential impact of the ordinance on non-storefront retailers as required by SB 1186. As a result, Ordinance No. 1877 was drafted, incorporating the same amendments as Ordinance No. 1875, with the addition of a modified distance requirement for lots with mobile home park land uses.

Ordinance No. 1877 would still establish that non-storefront retailers would be allowed within the Industrial (M-1) and General Industrial (M-2) zones and distance requirements from listed sensitive receptors. The ordinance would also still propose a new chapter to GMC Title 5 (Business License and Regulations) to establish a regulatory permitting scheme and reasonable regulations to protect the City's neighborhood, residents and businesses from negative impacts that be associated with the delivery of medical cannabis. However, since the Planning Commission's role does not include making recommendations to Title 5, the Commission is only being asked to consider the provisions related to amendments to the City's Zoning Code and the environmental assessment consideration in accordance with the California Environmental Quality Act (CEQA).

This staff report was prepared to present the legislative history of the relevant state laws that the City must comply with, as well as the proposed amendments to the City's zoning code.

BACKGROUND

In 1996, California voters approved Proposition 215, which legalized the use of medical cannabis in California. In 2015, a series of state laws known as the Medical Cannabis Regulation and Safety Act established a state regulatory and licensing scheme for medical cannabis businesses. In November 2016, voters approved Proposition 64, referred to as the Adult Use of Marijuana Act, which legalized the nonmedical use of cannabis. Under Proposition 64, adults 21 years of age or older can legally grow, possess and use cannabis for nonmedical purposes, with certain restrictions. Proposition 64 also established a state regulatory and licensing scheme for commercial adult-use cannabis businesses.

Senate Bill 94 was signed into law in 2017 which created a single regulatory scheme known as the Medicinal and Adult-Use Cannabis Regulation and Safety Act to regulate both medical and non-medical cannabis, however, retained provisions that granted local jurisdictions control over whether commercial cannabis activity could occur in a particular jurisdiction or impose stricter local standards than those afforded in state regulations. In accordance with this law, the City of Gardena adopted Chapter 18.66 of the Gardena Municipal Code, in 2017, which prohibits all commercial cannabis activity within the City.

Senate Bill No. 1186 (SB 1186) - Medicinal Cannabis Patients' Right of Access Act

SB 1186 prohibits cities from adopting or enforcing any regulation that prohibits the establishment of a business that allows the delivery of medicinal cannabis within the City to medicinal cannabis patients or their primary caregivers. These businesses will not be open to the public.

This legislation specifically states that a City cannot regulate the following with respect to medicinal cannabis delivery service businesses:

- Limit the number of businesses authorized to deliver medicinal cannabis in the city.
- Limit the operating hours of medicinal cannabis businesses.
- Limit the number or frequency of medicinal cannabis sales by delivery.
- Limit the types or quantities of medicinal cannabis.
- Require the establishment of physical premises within the city.

However, the law does not prevent the City from adopting or enforcing reasonable regulations on non-storefront retailers of medicinal cannabis related to zoning requirements, security or public health and safety requirements, licensing requirements, and imposing or collecting applicable state or local taxes on retail sales of medicinal cannabis occurring within the city.

Additionally, cities may continue to enforce prohibitions on all other aspects of medicinal cannabis including cultivation, manufacturing, testing and sales. The legislation also does not impact cities' local control over non-medicinal cannabis businesses.

In order to comply with the requirements of SB 1186, the City must consider amendments to Chapters 18.66 and Title 5 of the Gardena Municipal Code. The City's licensing requirements will be in addition to state law requirements.

ANALYSIS

Ordinance No. 1877, which is attached as Exhibit A to Attachment A, establishes reasonable restrictions and operational standards that address potential security and public health and safety concerns as it relates to allowing non-storefront retail medicinal cannabis delivery services businesses within the City. The Ordinance also includes a yellow highlight to indicate the changes made from the previous draft that was presented to the Commission.

Amendments to Chapter 18.66 – Cannabis Prohibition and Personal Cultivation

Ordinance No. 1877 clarifies that the City's ban on commercial cannabis activities does not apply to the delivery of medicinal cannabis by a non-storefront retailer to a medicinal

cannabis patient for medical use within the City. However, the City's current prohibition on all other aspects of medical and commercial cannabis activities, such as cultivation, manufacturing, testing, retail sales, and retail delivery of non-medical cannabis products, will be unaffected by the proposed changes.

This Ordinance will also introduce definitions related to the retail sale and delivery of medicinal cannabis to clarify the distinctions between the medical cannabis uses permitted under SB 1186. The following are some of the definitions that will be added to Chapter 18.66:

- Medical Use - or "medicinal use" shall mean the use of medicinal cannabis by a medicinal cannabis patient;
- Medicinal cannabis – business means a retailer authorized to engage in the retail sale by delivery of medicinal cannabis to medicinal cannabis patients;
- Medicinal cannabis delivery service – means a state-licensed, non-storefront retailer that sells and delivers only medicinal cannabis and medicinal cannabis products to medicinal cannabis patients; and
- Non-storefront retailer – means a retailer that sells cannabis goods to customers only through delivery and whose business is closed to the public.

Amendments to Chapter 18.36 – Industrial Zone (M-1)

As mandated by SB 1186, the City must permit the establishment of non-storefront retailers for medicinal cannabis delivery services. Upon review, staff found these businesses to be similar to uses located in Industrial Zoning districts. The City's Zoning Map currently includes two Industrial Zoning designations: M-1 and M-2. However, both designations serve the same purpose, as the M-2 zone adheres to the same regulations as the M-1 zone.

Ordinance No. 1877 will permit medicinal cannabis delivery service businesses in the M-1 and M-2 zones, provided they are located at least 600 feet from the following sensitive receptors:

- A lot containing a single-family residential dwelling unit;
- Public or private schools;
- Daycare centers as defined by Health and Safety Code section 1596.76;
- Churches;
- Public parks;
- Libraries;
- Youth centers, which for purposes of this section shall mean a public or private facility that is primarily used to host recreation or social activities for minors, including:

  - Private youth membership organizations or clubs;
  - Social service teenage club facilities;
  - Any facility used for youth activities at least 60 percent of the time in a calendar year;
  - A park, playground or recreational area located on a public or private school grounds or in a city, county or state park specifically designed to be used by children or which has play equipment installed, including public grounds designed for athletic activities including courts or fields; or
  - A similar facility to one of the above.
- Any other medicinal cannabis delivery service business.

Ordinance No. 1877 would also require that non-storefront retailers must be at least 300 feet from any mobile home park. This revision to the previously drafted ordinance is being considered because existing mobile home parks are currently located throughout the industrial zoned areas. Staff determined that enforcing a 600-foot distance requirement would restrict where these businesses can be established, potentially creating a constraint which would be prohibited by SB 1186.

Businesses located outside of these distance requirements must obtain a permit from the Police Department before commencing operations, in accordance with the newly established Chapter 5.80, which will be created through Ordinance No. 1877.

The adoption of Ordinance No. 1877 will bring the City's code into compliance with the state laws but will not change the ban on all other commercial cannabis related activities including storefront cannabis businesses from operating in the City.

GENERAL PLAN CONSISTENCY

Approving these changes to the Gardena Municipal Code is required for the public necessity, convenience, general welfare and good land use and zoning practices. The Industrial land use designation of the Gardena General Plan Land Use Plan allows for a variety of clean and environmentally friendly industries. The Industrial land use designation is implemented by the M-1 and M-2 zones. These zones allow for commercial, manufacturing and industrial uses conducted within enclosed buildings. The establishment of non-storefront cannabis delivery businesses is consistent with the General Plan and zoning.

ENVIRONMENTAL REVIEW

Adoption of this ordinance is exempt under the common sense exemption of CEQA Guidelines section 15061(b)(3) where it can be seen that the project will not have any possibility of creating significant effects on the environment. The ordinance does not authorize any development and is merely sets forth policy and procedures.

NOTICE

The public hearing notice was published in the Gardena Valley News on November 21, 2024 (Attachment B). A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the record.

RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission to:

1) Conduct the public hearing;
2) Receive testimony from the public; and
3) Adopt Resolution No. PC 21-24 recommending that the City Council adopt Ordinance No. 1877.

ATTACHMENTS

A – Resolution No. PC 21-24
- Exhibit A – Draft Ordinance No. 1877

B – Public Notice

ORDINANCE NO. 1877

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING CHAPTER 18.66 AND SECTION 18.36.020 AND ADDING CHAPTER 5.80 TO THE GARDENA MUNICIPAL CODE RELATING TO NON-STOREFRONT RETAIL MEDICINAL CANNABIS DELIVERY SERVICE BUSINESSES

WHEREAS, on November 6, 1996, California voters approved Proposition 215, the "Compassionate Use Act of 1996", an initiative measure that declared that its purpose was, among other things, to ensure that seriously ill Californians have the right to obtain and use marijuana for medical purposes and exempts from state criminal liability certain patients and their primary caregivers who possess or cultivate marijuana for the personal medical purposes of the patient; and

WHEREAS, on October 9, 2015, Assembly Bill 243, Assembly Bill 266, and Senate Bill 643 were signed into law, which collectively were known as the Medical Cannabis Regulation and Safety Act (hereinafter "MCRSA") and established a state regulatory and licensing scheme for commercial and medical cannabis businesses; and

WHEREAS, on November 8, 2016, California voters approved Prop 64, the "Control, Regulate and Tax Adult Use of Marijuana Act" ("AUMA"), an initiative measure which made it lawful under state and local law for persons 21 years of age or older to possess and cultivate limited quantities of cannabis for personal non-medical or recreational use. The AUMA also established a state regulatory and licensing scheme for commercial adult-use cannabis businesses; and

WHEREAS, on June 27, 2017, Senate Bill 94 was signed into law and repealed the MCRSA, included certain portions of the MCRSA in the licensing provisions of the AUMA, and created a single regulatory scheme known as the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA") to regulate both medical and non-medical cannabis and retained certain provisions from MCRSA and AUMA that granted local jurisdictions control over whether commercial cannabis activity could occur in a particular jurisdiction; and

WHEREAS, Gardena Municipal Code Chapter 18.66 currently prohibits all cannabis activity in the City except for personal cultivation, including all delivery of cannabis to or from destinations within the city, including for medical purposes; and

WHEREAS, on September 18, 2022, Governor Newsom signed Senate Bill No. 1186 into law, which is referred to as the Medicinal Cannabis Patients' Right of Access Act, codified as Chapter 26 (commencing with Section 26320) to Division 10 of the Business and Professions Code, ("MCPRAA"); and

WHEREAS, the MCPRAA further prohibits cities from adopting or enforcing any regulations on or after January 1, 2024, that have the effect of prohibiting the retail sale by delivery within the local jurisdiction of medicinal cannabis to medicinal cannabis patients or their primary caregivers in a timely and readily accessible manner and in types and quantities that are sufficient to meet demand from medicinal cannabis patients within the jurisdiction; and

WHEREAS, Sections 5 and 7 of Article XI of the California Constitution, and the provisions of the Medical Cannabis Regulation and Safety Act ("MCRSA") as amended by the Medical and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), authorize cities to adopt ordinances that establish standards, requirements, and regulations for local licenses and permits for commercial cannabis and cannabis related activity. Any standards, requirements, and regulations regarding health and safety, security, and worker protections established by the State of California, or any of its departments or divisions, shall be the minimum standards applicable to medicinal cannabis related activity in a city; and

WHEREAS, the City desires to amend the Gardena Municipal Code to reflect the requirements of SB 1186 and appropriately regulate the establishment of physical premises from which retail sale by delivery of medicinal cannabis within the City is conducted by a licensed non-storefront retailer; and

WHEREAS, Chapter 18.66 of the Gardena Municipal Code imposes reasonable regulations consistent with state law to protect the city's neighborhoods, residents, and businesses from negative public safety and aesthetic impacts associated with the transporting, delivery, and distribution of medicinal cannabis and medicinal cannabis products to patients within the City; and

WHEREAS, on December 3, 2024, the Planning Commission of the City of Gardena, held a duly noticed public hearing at which time it considered all evidence presented, both written and oral regarding the proposed amendments to Title 18 of the Gardena Municipal Code as set forth in this Ordinance, after which time it adopted Resolution No. PC XX-24 recommending that the City Council adopt this Ordinance and make a finding that the Ordinance falls under the common sense exemption of CEQA set forth in Guidelines section 15061(b)(3); and

WHEREAS, on XXX, 2025, the City Council of the City of Gardena held a duly noticed public hearing and considered the staff report, recommendations by staff, and public testimony regarding this Ordinance, at which time it considered all evidence presented, both written and oral; and

WHEREAS, the proposed Zoning Code amendments are consistent with the City’s General Plan; and

WHEREAS, all legal requirements prior to the adoption of this Ordinance have occurred.

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

SECTION 1. The City Council finds that the recitals set forth above are true and correct.

SECTION 2. Sections 18.66.010, 18.66.020, and 18.66.030 of Chapter 18.66 (Cannabis Prohibition and Personal Cultivation Regulations/Permitting) of the Gardena Municipal Code are hereby amended to read as follows; the rest of the provisions of Chapter 18.66 remain the same.

18.66.010 Purpose.

A. ~~A.~~ The purpose of this chapter is to expressly prohibit the establishment of commercial cannabis uses in the city relating to medical cannabis and adult use non-medicinal cannabis, except to the extent that allowing the retail delivery of medical cannabis and cannabis products to medical cannabis patients within the city by a non-storefront retailer is required by law.

~~A.~~B. The purpose of this chapter is also ~~as well as~~ to impose reasonable regulations on both personal cultivation in private residences and accessory structures and on non-storefront retailers and impose ~~a~~ permitting schemes on such uses.

C~~B~~. The city council finds that except as provided for herein and as required by law, the prohibition on ~~storefront~~ commercial cannabis activity is necessary for the preservation ~~of~~ and protection of the public health, safety, and welfare of the city. The prohibition of such uses is within the authority conferred upon the city council by state law and is an exercise of its police powers to enact and enforce regulations for the public health, safety, and welfare.

18.66.020 Definitions.

A. "Adult Use" or "non-medical use" means the recreational or personal use of cannabis by a natural person 21 years of age or older, as used in MAUCRSA.

B. "Authorized grower" ~~shall mean~~means a person twenty-one years and older who is authorized by, and in compliance with, state law and the provisions of this chapter relating to the cultivation of cannabis for personal use.

~~B~~C. "Cannabis" means all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from cannabis, and any product containing cannabis. "Cannabis" includes cannabis that is used for medical, nonmedical, or other purposes. "Cannabis" does not include the mature

stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. “Cannabis” also does not include industrial hemp, as defined in California Health and Safety Code Section 11018.5.

~~C~~D. “Commercial cannabis activity” means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, labeling, packaging, transportation, delivery or sale of cannabis and cannabis products for nonmedical, medical or any other purpose, and includes the activities of any business licensed by the state or other government entity under Division 10 of the California Business and Professions Code or any other provision of state law that regulates the licensing of cannabis businesses.

~~D~~E. “Cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

~~E~~F. “Delivery” means the commercial transfer of cannabis or cannabis products to a customer. Delivery also includes the use by a retailer of any technology platform owned and controlled by the retailer.

~~F~~G. “Fully enclosed and secure structure” means a space within a building that complies with the California Building Code (“CBC”) as adopted by the city of Gardena, or if exempt from the permit requirements of the CBC, a structure that has a complete roof, a foundation, slab or equivalent base to which the floor is secured by bolts or similar attachments, is secure against unauthorized entry, and is accessible only through one or more lockable doors. Walls and roofs must be constructed of solid materials that cannot be easily broken through such as two-inch by four-inch nominal or thicker studs overlaid with three-eighths-inch or thicker plywood or the equivalent. Plastic sheeting, regardless of the mil or inches, or similar products do not satisfy this requirement. If skylights are used, security bars shall be added to the skylights. The structure must provide complete visual screening.

~~G~~H. “Indoors” means within a fully enclosed and secure structure.

~~H~~I. “MAUCRSA” means the Medicinal and Adult-Use Cannabis Regulation and Safety Act, as codified in Division 10 of the California Business and Professions Code (Section 26000 et seq.) as the same may be amended from time to time.

J. “MCPRAA” means the Medicinal Cannabis Patients' Right to Access Act, as codified in Chapter 26 (commencing with Section 26320) to Division 10 of the Business and Professions Code.

K. “Medicinal Cannabis” means both medicinal cannabis and medicinal cannabis products, as those terms are defined in Section 26001(ai)(1) of the Business and Professions Code.

L. "Medical Use" or "medicinal use" shall mean the use of medicinal cannabis by a medicinal cannabis patient.

ML. "Medicinal cannabis business" means a retailer authorized to engage in the retail sale by delivery of medicinal cannabis to medicinal cannabis patients pursuant to an M-license, as defined in the MCPRAA.

N. "Medicinal cannabis delivery service" means a state-licensed, non-storefront retailer that sells and delivers only medicinal cannabis and medicinal cannabis products to medicinal cannabis patients.

OM. "Medicinal cannabis patient" means a qualified patient or a primary caregiver for a qualified patient, as the same are defined in Section 11362.7 of the Health and Safety Code.

P. "Non-storefront retailer" means a retailer that sells cannabis goods to customers only through delivery and whose business is closed to the public.

IQO. "Outdoors" means any location that is not within a fully enclosed and secure structure.

JPR. "Person" means any person, firm, corporation, partnership, joint venture, limited liability company, collective, cooperative, nonprofit, trust, estate, association, club, receiver, syndicate, society, or other organization. The term "person" shall include any owner, manager, proprietor, employee, volunteer, or salesperson.

KQS. "Private residence" means a house, apartment unit, condominium, mobile home, or other similar dwelling that is lawfully used as a residence.

18.66.030 Prohibition.

A. Commercial cannabis activities, whether or not for profit, are expressly prohibited in all zones in the city of Gardena, including all specific plan areas and overlay zones. No person shall establish, operate, conduct, allow or engage in a commercial cannabis activity anywhere within the city. This prohibition includes any type of business enterprise where cannabis is complimentarily provided as part of any other non-cannabis-related business activity.

B. A property owner shall not rent, lease, or otherwise permit any person or business that engages in commercial cannabis activity to occupy real property in the city. A property owner shall not allow any person or business to establish, operate, maintain, conduct, or engage in commercial cannabis activity on any real property owned or controlled by that property owner that is located in the city.

C. To the extent not already covered by subsection A of this section, all deliveries of non-medicinal cannabis are expressly prohibited within the City of Gardena. No person

shall conduct any deliveries that either originate or terminate within the city, but the city shall not prohibit the use of city streets where the delivery does not originate or end within the jurisdictional limits of the city.

D. This section is meant to prohibit all commercial retail activities for which a state license is required, except for a medicinal cannabis delivery service ~~pursuant to the MAUCRSA~~. Accordingly, the city shall not issue any permit, license or other entitlement for any activity for which a state license is required ~~under the AUMA~~, including any local license to a non-profit entity pursuant to California Business and Professions Code Section 26070.5, except for a permit for a medicinal cannabis delivery service as provided for in Chapter 5.80 of this Code.

E. Except as provided in Section 18.66.040, all cultivation of cannabis is expressly prohibited in all zones in the C~~e~~ity of Gardena.

F. Notwithstanding any other provision of this chapter, the prohibitions set forth herein do not apply to the delivery by a non-storefront retailer of medicinal cannabis to a medicinal cannabis patient for medical use within the city.

SECTION 3. Section 18.36.020 of the Gardena Municipal Code relating to uses allowed in the M-1 zone, is hereby amended by **adding** a new subsection P. to read as follows:

P. Medicinal cannabis delivery service as defined in Chapter 18.66, subject to the following requirements:

1. The owner of the medicinal cannabis delivery service has obtained a medicinal cannabis delivery service permit prior to the commencement of operations in accordance with Chapter 5.80 of this Code, as well as a business license as required by Chapter 5.04 of this Code.

2. The medicinal cannabis delivery service businesses shall be located at least 600 feet from the following sensitive receptors. All measurements shall be taken from the closest property line of the medicinal cannabis delivery service business to the closest property line of the sensitive receptor.

a. A lot containing a single-family residential dwelling unit;

b. Public or private schools;

b. Daycare centers as defined by Health and Safety Code section 1596.76;

c. Churches;

d. Public parks;

e. Libraries;

f. Youth centers, which for purposes of this section shall mean a public or private facility that is primarily used to host recreation or social activities for minors, including:

1. Private youth membership organizations or clubs;
2. Social service teenage club facilities;
3. Any facility used for youth activities at least 60 percent of the time in a calendar year;
4. A park, playground or recreational area located on a public or private school grounds or in a city, county or state park specifically designed to be used by children or which has play equipment installed, including public grounds designed for athletic activities including courts or fields; or
5. A similar facility to one of the above.

g. Any other medicinal cannabis delivery service business.

3. The medicinal cannabis delivery service businesses shall be located at least 300 feet from any mobile home park. All measurements shall be taken from the closest property line of the medicinal cannabis delivery service business to the closest property line of the mobile home park.

SECTION 4. Chapter 5.80 (Medical Cannabis Delivery Service Businesses) is hereby **added** to Title 5 (Business Licenses and Regulations) of the Gardena Municipal Code to read as follows:

Chapter 5.80

MEDICINAL CANNABIS DELIVERY SERVICE BUSINESSES

5.80.010 Purpose and intent.

The purpose and intent of this chapter is to implement the provisions of Chapter 26 (commencing with Section 26320) of Division 10 of the California Business and Professions Code, referred to as the Medicinal Cannabis Patients' Right to Access Act. This chapter also imposes a regulatory permitting scheme and reasonable regulations to protect the city's neighborhoods, residents, and businesses from negative impacts associated with the delivery of medicinal cannabis.

5.80.020 Definitions.

All definitions in Chapter 18.66 of this code also apply to this chapter.

Any term defined in Title 4, Division 19 of the California Code of Regulations, that is not otherwise defined herein, shall have the meaning ascribed to it in that Division.
"Business Owner" means the same as that set forth in Title 14 of the California Code of Regulations, section 15003.

"Business Permit" means a permit for a medicinal cannabis delivery service business.

"CCR" shall mean Title 4, Division 19 of the California Code of Regulations.

"Chief" means the Chief of Police of the Gardena Police Department or the Chief's designee.

"Disqualifying conduct" means, except for item 1, within the 10 years preceding the date of the application, or in the case of revocation or suspension proceedings, within 10 years preceding the date of the revocation or suspension notice, a person has had:

1. Within the three years preceding the date of the application, or in the case of revocation or suspension proceedings, within three years preceding the date of the revocation or suspension notice, the applicant has had a suspension or revocation of a commercial cannabis license, or any convictions or administrative citations that are final for operating an unlicensed commercial cannabis activity;

2. A violent felony conviction, as specified in Penal Code section 667.5(c);

3. A serious felony conviction, as specified in Penal Code section 1192.7(c;

4. A felony conviction involving fraud, deceit, or embezzlement;

5. A felony conviction for hiring, employing, or using a minor in transporting, carrying, selling, giving away, preparing for sale, or peddling, any controlled substance to a minor; or selling, offering to sell, furnishing, offering to furnish, administering, or giving any controlled substance to a minor;

6. A felony conviction for drug trafficking with enhancements pursuant to Health and Safety Code section 11370.4 or 11379.8;

7. A conviction for any controlled substance felony;

8. A conviction for the intentional and knowing sale of cannabis to a person under 21 years of age;

9. A conviction for the intentional and knowing sale of medicinal cannabis to a person without a physician's recommendation;

10. A conviction for the sale of cannabis without a license.

For purposes of this chapter, a conviction means a plea or verdict of guilty or a conviction or diversion following a plea of nolo contendere.

“Employee Permit” means a permit for an individual employed by a medicinal cannabis delivery service business.

5.80.030 Permit/business license required.

A. No person shall engage in or conduct any medicinal cannabis delivery service business within the city without first obtaining a business permit under this chapter and having a state license to operate as a non-storefront retailer. A separate business permit shall be required for each physical address location within the city. An applicant may not apply for a business license until the applicant has received the state license.

B. No person shall be employed by a medicinal cannabis delivery service business within the city without first obtaining an employee permit under this chapter. No permit shall be issued to an individual under 21 years of age.

5.08.040 Application.

A. An application for a business permit or employee permit shall be on a form provided by the Gardena Police Department, shall be signed and dated, and shall be accompanied by a permit fee in an amount set by resolution of the City Council.

B. All applications shall include the following statements:

1. A certification under penalty of perjury that the information contained in the application is true and correct;

2. An authorization for the city, its officers, agents and employees to seek information and conduct an investigation into the truth of the statements set forth in the application and to ensure continual compliance with all applicable provisions of law;

3. An agreement to the fullest extent permitted by law to indemnify, defend (at the applicant's sole cost and expense), and hold the city, and its officers, elected and appointed officials, employees, volunteers, and agents harmless, from any and all claims, losses, damages, injuries, including death, liabilities or losses which arise out of, or which are in any way related to, the city's issuance of the permit, the city's decision to approve the permit, the process used by the city in making its permitting decision, or the alleged violation of any laws by the applicant, its officers, employees, or agents.

C. An application for either a business permit or employee permit shall contain the following information:

1. The legal first and last name of the applicant;

2. The date of birth of the applicant;

3. The address of the applicant;

4. The email address of the applicant;

5. Whether the applicant has engaged in any disqualifying conduct;

6. Such further information as the Chief determines necessary to determine compliance with this chapter and applicable provisions of law;

7. A complete set of the applicant's fingerprints taken by the Gardena police department. The applicant shall be responsible for payment of any fingerprinting fee;

8. All applicants shall have their picture taken by the Gardena police department;

D. Business Permit Application. An application for a business permit shall contain the following additional information:

1. An application for a business permit shall be filed for each business owner.

2. Both the business owner and the property owner, if different, shall sign the business permit application form.

3. The legal business name of the medicinal cannabis delivery service business;

4. The physical address of the business;

5. The mailing address of the business if different from the physical address;

6. The telephone number of the business;

7. The website address of the business, if any;

8. Identification of the owner that will serve as the primary contact person, including the person's title; and

9. A site plan showing a complete and detailed diagram of the proposed business location as required by CCR section 15006(b) through (f).

E. Employee Permit Application – An application for an employee permit shall contain the following additional information:

1. The legal business name of the medicinal cannabis delivery service business where the applicant will be employed; and

2. The physical address of the business.

F. Renewal. A permit issued pursuant to this chapter shall expire 12 months after the date of its issuance and must be a renewed on a yearly basis. A renewal application shall contain the same information as the original application, but new fingerprints need not be provided and a new site plan need not be submitted if there has been no change.

5.80.050 Duty to Update.

A. A permittee shall be required to update the information contained in the application within 10 business days of such change.

B. Reporting legal matters. The business owner shall notify the Chief in writing of the following legal matters pending against the owner, in its individual capacity or otherwise, within 48 hours of the date of conviction, judgment, order, or final decision:

1. Criminal conviction. The written notification to the city shall include the date of the conviction, the court docket number, the name of the court in which the conviction was entered, and the specific offense(s) resulting in a conviction(s).

2. Civil penalty or judgment. The written notification shall include the date of verdict, entry of judgment, or order, the court docket number, the name of the court in which the matter was adjudicated, and a description of the civil penalty or judgment rendered.

3. Administrative order. The written notification shall include the date of the order, the name of the agency issuing the order, and a description of the administrative penalty or decision rendered against the business owner or property owner.

4. Revocation or suspension of a state or local license, permit, or other authorization. The written notification shall include the name of the local agency involved, a written explanation of the proceeding or enforcement action, and the specific violation(s) that led to the revocation or suspension.

5.80.060 Decision on the application; permit approval, denial, suspension and revocation.

A. The Chief is authorized to approve, deny, suspend, or revoke the permits required under this chapter.

B. Upon receipt of a completed application, the Chief shall cause an investigation to be conducted by the appropriate departments within the city, including state and local background checks.

C. The Chief shall act upon an application within 30 working days following receipt. Notwithstanding the above, failure to act upon a completed application within the time frame set forth above shall not be deemed approval of the application. Any permit issued pursuant to this subsection shall be deemed conditional pending the city's receipt of the California Department of Justice report on the applicant's fingerprints.

D. Permit Issuance. When an application, including a renewal, is approved, in addition being issued a permit, an identification badge shall be issued to every business owner and employee. The identification badge shall include the permit number and the expiration date.

E. Grounds for Denial. An application for a permit or renewal shall be denied if any of the following grounds are found to exist:

1. The applicant has engaged in disqualifying conduct;

2. There has been a material misrepresentation on the application;

3. There has been a material misrepresentation on the site plan;

4. Application deficiencies. The application is incomplete, supportive documentation was not provided, and/or the applicant failed to correct deficiencies in the application or provide additional application information within the response timeframe requested; or

5. For a business permit, facts or circumstances exist which indicate that the business does or would very likely constitute a threat to public health, safety, and/or welfare.

F. Grounds for revocation or suspension. A permit issued pursuant to this chapter may be suspended or revoked by the Chief if any of the following grounds are found to exist:

1. Any reason exists which would have resulted in a denial of the application in the first instance;

2. For a business permit, there have been modifications to the operations of the business as shown on the original site plan;

3. For a business permit, there has been a change in the business owners and such new owners have not obtained a permit;

4. The Chief has determined, based on substantial evidence, that the permittee is in violation of the requirements of this chapter, of this Code, or state law; or

5. Suspension or expiration without timely renewal of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a medicinal cannabis delivery service business to operate within the city until the State of California, or any of its departments or divisions, reinstates or reissues the state license. Revocation or termination of the license of a medicinal cannabis delivery service business by the State of California, or any of its departments or divisions, shall immediately revoke or terminate the ability of a medicinal cannabis delivery service business to operate within the city without notice. If the city becomes aware that a state license has expired or been suspended, revoked, or terminated, it will initiate proceedings under this section to suspend or revoke a business permit.

6. If, in the discretion of the Chief, an alleged violation is minor and capable of correction, then prior to suspension or revocation a written notice shall be given to the permittee of the alleged violation(s) involved to allow a period of time to correct the alleged violation(s), which period shall not exceed five business days, at the end of which period an inspection shall be conducted to determine whether the alleged violation(s) has been corrected. For purposes of this section, written notice may be in the form of a notice of violation or an administrative citation.

G. Any denial, suspension or revocation shall be accompanied by a written statement setting forth the reason for the decision. A notice of suspension or revocation may be accompanied by an administrative or criminal citation. Any notice may be appealed in accordance with section 5.80.070.

5.80.070 Appeals.

A. An appeal from a decision of the Chief shall be conducted as prescribed in this section.

B. Within 10 calendar days after the date a decision of the Chief is mailed by first-class mail, postage prepaid, to deny, suspend, or revoke a permit, or to add conditions to a permit, an aggrieved party may appeal such action by filing a written appeal with the city clerk setting forth the reasons why the decision was not proper. The notice of appeal shall specify:

1. The name and address of the appellant;

2. The date that the permit application was filed with the city;

3. The date of the mailing of the decision to deny, suspend, revoke, or condition the permit which is being appealed; and

4. The factual basis for the appeal.

C. An appeal shall be accompanied by a fee set by resolution of the City Council. An appeal without the timely payment of the fee shall be considered to be untimely.

D. Upon receipt of a complete and timely filed notice of appeal, the City Clerk shall schedule a hearing before a hearing officer. The hearing officer shall be either the city manager or an administrative hearing officer hired under contract by the city manager.

E. The appellant shall be provided with written notice of the time and place of the appeal hearing, as well as a copy of all relevant materials, at least seven calendar days prior to the hearing.

F. The scope of the appeal hearing shall be limited to those issues raised by the appellant in the written appeal.

G. At the time of the hearing, the hearing officer shall review the records and files relating to the notice of decision.

1. The hearing officer shall permit any interested person, including the chief of police and the appellant, to present any relevant evidence bearing on the issues involved in the matter.

2. In conducting the hearing, technical rules relating to evidence and witnesses shall not apply. Any relevant evidence may be admitted if it is material and if it is evidence customarily relied upon by responsible persons in the conduct of their affairs regardless of the existence of any common law or statutory rule which might make admission of such evidence improper over objection in civil actions. Hearsay evidence may be admissible if it is the sort upon which reasonable persons are accustomed to rely in the conduct of serious affairs. The rules of privilege shall be applicable to the extent they are now or are hereafter permitted in civil actions. Irrelevant, collateral, and repetitious testimony shall be excluded.

3. In determining whether a person should be disqualified for meeting the definition of disqualifying conduct, the hearing officer may consider: the nature and severity of the act(s) or crime(s); whether there were any additional subsequent act(s) or crime(s); the number of act(s) or crime(s); and how recent the act(s) or crime(s) were.

H. The appellant shall have the burden of proving that he or she meets the requirements for issuing the permit in the first instance. The Chief shall have the burden of proving that grounds exist for revoking or failing to renew a permit.

I. Based upon the evidence presented at the hearing, the hearing officer shall determine whether the decision by the Chief should be affirmed, modified or reversed.

J. The hearing officer's decision and the reasons therefore shall be communicated in writing to the appellant within 10 working days after the close of the hearing. The decision shall also state that it is final and conclusive, that judicial review may be sought therefrom pursuant to Code of Civil Procedure Section 1094.5, and that any action filed in the superior court shall be filed within ninety days following the city manager's notice pursuant to Code of Civil Procedure Section 1094.6.

5.08.080 Notices.

All notices required to be given pursuant to this chapter shall be served on the responsible party (i.e., permittee, applicant or appellant) either by personal delivery or by deposit in the United States mail in a sealed envelope postage prepaid addressed to such responsible party as the name and address appear in the most recent application on file with the city. Service by mail shall be deemed to have been completed on the date deposited in the mail.

5.80.090 Fees.

The City Council may impose by resolution a nonrefundable fee to reimburse the city for its reasonable and necessary costs for providing the services under this chapter. This fee shall be in addition to the business license fees required by Title 5 of this Code.

5.80.100 Operational standards.

A medicinal cannabis delivery service business and its employees shall comply with the following requirements:

A. All applicable requirements of state law, including statutes and California Code of Regulations.

B. No markings or indications of medicinal cannabis shall be visible from the public right-of-way and/or exterior of the structure(s) associated with the medicinal cannabis delivery service business.

C. Odor control devices and techniques shall be incorporated and maintained to ensure that odors from the medicinal cannabis are not detectable off-site.

D. The original of the business permit issued by the city pursuant to this chapter, along with the medicinal cannabis delivery business's state cannabis license and city-issued business license, shall be readily available upon request by the Chief and not visible to the public.

E. Delivery drivers shall keep the original of the employee permit and identification card, along with a copy of the business permit, with them at all times while making deliveries.

F. All records required to be kept by state law shall be made available to the Chief and must be produced no later than one business day after receipt of the City's request, unless otherwise stipulated by the City.

G. The business shall designate a security representative/liaison who can meet with the Chief regarding any security related measures and/or operational issues.

H. Signage shall be limited to the name of the business only and shall be in compliance with Chapter 18.58 of the City's sign code and shall contain no advertising of other companies, brands, goods, or services.

I. No medicinal cannabis products shall be visible from outside the non-storefront medicinal cannabis delivery services fixed location or delivery vehicles.

J. No visual display, signage, or condition on the exterior of the non-storefront medical cannabis delivery service fixed locations or delivery vehicles shall indicate the types of products being stored inside the fixed location or transported in the delivery vehicles.

K. All deliveries of medicinal cannabis must be to a customer's physical address and no delivery may be made to an address located on publicly owned land or any address on land or in a building leased by a public agency.

5.80.110 Violations, inspections, and enforcement.

A. Violations declared a public nuisance. Each and every violation of the provisions of this chapter is deemed unlawful and a public nuisance.

B. Each violation a separate offense. Each and every violation of this chapter shall constitute a separate violation, and the city may pursue any and all remedies and actions available under state and local law for any violations committed by a medicinal cannabis delivery service business, a business owner, a property owner, or any other persons related to or associated with any commercial cannabis activity, including suspension or revocation of any permit pursuant to this chapter. Additionally, as a nuisance per se, any violation of this chapter shall be subject to disgorgement and payment to the city of any monies unlawfully obtained, costs of abatement, costs of investigation, attorney fees, and any other relief or remedy available at law or in equity.

C. Remedies are cumulative and not exclusive. The remedies provided in this chapter or this code are not to be construed as exclusive remedies. The city is authorized to pursue any proceedings or remedies provided by law.

D. Business owner are responsible for violations. The business owner shall be responsible for all local and state law violations that occur in or about a physical address

location, a medicinal cannabis delivery service vehicle, or related to delivery personnel, whether or not the violations occur within the presence of the business owner.

E. Inspections and enforcement.

1. The Chief, code enforcement officers, police officers, and the Los Angeles County Fire Department, are charged with enforcing the provisions of this code and shall be authorized to enter a medicinal cannabis delivery service business or a medicinal cannabis delivery service vehicle operating in the city at any time during the business's hours of operation with or without notice, subject to constitutional limitations, to do inspect the medicinal cannabis delivery service business and medicinal cannabis delivery service vehicle as well as any recordings and records required to be maintained pursuant to this chapter or under applicable provisions of state law.

2. It is unlawful for any person having responsibility over the operation of a medicinal cannabis delivery service business to impede, obstruct, interfere with, or otherwise not allow the city to conduct an inspection, review or copy records, recordings, or other documents required to be maintained by such business under this chapter or under state or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings, or other documents required to be maintained by a medicinal cannabis delivery service business under this chapter or under state or local law.

SECTION 5. Findings. In approving the changes to the Gardena Municipal Code set forth above, the City Council finds that adoption of this Ordinance is required for the public necessity, convenience, general welfare and good land use and zoning practices. The Industrial land use designation allows for a variety of clean and environmentally friendly industries. The industrial zone allows commercial, manufacturing and industrial uses conducted within enclosed buildings. The establishment of non-storefront cannabis delivery businesses is consistent with the General Plan and zoning.

SECTION 6. CEQA. Adoption of this Ordinance is exempt under the common sense exemption of CEQA Guidelines section 15061(b)(3) where it can be seen that the project will not have any possibility of creating significant effects on the environment. The ordinance does not authorize any development and is merely sets forth policy and procedures.

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. Effective Date. This Ordinance shall take effect on the thirty-first day after passage.

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.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2025.

_____
TASHA CERDA, Mayor

ATTEST:

_____
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

_____
CARMEN VASQUEZ, City Attorney

City of Gardena

Gardena City Council Meeting

AGENDA REPORT SUMMARY

Agenda Item No. 14.A
Section: DEPARTMENTAL ITEMS - ELECTED & CITY MANAGER'S OFFICES
Meeting Date: February 11, 2025

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

AGENDA TITLE: Ordinance No. 1880, Amending Sections 14.04.090 and 14.04.220 of Chapter 14.04 – Residential Rent Mediation and Hearings – of the Gardena Municipal Code relating to Notification of Rent Increases

COUNCIL ACTION REQUIRED:
Staff Recommendation: Introduce Ordinance No. 1880

RECOMMENDATION AND STAFF SUMMARY:

Staff is respectfully recommending that the City Council introduce Ordinance No. 1880, which amends Sections 14.04.090 and 14.04.220 of the Gardena Municipal Code (GMC), relating to the Notification of Rent Increases.

Currently, the GMC states that a notice of rent increase greater than ten (10) percent requires a sixty-day notice. Per Assembly Bill (AB) 1110, a ninety-day notice is now required if the notice of rent increase is greater than ten (10) percent.

These changes are necessary to keep Gardena's Rent Mediation Ordinance consistent with Assembly Bill 1110 and Civil Code 827, which states "If the proposed rent increase for that tenant is greater than 10 percent of the rental amount charged to that tenant at any time during the 12 months before the effective date of the increase, either in and of itself or when combined with any other rent increases for the 12 months before the effective date of the increase, the notice shall be delivered at least 90 days before the effective date of the increase, and subject to Section 1013 of the Code of Civil Procedure if served by mail."

Therefore, Staff would like to amend Sections 14.04.090 and 14.04.220 of the GMC, relating to the Notification of Rent Increases.

FINANCIAL IMPACT/COST:
N/A

ATTACHMENTS:

Ordinance No. 1880 - Rent mediation.pdf

APPROVED:



_____

Clint Osorio, City Manager

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ORDINANCE NO. 1880

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING SECTIONS 14.04.090 and 14.04.220 OF THE GARDENA MUNICIPAL CODE RELATING TO NOTIFICATION OF RENT INCREASES

WHEREAS, Civil Code section 827 governs the amount of notice that must be given for changes in terms of a lease; and

WHEREAS, the City Council of Gardena wants to provide consistency between the California Civil Code and the notice required under Chapter 14.04, Residential Rent Mediation and Hearings, of the Gardena Municipal Code

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

SECTION 1. Section 14.04.090.B of the Gardena Municipal Code is hereby amended to read as follows:

14.04.090 Notification of rent increases.

B. If the proposed rent increase is greater than the amount described in subsection A of this section, the owner shall provide written notice of the increase to tenants at least ~~sixty~~ ninety days prior to the effective date of the increase.

SECTION 2. Section 14.04.220 of the Gardena Municipal Code is amended to read, as follows:

14.04.220 Applicability.

The provisions of this chapter shall govern all disputes arising out of rent increases noticed on or after February 20, 1987. Rent increases for which notices were received on or after ~~February 20, 1987~~January 1, 2020, shall not take effect less than the sixty or ninety days after the date such notice is received by the affected tenant or tenants as specified in Section 14.04.090.

SECTION 3. CEQA Compliance. This Ordinance is exempt from CEQA under the following provisions of the CEQA Guideline Section 15061(c)(3) provides that a project is exempt from CEQA when it is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect. It is clear that the changes set forth in this Ordinance will not create any significant impacts. Staff is directed to file a notice of exemption.

SECTION 4. 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

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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 5. 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 6. Effective Date. This ordinance shall become effective on the thirty-first day after adoption.

SECTION 7. Rent Mediation and Hearing Procedures Handbook. Staff is hereby directed to update the Rent Mediation and Hearing Procedures in accordance with this Ordinance.

Passed, approved, and adopted this ____ day of _____, 2025.

_____
TASHA CERDA, Mayor

ATTEST:

_____
MINA SEMENZA, City Clerk

APPROVED AS TO FORM:

_____
CARMEN VASQUEZ, City Attorney