



CITY OF LAWNDALE

14717 Burin Avenue, Lawndale, California 90260
Phone (310) 973-3200 – www.lawndalecity.org

AGENDA LAWNDALE CITY COUNCIL REGULAR MEETING Monday, March 15, 2021 - 6:30 p.m. Lawndale City Hall Council Chamber 14717 Burin Avenue

*** COVID-19 NOTICE ***

How to observe the Meeting:

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting on [YouTube “Lawndale CityTV”](#), the [City Website](#), or Lawndale Community Cable Television on Spectrum & Frontier Channel 3.

How to submit Public Comment:

Members of the public may provide public comment by sending comments to the Clerk by email at cityclerk@lawndalecity.org. Please submit your written comments as early as possible, preferably prior to the start of the meeting or if you are unable to email, please call the City Clerk's Office at (310) 973-3213 by 5:30 p.m. on the date of the meeting. Email comments must identify the Agenda Item Number in the subject line of the email. The public comment period will close once the public comment time for the agenda item has concluded. The comments will be entered into the record and provided to the Council. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time. Please see the [Temporary eComment Policy for Public Meetings](#).

Copies of this Agenda packet may be obtained prior to the meeting outside of the Lawndale City Hall foyer or on the [City Website](#). Interested parties may contact the City Clerk Department at (310) 973-3213 for clarification regarding individual agenda items.

This Agenda is subject to revision up to 72 hours before the meeting.

- A. **CALL TO ORDER AND ROLL CALL**
- B. **CEREMONIALS** (Flag Salute)
- C. **PRESENTATION**
 - 1. **Recognition of Service - Outgoing Commissioners & Committee Members**
- D. **PUBLIC SAFETY REPORT**
- E. **ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA** (Public Comments)
- F. **COMMENTS FROM COUNCIL**

G. CONSENT CALENDAR

Items 2 through 4, will be considered and acted upon under one motion unless a City Councilmember removes individual items for further City Council consideration or explanation.

2. Consideration of Claim Against the City

Recommendation: that the City Council reject the claim filed by Larry Justason and instruct staff to process the appropriate correspondence to the claimant.

3. Accounts Payable Register

Recommendation: that the City Council adopt Resolution No. CC-2103-013, authorizing the payment of certain claims and demands in the amount of \$ 622,087.67.

4. Minutes of the Lawndale City Council Regular Meeting – March 1, 2021

Recommendation: that the City Council approve.

H. ADMINISTRATION

5. Annual 2020 General Plan Progress Report

Recommendation: that the City Council (a) review the 2020 draft Annual Report; (b) make any revisions; and (c) direct staff to forward the report to the State Department of Housing and Community Development and the Governor's Office of Planning and Research.

6. Change Order No. 1 for Fiscal Year 2019-2020 Annual Street Improvement Project No. 2020-5 and 2020-6 (Measure M Street Improvement Project)

Recommendation: that the City Council (a) approve the contract change Order No. 1 for Fiscal Year 2019-2020 Annual Street Improvement Project in the amount of \$337,105.00; (b) approve contingency in amount of \$16,895.00 for the Contract Change Order No. 1 for FY 2019-20 Annual Street Improvement Project; (c) approve Contract Amendment No. 1 for FY 2019-20 Annual Street Improvements Project No. 2020-5 and 2020-6; and (d) approve the allocation of Measure M Fund in the amount of \$354,000.00 to the account number 272-310-700.146 Street Improvements.

7. City Council Subcommittee for Metro C Line (Green) Extension Project

Recommendation: that the City Council consider the formation of a City Council subcommittee for the C Line (Green) Extension Project.

I. CITY MANAGER'S REPORT

J. ITEMS FROM CITY COUNCILMEMBERS

8. Mayor/City Councilmembers Report of Attendance at Meetings and/or Events

K. CLOSED SESSION

9. Conference with Legal Counsel – Anticipated Litigation

The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(4), because the City is considering whether to initiate litigation in one case.

10. Conference with Legal Counsel – Potential Litigation

The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(2), to confer with legal counsel regarding a significant exposure to litigation, the facts and circumstances of which are not known to the potential plaintiff.

L. ADJOURNMENT

The next regularly scheduled meeting of the City Council will be held at 6:30 p.m. on Monday, April 5, 2021 in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

It is the intention of the City of Lawndale to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the City Clerk Department (310) 973-3213 prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

I hereby certify under penalty of perjury under the laws of the State of California that the Agenda for the regular meeting of the City Council to be held on March 15, 2021 was posted not less than 72 hours prior to the meeting.

Matthew Ceballos, Assistant City Clerk

Presentation

March 15, 2021

Lawndale City Council Meeting

Outgoing Commissioners and Committee Members

Planning Commission

The Planning Commission meets twice a month to carry out the City of Lawndale's land use policies. The Commission recommends plans consistent with the future growth and development of the City of Lawndale, as required by State law.

Sirley Cuevas
Carla L. Rose-Pryor
Uffe H. L. Moller

Parks, Recreation and Social Services Commission

This is an advisory body to the Lawndale City Council in matters pertaining to social and leisure programs for the City of Lawndale, including the acquisition and operation of related facilities.

Madonna Sitka
Erica Harbison
Shirley Rudolph

Beautification Committee

The Beautification Committee sponsors and develops a variety of beautification programs and activities throughout the year including Clean Up Week, a holiday decorating competition, and business and home awards for improved appearance.

Fady Hermina
Consuelo Maria Huante
Erick Escamilla

Youth Advisory Committee

The Youth Advisory Committee is a group of young people, 18 years and younger and in grade 6-12, who want to see change for Lawndale Youth. They meet to discuss youth and teen programs and activities, as well as volunteering their time in those same programs and activities.

Katie Barrios
Andrew Espindola
Anyelin Lima
April Owens



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: March 15, 2021
TO: Honorable Mayor and City Council
FROM: Kevin M. Chun, City Manager *[Signature]*
PREPARED BY: Raylette Felton, Assistant to the City Manager/ Human Resources Director *[Signature]*
SUBJECT: CONSIDERATION OF CLAIM AGAINST THE CITY

BACKGROUND

The City of Lawndale received a personal injury claim filed by Law Offices of Michael R. Rhames & Associates representing Larry Justason (Claimant) on March 2, 2021. The claim filed allege that their motor scooter fell into a pothole at the Los Angeles County's Alondra Community Regional Park parking lot, causing a personal injury. This matter was referred to the City's third party claims administrator (Carl Warren & Company) for review and investigation.

STAFF REVIEW

Based on an investigation completed by Carl Warren, it was determined that the liability for the claim could not be assigned to the City and recommends that the City reject the claim as filed.

LEGAL REVIEW

N/A

RECOMMENDATION

Staff recommends that the City Council reject the claim filed by Larry Justason and instruct staff to process the appropriate correspondence to the claimant.

Attachments: 1) Claim for Damages to Person or Property and Rejection Notice – Larry Justason (3010575 WRG)



CARL WARREN & COMPANY
Claims Management and Solutions

March 4, 2021

TO: City of Lawndale

ATTENTION: Raylette Felton

RE: Claim : Justason vs. Lawndale
Claimant : Larry Justason
Date of Event : 10-6-2020
Claim Number : 3010575 WRG

Please allow this correspondence to acknowledge receipt of the captioned claim. Please take the following action:

- **CLAIM REJECTION:** Send a standard rejection letter to the claimant's attorney.

Please include a Proof of Mailing with your rejection notice to the claimant. Please provide us with a copy of the Notice of Rejection and copy of the Proof of Mailing. If you have any questions feel free to contact the assigned adjuster or the undersigned supervisor.

Very Truly Yours,

CARL WARREN & CO.

Emily Gutierrez
Claims Supervisor



**CITY OF LAWDALE
CLAIM FOR DAMAGES TO PERSON OR PROPERTY**

Reserve for Filing Stamp

'21 MAR 2 7:37AM

File with the City Clerk
14717 Burin Ave., Lawndale, CA 90260
(310) 973-3200, Fax: (310) 644-4556

Claim No.: _____

Instructions:

1. Claims for death, injury to person or to personal property must be filed not later than six (6) months after the occurrence. (Gov. Code Sec. 911.2)
2. Claims for damages to real property must be filed not later than one (1) year after the occurrence. (Gov. Code Sec. 911.2)
3. Read entire claim form before filing.
4. See page 2 for diagram upon which to locate place of accident.
5. This claim form must be signed on page 2 at bottom.
6. Attach separate sheets, if necessary, to give full details. SIGN EACH SHEET.
7. Claim must be filed with the City Clerk. (Gov. Code Sec. 915a)

CITY OF LAWDALE			
Claimant's Name	Larry Justason	Claimant's Occupation	self employed delivery service
Claimant's Home Address	██████████ Hawthorned CA	Claimant's Home Phone #	██████████
Claimant's Business Address	██████████ Hawthorned, CA	Claimant's Business Phone #	██████████

Address and telephone number to which you desire notices or communications to be sent regarding this claim:

██████████ Culver City, CA 90230; ██████████

When did DAMAGE or INJURY occur? Date: 10-06-2020 Time: 7:59 a.m.

If claim is for Equitable Indemnity, give date claimant served with the complaint: _____ Date: _____

Names of any city employees involved in INJURY or DAMAGE
Unknown

Where did DAMAGE or INJURY occur? Describe fully, and locate on diagram on reverse side of this sheet. Where appropriate, give street names and address and measurements from landmarks:

Alondra Park parling lot, south parking lot, facing Alondra Lake.

Describe in detail how the DAMAGE or INJURY occurred.

I was operating my Kymco Motor Scooter in the parking lot; I turned left to enter a parking space when my scooter's front wheel fell into a large pot hole which had obviously been there for quite some time due to its size and extent of deterioration causing me to crash with my scooter landing on my right foot.

Why do you claim the city is responsible?

Negligent failure to inspect and repair pot holes in the parking lot.

Describe in detail each INJURY or DAMAGE

Fracture to my right foot; injury to m left foot; injury to my back.

THIS CLAIM MUST BE SIGNED ON PAGE 2



The amount claimed, as of the date of presentation of this claim, is computed as follows:

Damages incurred to date (exact):	\$unknow at this time	Estimated prospective damages as far as known:	\$unknow at this time
Damage to property	\$ 1,000.00 est.	Future expenses for medical and hospital care	\$unknow at this time
Expenses for medical and hospital care	\$unknow at this time	Future loss of earnings	\$unknow at this time
Loss of Earnings	\$unknow at this time	Other prospective special damages	\$unknow at this time
Special Damages for	\$unknow at this time	Prospective general damages	\$unknow at this time
		Total estimate prospective damages	\$unknow at this time
General Damages	\$ 50,000		
Total Damages incurred to date	\$ 75,000		
Total amount claimed as of date of presentation of this claim			\$ 75,000

Was damage and/or injury investigated by police? No If so, what city? _____ File #: _____

Were paramedics or ambulance called? Yes If so, name city or ambulance Los Angeles County paramedics

If injured, state date, time, 10-6-20; 7:59 a.m.

name and address of doctor of your first visit Centinela Hospital

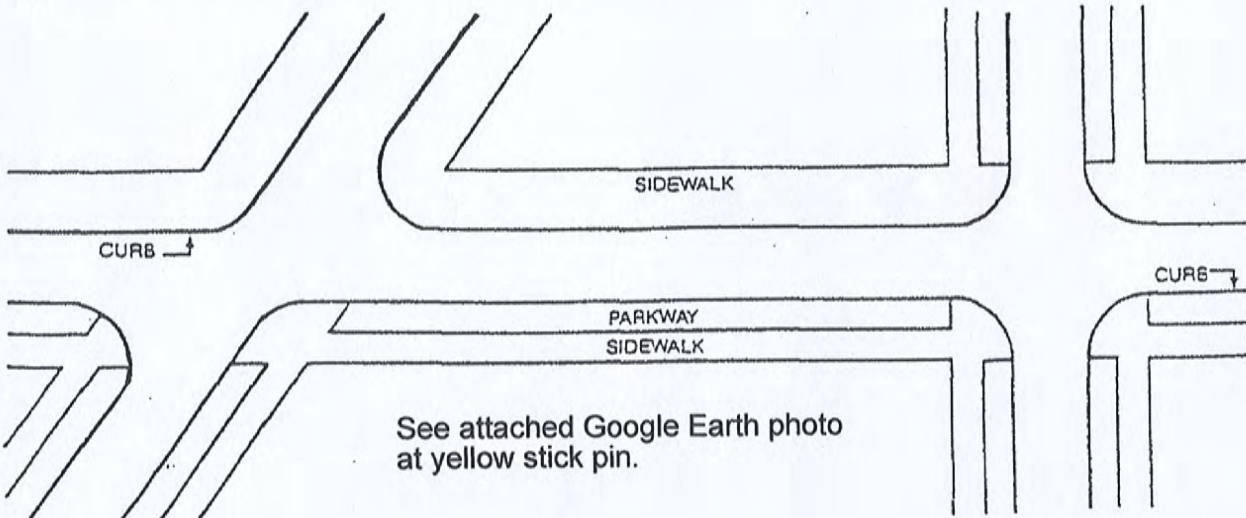
WITNESSES to DAMAGE or INJURY: List all persons and addresses of person known to have information:

Name Dave Hoang, MD Address [Redacted] Hawthorne, CA Phone _____
 Name _____ Address _____ Phone _____
 Name _____ Address _____ Phone _____

DOCTORS and HOSPITALS:

Hospital Centinela Hospital Address _____ Date of Hospitalization 10-6-20
 Doctor Dave Hoang, MD Address _____ Date of Treatment 10-6-20
 Doctor _____ Address _____ Date of Treatment _____

For all accident claims place on following diagram names of streets, including North, East, South and West; indicate place of accident by "X" and by showing house numbers or distances to street corners. If city vehicle was involved, designate by letter "A" location of city vehicle when you first saw it, and by "B" location of yourself or your vehicle when you first saw city vehicle; location of city vehicle at time of accident by "A-1" and location of yourself or your vehicle at the time of the accident by "B-1" and the point of impact by "X". NOTE: if diagrams below do not fit the situation, attach hereto a proper diagram signed by claimant.



Signature of Claimant or person filing on his/her behalf giving relationship to Claimant:

[Redacted Signature]

Typed/Printed Name

Michael R. Rhames

Date

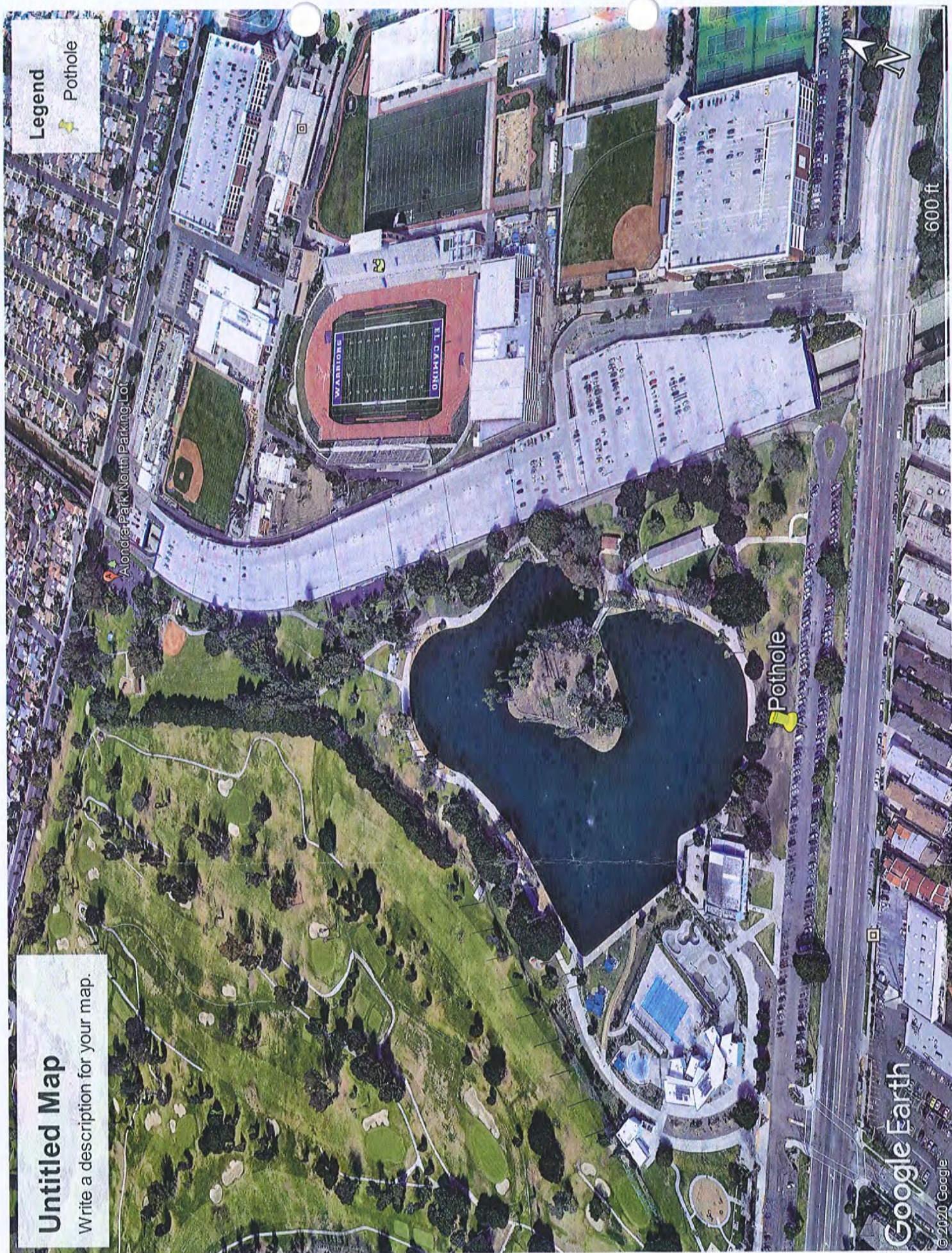
02-18-21

Untitled Map

Write a description for your map.

Legend

Pothole



Google Earth

© 2020 Google

600 ft

RESOLUTION NO. CC-2103-013

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNSDALE, CALIFORNIA
AUTHORIZING CERTAIN CLAIMS AND DEMANDS
IN THE SUM OF \$622,087.67**

THE CITY COUNCIL OF THE CITY OF LAWNSDALE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

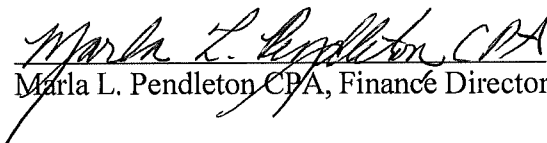
SECTION 1. That in accordance with Sections 37202 and 37209 of the Government Code, the Finance Director, as certified below, hereby attests to the accuracy of these demands and to the availability of funds for the payment thereof.

SECTION 2. That the following claims and demands have been audited as required by law, and that appropriations for these claims and demands are included in the annual budget as approved by the City Council.

SECTION 3. That the claims and demands paid by check numbers 200929 through 200979 for the aggregate total of \$622,087.67 are hereby authorized.

Effective Date: March 15th, 2021

Certified by:


Marla L. Pendleton CPA, Finance Director

PASSED, APPROVED AND ADOPTED this 15th day of March, 2021.

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawnsdale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2103-013 at a regular meeting of said Council held on the 15th day of March, 2021, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Pat Kearney, Mayor Pro Tem					
Rhonda Hofmann Gorman					
Sirley Cuevas					
Bernadette Suarez					

Erica Harbison, City Clerk

City of Lawndale
Summary of Audited Claims and Demands

Claims and Demands Paid By Check:

Check Date	Beginning	Check Number	Ending	Aggregate Total
2/25/2021	200929	200954	200954	31,012.90
3/4/2021	200955	200979	200979	591,074.77
Total Checks				622,087.67

Claims and Demands Paid By Electronic ACH Transfer:

Date	Name of Payee	Description	Amount
Total ACH Payments			0.00

Total Audited Claims and Demands Paid

622,087.67

Check Register Report

Date: 02/24/2021
 Time: 4:30 pm
 Page: 1

BANK: WELLS FARGO BANK N.A

City of Lawndale

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
200929	02/25/2021	Printed		7263	ACCOUNTING PRINCIPALS INC	Temporary Services - Accountfin	3,129.44
200930	02/25/2021	Printed		1056	AT&T GLOBAL SERVICES, INC.	TELEPHONE LEASE AND MAINT SVCS	865.67
200931	02/25/2021	Printed		7205	BACKFLOW APPARATUS & VALVE	EQUIPMENT MAINTENANCE	545.00
200932	02/25/2021	Printed		7740	CALIFORNIA HOT WATER SUPPLY	Water Supply Pump - Comm Cente	1,354.42
200933	02/25/2021	Printed		0190	COLONIAL LIFE & ACCIDENTS, INC	FEB-2021 INSURANCE	2,516.04
200934	02/25/2021	Printed		0219	COUNTY OF LA DEPT OF PUBLIC WK	INDUSTRIAL WASTE SERVICE	1,510.55
200935	02/25/2021	Printed		0216	DELTA DENTAL	FEB-2021 DENTAL INSURANCE-REG	2,175.64
200936	02/25/2021	Printed		0389	DELTA DENTAL INS	FEB-2021 DENTAL PREMIUM	150.28
200937	02/25/2021	Printed		6557	HAWTHORNE HARDWARE	BUILDING MAINTENANCE	15.62
200938	02/25/2021	Printed		7693	CAROL M HURWITZ	BL OVERPAYMENT REFUND	4.00
200939	02/25/2021	Printed		6051	INFANTE BROS LAWNMOVER SHOP	TOOLS	440.90
200940	02/25/2021	Printed		0325	LIEBERT CASSIDY WHITMORE	EMPLOYEE INVESTIGATION	6,177.50
200941	02/25/2021	Printed		0337	MANAGED HEALTH NETWORK	FEB-2021 EMP. ASSIST PROGRAM	94.05
200942	02/25/2021	Printed		7733	MARIA'S GARDEN CENTER &	PLANTS & MATERIALS	404.71
200943	02/25/2021	Printed		6428	MINUTEMAN PRESS OF GARDENA	BUSINESS CARDS	130.07
200944	02/25/2021	Printed		7754	NATIONWIDE PROPERTY MGT INC	BL OVERPAYMENT REFUND	29.75
200945	02/25/2021	Printed		7753	PAPA JOHN 24726 WNU LLC	BL OVERPAYMENT REFUND	63.00
200946	02/25/2021	Printed		0384	PEP BOYS	VEHICLE MAINTENANCE	36.65
200947	02/25/2021	Printed		7756	RAY CONSULTING GROUP VENTURES	BL OVERPAYMENT REFUND	1.00
200948	02/25/2021	Printed		5895	RICOH USA INC	COPIER LEASE AND USAGE	497.65
200949	02/25/2021	Printed		0211	SOUTHERN CALIFORNIA NEWS GROUP	LEGAL ADS	519.44
200950	02/25/2021	Printed		0444	SPCA LA	ANIMAL SHELTERING SERVICES	6,265.00
200951	02/25/2021	Printed		2002	THE STANDARD, UNIT 22	INSURANCE PREMIUMS - FEB	1,599.00
200952	02/25/2021	Printed		6538	UTILITY CRANE & EQUIPMENT, INC	VEHICLE MAINTENANCE	1,591.05
200953	02/25/2021	Printed		0479	VISION SERVICE PLAN	FEB-2021 VISION PREMIUM	875.47
200954	02/25/2021	Printed		7755	WALER CO	BL OVERPAYMENT REFUND	21.00

Total Checks: 26 Checks Total (excluding void checks): 31,012.90

Total Payments: 26 Bank Total (excluding void checks): 31,012.90

Total Payments: 26 Grand Total (excluding void checks): 31,012.90

Check Register Report

Date: 03/03/2021
 Time: 3:28 pm
 Page: 1

BANK: WELLS FARGO BANK N.A

City of Lawndale

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
200955	03/04/2021	Printed		7263	ACCOUNTING PRINCIPALS INC	TEMP SVCS W/E 2/12/21	1,686.24
200956	03/04/2021	Printed		1541	ALESHIRE & WYNDER, LLP	LEGAL SERVICES	34,254.67
200957	03/04/2021	Printed		7457	BEACH ELECTRIC COMPANY	ELECTRICAL INSTALLATION	919.00
200958	03/04/2021	Printed		0613	BERICOM IT & DESIGN	NTWK MAINT & COMPUTER SUPPORT	11,902.00
200959	03/04/2021	Printed		0163	CAPITAL OF SOUTH BAY INC.	MAINTENANCE SUPPLIES	1,120.37
200960	03/04/2021	Printed		7223	CHRISTINA CARROLL	PRSSC MEETING STIPEND	50.00
200961	03/04/2021	Printed		0219	COUNTY OF LA DEPT OF PUBLIC WK	TRAFFIC SIGNAL MAINTENANCE	6,053.81
200962	03/04/2021	Printed		0217	DEPT OF ANIMAL CARE & CONTROL	ANIMAL CONTROL SERVICES	20.06
200963	03/04/2021	Printed		6636	FRONTIER COMMUNICATIONS	PHONE CHARGES	85.69
200964	03/04/2021	Printed		1022	GLADWELL GOVERNMENTAL SVC INC	RECORDS RETENTION	250.00
200965	03/04/2021	Printed		0441	GOLDEN STATE WATER CO.	WATER USAGE SERVICES	3,480.49
200966	03/04/2021	Printed		7687	GREVILLEA INVESTMENTS	BL OVERPAYMENT REFUND	14.00
200967	03/04/2021	Printed		0325	LIEBERT CASSIDY WHITMORE	EMPLOYEE INVESTIGATIVE SERVICE	7,195.00
200968	03/04/2021	Printed		0308	LOS ANGELES COUNTY	PUBLIC SAFETY SERVICES	516,452.54
200969	03/04/2021	Printed		0367	OFFICE DEPOT	OFFICE SUPPLIES	789.17
200970	03/04/2021	Printed		5895	RICOH USA INC	COPIER LEASE SVCS- MAR 2021	2,142.66
200971	03/04/2021	Printed		6698	SHIRLEY RUDOLPH	PRSSC MEETING STIPEND	50.00
200972	03/04/2021	Printed		2051	MADONNA SITKA	PRSSC MEETING STIPEND	50.00
200973	03/04/2021	Printed		0440	SOUTHERN CALIFORNIA GAS CO.	UTILITY GAS CHARGES	330.45
200974	03/04/2021	Printed		0458	THE SALVATION ARMY	MEALS FOR BEACH CITIES	512.00
200975	03/04/2021	Printed		4142	TIME WARNER CABLE	BUSINESS TV-2/18-3/19/21	330.56
200976	03/04/2021	Printed		3672-FLEET	U.S. BANK VOYAGER FLEET SYS	FLEET SERVICES-FUEL	2,407.72
200977	03/04/2021	Printed		3672-FIN	U.S. BANK	CREDIT CARD PAYMENT	139.98
200978	03/04/2021	Printed		3672-PWD	U.S. BANK	CREDIT CARD PAYMENT	788.36
200979	03/04/2021	Printed		6697	DANIEL T WOODS	PRSSC MEETING STIPEND	50.00

Total Checks: 25 Checks Total (excluding void checks): 591,074.77

Total Payments: 25 Bank Total (excluding void checks): 591,074.77

Total Payments: 25 Grand Total (excluding void checks): 591,074.77

**MINUTES OF THE
LAWNDALE CITY COUNCIL REGULAR MEETING
March 1, 2021**

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:30 p.m. in the City Hall council chamber, 14717 Burin Avenue, Lawndale, California.

Councilmembers Present: Mayor Robert Pullen-Miles, Mayor Pro Tem Pat Kearney, Councilmember Bernadette Suarez, Councilmember Rhonda Hofmann-Gorman, Councilmember Sirley Cuevas

Other Participants: City Clerk Erica Harbison, City Manager Kevin M. Chun, City Attorney Gregory M. Murphy, Los Angeles County Sheriff's Department Captain Duane Allen, Community Services Director Mike Estes, Assistant to the City Manager/Human Resources Director Raylette Felton, Municipal Services Director Michael Reyes, Finance Director Marla Pendleton, Community Development Director Sean Moore, Assistant City Clerk Matthew Ceballos, Public Works Director Julian Lee

B. CEREMONIALS

Mayor Pro Tem Pat Kearney led the flag salute.

C. PRESENTATION

1. COVID-19 Victims and Survivors Memorial Day

City Clerk Erica Harbison presented the Proclamation for COVID-19 Victims and Survivors Memorial Day.

Mayor Pullen-Miles led the Council in a moment of silence to remember the victims and survivors of COVID-19.

D. PUBLIC SAFETY REPORT

Captain Duane Allen summarized the recent law enforcement activities.

E. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA

Randall Abram, Resident, inquired about the application process for the fireworks booths.

F. COMMENTS FROM COUNCIL

Councilmember Cuevas and Mayor Pullen-Miles requested that the application process be reviewed to ensure that all non-profits submit the required documentation. City Manager Kevin Chun briefly explained the process stated he would be reviewing the process.

G. CONSENT CALENDAR

2. **Motion to read by title only and waive further reading of all ordinances listed on the Agenda**
Recommendation: that the City Council approve.
3. **Amendment to Title 17 of the Lawndale Municipal Code Pertaining to the Development Standards for Accessory Dwelling Units (ADU) to Reflect Recent Changes in State Law**
Recommendation: that the City Council approve the second reading and adopt Ordinance No. 1178-21, amending Title 17 of the Lawndale Municipal Code pertaining to the Development Standards for Accessory Dwelling Units to reflect recent changes in State Law.
4. **Amendment to Chapter 17.50 of the Lawndale Municipal Code Density Bonus Provisions for Residential Units to Reflect Recent Changes in State Law**
Recommendation: that the City Council approve the second reading and adopt Ordinance No. 1179-21, amending Chapter 17.50 of the Lawndale Municipal Code Density Bonus Provisions for Residential Units to Reflect Recent Changes in State Law.
5. **Personnel Board Term Extension 2021-2023**
Recommendation: that the City Council adopt Resolution No. CC-2103-008, extending the terms of the current Personnel Board members to begin March 1, 2021 and end February 28, 2023.
6. **Senior Citizen Advisory Committee Term Extension 2021-2023**
Recommendation: that the City Council adopt Resolution No. CC-2103-009, extending the terms of the current Senior Citizen Advisory Committee members to begin March 1, 2021 and end February 28, 2023.
7. **Beautification Committee Appointments**
Recommendation: that the City Council (a) approve the Mayor's appointments by directing staff to insert the appointees' names in Section 1 of Resolution No. CC-2103-010, and (b) adopt the Resolution No. CC-2103-010 as amended.
8. **Accounts Payable Register**
Recommendation: that the City Council adopt Resolution No. CC-2103-007, authorizing the payment of certain claims and demands in the amount of \$185,258.49.
9. **Minutes of the Lawndale City Council Regular Meeting – February 16, 2021**
Recommendation: that the City Council approve.

A motion by Mayor Pro Tem Kearney to approve the consent calendar was seconded by Councilmember Cuevas and carried by a vote of 5-0.

H. ADMINISTRATION

10. Parks, Recreation and Social Services Commission Appointments

Recommendation: that the City Council (a) approve the Mayor's appointments by directing staff to insert the appointees' names in Section 1 and 2 of Resolution No. CC-2103-011, and (b) adopt the Resolution No. CC-2103-011 as amended.

A motion by Mayor Pro Tem Kearney to approve the Mayor's appointments by directing staff to insert the appointees' names in Section 1 and 2 of Resolution No. CC-2103-011, and adopt the Resolution No. CC-2103-011 as amended, was seconded by Councilmember Cuevas and carried by a vote of 5-0.

11. Planning Commission Appointments

Recommendation: that the City Council (a) approve the Mayor's appointments by directing staff to insert the appointees' names in Section 1 and 2 of Resolution No. CC-2103-012, and (b) adopt the Resolution No. CC-2103-012 as amended.

A motion by Mayor Pro Tem Kearney to approve the Mayor's appointments by directing staff to insert the appointees' names in Section 1 and 2 of Resolution No. CC-2103-012, and adopt the Resolution No. CC-2103-012 as amended, was seconded by Councilmember Suarez and carried by a vote of 5-0.

12. Southern California Association of Governments Annual General Assembly Appointment of Voting Delegate and Alternate- May 6, 2021

Recommendation: that the City Council determine (a) who will attend the Southern California Association of Governments (SCAG) annual business meeting (b) designate the City's voting delegate (c) designate the City's voting alternate (if desired) and (d) direct the City Clerk's Office to formally confirm the delegate and alternate selection and forward that information to SCAG.

City Council came to a unanimous consensus to designate Councilmember Suarez as the City's voting delegate and designate Mayor Pro Tem Kearney as City's voting alternate.

13. Cancellation of City Special Events Program for March and April 2021

Recommendation: that the City Council (a) approve the cancellation of the following events that take place in March and/or April of each year; Youth in Government Day, Easter Egg Hunt and Youth Day Parade (b) approve the modifications to the annual Spring Cleanup Week program.

Community Services Director Mike Estes reported on the Cancellation of City Special Events Program for March and April 2021.

Councilmember Cuevas inquired if it will be possible to have a Community Street Clean-up in the month of May or June. Community Services Director Estes replied it can be encouraged. Mr. Estes added there will be a full Clean-up week in September. Municipal Services Director Michael Reyes replied he will introduce a summer cleanup event to the Beautification Committee.

Mayor Pro Tem Kearney inquired where the unused special event funds will be applied. Finance Director Marla Pendleton replied that the funds will be added to the General Fund as savings.

Mayor Pullen-Miles recommended there be a creative virtual event in place of the cancelled special events, Mayor Pro Tem Kearney concurred.

A motion by Councilmember Hofmann-Gorman approve the cancellation of the following events that take place in March and/or April of each year; Youth in Government Day, Easter Egg Hunt and Youth Day Parade and approve the modifications to the annual Spring Cleanup Week program, was seconded by Mayor Pro Tem Kearney and carried by a vote of 5-0.

14. Quarterly Budget Update - Fiscal Year 2020-2021

Recommendation: that the City Council (a) receive and file report and (b) approve all recommended budget adjustments as listed in the staff report.

Finance Director Marla Pendleton provided the Quarterly Budget Update for Fiscal Year 2020-2021.

Mayor Pullen-Miles inquired if staff could look at the budget in each department to potentially recall the employees that were laid off last year.

City Manager Kevin Chun responded he will look at each departments and operation needs and possibly add staff back.

A motion by Mayor Pro Tem Kearney receive and file report and approve all recommended budget adjustments as listed in the staff report, was seconded by Councilmember Cuevas and carried by a vote of 5-0.

I. CITY MANAGER'S REPORT

City Manager Kevin Chun spoke of two scoping meetings Metro conducted related to the Green Line expansion project for public input.

J. ITEMS FROM CITY COUNCILMEMBERS

15. Mayor/City Councilmembers Report of Attendance at Meetings and/or Events

Councilmember Sirley Cuevas attended a meeting with California Contract Cities Association Board of Directors, an event with League of California Cities, a meeting with the Budget Subcommittee, and a South Bay Workforce Investment Board special orientation.

Councilmember Suarez attended the Board of Directors South Bay Cities Council of Governments and attended the Metro Green Line scoping meeting. Councilmember Suarez inquired how the outreach is being conducted. City Manager Chun replied the city staff will be putting together a comment letter and he will work with Community Development Director Sean Moore to look at other components.

Councilmember Hofmann-Gorman attended the two meetings Metro Green Line scoping meeting and had several inquiries regarding the transparency in meetings, the communication with Lawndale community and the impact on Lawndale. Councilmember Hofmann-Gorman suggested that staff assemble a committee with councilmembers and residents to communicate with Metro and also request an extension on the comment period that would be ending on March 15th.

City Manager Kevin Chun replied he will attend regular meetings with Metro to discuss public outreach and questions about the project for a clear understanding of what it entails and will look into extending the comment period. Mr. Chun added this date is not the only chance comments may be provided.

Mayor Pro Tem Kearney expressed concerns about the Metro project and inquired how Lawndale traffic will be affected. Mr. Kearney added he attended the Budget Subcommittee meeting and also the California Contract Cities Association Board of Directors meeting.

Mayor Pullen-Miles attended the two scope meetings by Metro and spoke about his concerns regarding the project and outreach efforts by Metro.

K. ADJOURNMENT

There being no further business to conduct, the Mayor adjourned the meeting at 7:35 p.m.

Robert Pullen-Miles, Mayor

ATTEST:

Erica Harbison, City Clerk

Approved: 03/15/2021



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: March 15, 2021

TO: Honorable Mayor and City Council

FROM: Kevin M. Chun, City Manager *KM Chun*

REVIEWED BY: Sean M. Moore, AICP, Community Development Director *SM Moore*

PREPARED BY: Jared Chavez, Senior Planner *JC*

SUBJECT: **Case No. 21-01: General Plan Annual Progress Report for 2020**

BACKGROUND

The General Plan Annual Progress Report (APR) summarizes the City of Lawndale's progress towards implementing the goals, policies, and programs of the City's General Plan. It covers the period from January 1, 2020 through December 31, 2020. The report also reviews the activities of the Community Development Department including the Planning, Building and Safety, and Housing divisions.

This report is prepared in compliance with California Government Code Section 65400(a), which mandates that all cities and counties submit to the Governor's Office of Planning and Research (OPR) an Annual Report on the status and implementation of the General Plan.

The City of Lawndale's General Plan includes nine elements – seven mandated elements and two optional elements (Air Quality and Economic Development). The Community Development Department maintains the General Plan and monitors its implementation. The Planning Commission and the City Council oversee the effectiveness and relevancy of the General Plan, and its implementation activities, through its annual review.

This Annual Report also describes the City's progress in meeting its regional housing needs over the current reporting period and describes local efforts to remove government constraints on the maintenance, improvement, and development of housing to satisfy Government Code § 65400 (b)(2). The California Department of Community and Housing Development (HCD) requires specific information related the development of housing in the City. This detailed information is summarized in the tables attached to this staff report.

STAFF REVIEW

The Annual Progress Report provides a brief summary of General Plan related actions undertaken during the reporting period. The following is a summary of major activities during the reporting period:

- There were 673 recorded counter visits to the Community Development Department; 116 site plan reviews were performed; 111 residential property reports; and 694 building permits were issued.
- Adopting new density bonus regulations and updating existing ordinances, including the accessory dwelling unit regulations.
- Through the reporting period many new major businesses opened within City boundaries, reducing the amount of vacancies for commercial spaces, as well as meeting the General Plan and Specific plan goals and objectives. Some of the businesses that opened in 2020 were; a WSS shoe store, King of Wings restaurant, and Hirsch Plumbing Supply Store. Project approvals still in process include a brewery, a hotel and a dental office on the second floor of a building with retail spaces for rent on the bottom. Both projects are in the construction phase.

In the past, the Planning Commission has requested that staff make recommendations for ways to further implement the General Plan. The items listed below would all qualify as ways of implementing the General Plan:

- Complete Revision and Modernization of Zoning Code. Efforts are ongoing. The most recent revision includes the Density Bonus regulations and Accessory Dwelling Unit regulations considered by City Council. The City of Lawndale is up to date with new zoning regulations and updates the City Zoning Code regularly.
- Update The General Plan. The General Plan is currently being updated and the completion date is expected to be in February 2022.
- Update The Hawthorne Boulevard Specific Plan. The Specific Plan is currently being updated along with the General Plan and the completion date is expected to be in February 2022.
- Update The Housing Element. The housing element was updated in 2013 and covers the period from July 1 2014 – June 30, 2021. The Community Development Department is currently working on updating the City's Housing Element.
- Increase Incentives for Commercial and Residential Lot Mergers. Applications are handled on a case by case basis.
- Provide adequate Housing sites through appropriate Land Use, Zoning, and Specific Plan designations to accommodate the City's share of Regional Housing Needs. The City is working on promoting housing and mixed use development within the Hawthorne Boulevard Specific Plan corridor. The City has been working with developers on 3 proposed mixed use projects in different areas of the City. Two projects are located on Hawthorne Boulevard and one on Manhattan Beach Boulevard.
- Comprehensive Plan to reduce urban runoff in Lawndale. The City's Public Works Department is currently working with County of Los Angeles on developing the Alondra Park Regional storm water capture project. Scheduled to be completed on 2023.
- Update CEQA Guidelines for Development. Recently completed. The CEQA Guidelines were prepared and adopted in 2018, no new updates have been incorporated.

ENVIRONMENTAL ASSESSMENT

The General Plan Annual Progress Report is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of CEQA Guidelines, Section 15061 (b)(3), that there is no possibility that the APR may have a negative physical impact on the environment.

PUBLIC REVIEW

Notices of a public hearing were posted on the bulletin board outside City Hall and published in the *Daily Breeze* on March 4, 2021.

PLANNING COMMISSION REVIEW

At a public hearing held on February 24 2021, the Planning Commission adopted Resolution No. 21-04 recommending that the City Council review and adopt the 2020 General Plan Annual Progress Report.

LEGAL REVIEW

The City Attorney has reviewed and approved Resolution No. CC -2103-014 and as to form.

FISCAL IMPACT

Not Applicable

RECOMMENDATION

Staff recommends that the City Council review the 2020 draft Annual Report, make any desired revisions, and direct staff to forward the report to the State Department of Housing and Community Development and the Governor’s Office of Planning and Research.

ATTACHMENTS

- A. PC Resolution No. 21-04
- B. CC Resolution No. CC 2103-014
- C. General Plan Annual Progress Report 2020
- D. Annual Housing Element Implementation Progress Report

ATTACHMENT A

PC Resolution No. 21-04

RESOLUTION NO. 21-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNSDALE, CALIFORNIA DIRECTING STAFF TO FORWARD THE GENERAL PLAN ANNUAL PROGRESS REPORT 2020 TO THE CITY COUNCIL FOR ITS REVIEW AND CONSIDERATION

WHEREAS, the City of Lawndale ("City") has a General Plan, which was adopted in 1999, with the Housing Element being subsequently revised in 1997, 2001, 2010 and 2014; and

WHEREAS, in January 2014, the City adopted a Housing Element covering the period of 2013-2021, which had been reviewed and approved by the California Department of Housing and Community Development ("HCD"); and

WHEREAS, pursuant to Cal. Government Code section 65400, the City is required to prepare a General Plan Annual Progress Report (APR) for submittal to the City Council, Governor's Office of Planning and Research (OPR), and HCD by April 1st of each year; and

WHEREAS, the General Plan Annual Progress report for calendar year 2020 considered by the Planning Commission on February 24, 2021 is intended to satisfy the requirements of Government Code section 65400; and

WHEREAS, evidence was heard and presented from all persons interested in the General Plan Annual Progress Report for 2020, and the Planning Commission has reviewed, analyzed and studied the General Plan Annual Progress Report for 2020.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWNSDALE, CALIFORNIA DOES HEREBY RESOLVE AND RECOMMEND AS FOLLOWS:


Section 1. The Planning Commission finds and determines that the recitals above are true and correct.

Section 2. The General Plan APR for calendar year 2020 appropriately and accurately summarizes the City's progress during 2020 in implementing the action policies in its adopted General Plan.

Section 3. That City staff forward the General Plan APR 2019 to City Council for its review and consideration.

Section 4. That the City Council find that the General Plan APR for 2020 is exempt from the requirements of the California Environmental Quality Act ("CEQA") under the general rule of CEQA Guidelines, Section 15061(b)(3), in that there is no possibility that the APR may have a significant negative physical impact on the environment.

PASSED, APPROVED AND ADOPTED THIS 24TH DAY OF FEBRUARY, 2021



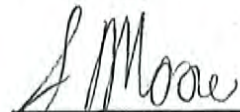
Uffe Moler, Chairperson
Lawndale Planning Commission

ATTEST

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF LAWDALE)

I, Sean M. Moore, AICP, Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 21-04** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **24th day of February, 2021** by the following roll call vote:

AYES: **Moller, Martinez, Smith**
NOES:
ABSENT:
ABSTAINED:



Sean M. Moore, AICP
Community Development Director

ATTACHMENT B

CC Resolution No. CC2103-014

RESOLUTION NO. CC-2103-014

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNSDALE, CALIFORNIA ACCEPTING
THE GENERAL PLAN ANNUAL PROGRESS REPORT 2020
AND APPROVING THE TRANSMITTAL OF THE REPORT
TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
AND THE CALIFORNIA DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT AND FINDING OF EXEMPTION
FROM CEQA REQUIREMENTS**

WHEREAS, the City of Lawnsdale ("City") has a General Plan, which was adopted in 1999, with the Housing Element being subsequently revised in 1997, 2001, 2010 and 2014; and

WHEREAS, in January 2014, the City adopted a Housing Element covering the period of 2013-2021, which had been reviewed and approved by the California Department of Housing and Community Development ("HCD"); and

WHEREAS, pursuant to Cal. Government Code section 65400, the City is required to prepare a General Plan Annual Progress Report (APR) for submittal to the City Council, Governor's Office of Planning and Research (OPR), and HCD by April 1st of each year; and

WHEREAS, the General Plan Annual Progress Report for calendar year 2020 was considered by the Planning Commission on February 24, 2021 and on this date, the Planning Commission approved Resolution 21-04 recommending that the City Council accept the General Plan Annual Progress Report 2020; and

WHEREAS, evidence was heard and presented from all persons interested in the General Plan Annual Progress Report for 2020, and the City Council has reviewed, analyzed and studied the General Plan Annual Progress Report for 2020.

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

Section 1. The City Council finds and determines that the recitals above are true and correct.

Section 2. The City Council hereby accepts the General Plan Annual Progress Report for the 2020 calendar year. The General Plan Annual Progress Report for calendar year 2020 appropriately and accurately summarizing the City's progress during 2020 in implementing the action policies in its adopted general plan.

Section 3. The City Council hereby directs City staff to forward the General Plan Annual Progress Report 2020 to the Governor's Office of Planning and Research and the California Department of Housing and Community Development Department in accordance with Government Code § 65400.

Section 4. The City Council finds that the General Plan Annual Progress Report for 2020 is exempt from the requirements of the California Environmental Quality Act ("CEQA") under the general

rule of CEQA Guidelines, Section 15061(b)(3), in that there is no possibility that the Annual Progress Report may have a significant negative physical impact on the environment.

PASSED, APPROVED AND ADOPTED this 15th day of March, 2021.

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2103-014 at a regular meeting of said Council held on the 15th day of March 2021, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Pat Kearney, Mayor Pro Tem					
Rhonda Hofmann-Gorman					
Bernadette Suarez					
Sirley Cuevas					

Erica Harbison, City Clerk

APPROVED AS TO FORM:

_Gregory M. Murphy, City Attorney

ATTACHMENT C

2020 General Plan Annual Progress Report

City of Lawndale General Plan Annual Progress Report Calendar Year 2020

February 2021



City of Lawndale
Community Development Department
Sean M. Moore, AICP, Director of Community Development
14717 Burin Avenue
Lawndale, California 90260

Prepared by:
Jared Chavez
Senior Planner
Community Development Department
(310) 973-3206
jchavez@lawndalecity.org

1. Introduction

The General Plan Annual Progress Report summarizes the City of Lawndale's progress towards implementing the goals, policies, and programs of the City's General Plan. The report covers the period from January 1, 2020 through December 31, 2020. The report also reviews the activities of the Community Development Department including the Planning, Building and Safety, and Housing divisions.

This report is prepared in compliance with California Government Code Section 65400(a), which mandates that all cities and counties submit to their legislative body, Governor's Office of Planning and Research and Department of Housing Community Development ("HCD") an Annual Report on the status and implementation of the General Plan.

The City of Lawndale's General Plan includes nine elements – seven mandated elements and two optional elements (i.e. Air Quality and Economic Development). The Community Development Department maintains the General Plan and monitors its implementation. The Planning Commission and the City Council oversee the effectiveness and relevancy of the General Plan, and its implementation activities, through its annual review.

This Annual Report also describes the City's progress in meeting its regional housing needs over the current reporting period and describes local efforts to remove government constraints on the maintenance, improvement, and development of housing to satisfy Government Code § 65400 ((a)(2)(B)). The report includes, (2) the number of housing development applications received; (3) the



number of units included in all development applications; (4) the number of units approved and disapproved; (5) a listing of sites rezoned to accommodate that portion of the City's share of the regional housing need for each income level that could not be accommodated on sites identified in the City's inventory; (6) the number of applications submitted pursuant to Government Code Section 65913.4(a) (i.e. streamline approval for affordable housing), and the location and the total number of developments approved, the total number of building permits issued, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided in Government Code Section 65913.4(b) (i.e. ministerial streamline approval process for affordable housing); and (7) if the City has received funding

pursuant to the Local Government Planning Support Grants Program, the information required pursuant to Health and Safety Code Section 50515.04(a). In addition, the Housing Successor Annual Report regarding the Low and Moderate Income Housing Asset Fund has been prepared pursuant to California Health and Safety Code Section 34176.1(f), which reports the activities of the Lawndale Housing Authority during the fiscal year.

Lawndale Background



Figure 1. Location Map

Incorporated in 1959, the City of Lawndale is a small but highly urbanized community located in the South Bay portion of Los Angeles County, approximately 3 miles east of the Pacific Ocean. Although Lawndale only encompasses approximately two square miles, the community is home to nearly 33,500 residents with very few parcels of remaining vacant land. Surrounding communities include the cities of Hawthorne to the north, Redondo Beach to the west, and Torrance to the south. The City is well served by several regional transportation systems, including the San Diego (405) Freeway and Hawthorne Boulevard (107 Highway), which both pass through the community and provide access to major employment centers in Los Angeles County.

The City of Lawndale has grown from its predominately agricultural roots to a built-out City that is centrally located in the South Bay area, evolving into a bedroom community primarily consisting mostly of medium-density residential development.

2. Community Development Department

The Community Development Department is responsible for the review of development and building activity to ensure compliance with zoning and building codes, General Plan policies, the California Environmental Quality Act, and community values. The Department provides information to the general public on zoning, building, housing, redevelopment and economic development related matters; assists the community in establishing land use plans; ensures the quality of new projects through the development review process; and provides staff support to the Planning Commission, City Council, and the general public.

Counter activity is the number of counter visits recorded in the Department, which are kept and tracked on a monthly basis. Total *recorded* counter visits for 2020 were **673 visits**, which was much lower in comparison to the previous year which had **3,024 visits**. The counter visits had a significant decrease due to the global pandemic and the closures demanded by the state.

Planning Division

The Planning Division is responsible for two key functions: current planning and advanced planning. It is the Division’s goal to provide timely and effective management of these two functions. Current planning involves the processing and review of various development applications for conformance with the City’s Zoning Ordinance, General Plan, Specific Plan, and other land use policies. The Planning Division is responsible for reviewing applications and issuing permits pertaining to:

- Residential, commercial, and industrial design reviews
- Special Use Permits
- Subdivisions
- General proposed development

In 2020, the Planning Division processed **116** site plan review applications and **111** residential property reports, and brought **40** cases (e.g., SUPs, zoning code amendments) before the Planning Commission.

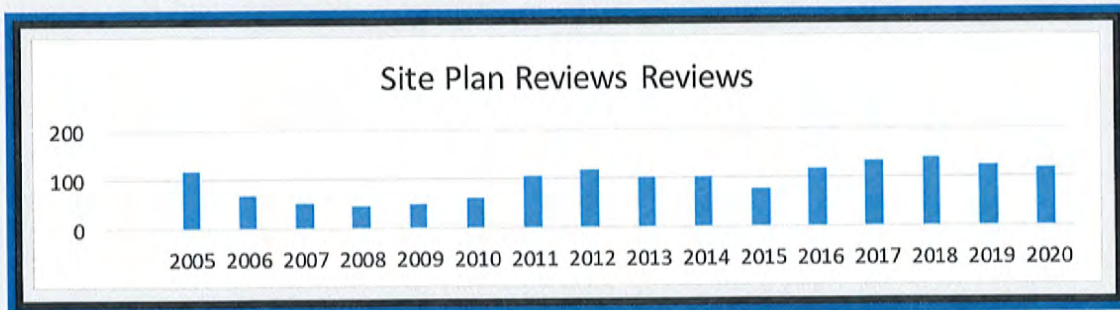


Figure 1. Site Plan Reviews

Advanced planning involves the City’s long-range planning activities, which include updating and preparing various planning documents such as Specific Plans, the City’s General Plan, and implementation of text amendments. Planning staff also assembles and maintains community data and demographics and coordinates the reporting of this data to outside agencies.

Building and Safety Division

The Building and Safety Division is responsible for a variety of tasks including issuing permits, processing plan check submittals, and inspections. The Building and Safety Division reviews all plans and permits for compliance with the California Building Code. New building construction and a majority of tenant improvements require plan check review for Zoning and Building Code compliance. These plan checks are reviewed by the Building and Safety Division, the Planning Division, the Fire Department, and the Engineering Division.

In addition to reviewing plans, the Building and Safety Division also issues permits. These types of permits include all construction related projects (residential, commercial, and industrial), grading, roofing, installation of mechanical and utility equipment, etc. **The total number of permits issued in 2020 was 694**, which is down (18%) from the 849 permits issued in 2019. This is off from the high of 920 permits issued in 2006, but construction has stabilized and appears to be making a steady recovery.

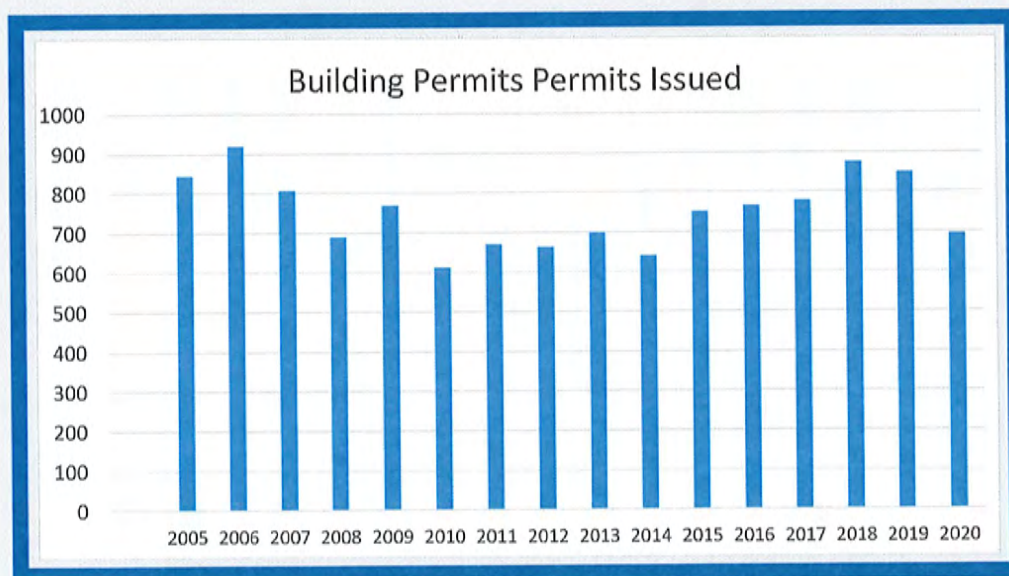


Figure 2. Building Permit Activity

Housing Division

Activity in the Housing Division slowed dramatically following the dissolution of the Redevelopment Agency which helped fund many of the City’s housing programs. Although these programs were effectively on hold during the reporting period, the City is hoping in the near future to reintroduce the Great Neighborhoods Program with the injection of new housing funds provided from the Housing Division. Additionally, the City has received some set aside funds from the CA Department of Finance for the development of affordable housing projects. The City intends on using set aside funds in developing affordable housing incentives for developers.

3. General Plan Implementation Status

In preparation for a comprehensive update of its 1992 General Plan, the City of Lawndale appropriated funds in the fiscal year 2007-2008 budget for an evaluation of the General Plan. However, just as the housing crisis and economic downturn necessitated many cities to implement austerity measures, the City of Lawndale was also affected and forced to cut the appropriation from its general fund for the General Plan update.

Furthermore, it was planned that the Lawndale Redevelopment Agency would fund certain aspects of the General Plan update, but with the dissolution of redevelopment agencies resulting from ABx1 26 that funding source has also been eliminated. The City will continue to search for funding sources to update elements of the General Plan and has had recent success in securing such funding as explained in the following sections.

Structure of the General Plan

Element	Type	Year Adopted
Community Development		
Land Use	Mandated	1992
Circulation	Mandated	1992
Housing	Mandated	2014*
Economic Development	Optional	1992
* HE updated in 2013; adopted 1/6/14		
Resource Management		
Open Space	Mandated	1992
Conservation	Mandated	1992
Air Quality Management	Optional	1992
Hazard Management		
Safety	Mandated	2016
Noise	Mandated	1992

Table 1: City of Lawndale General Plan Elements

General Plan Amendments and Implementation Activities

The following represents the progress the City of Lawndale made towards implementing the goals and guiding policies of the General Plan during the reporting period.

Land Use Element

The Land Use Element establishes the policies for determining where certain land uses, such as residential, commercial, and industrial, are most desirable. The Land Use Element defines the physical areas in the City serving the needs of residents, businesses, and visitors.

Policy 6g. The City shall protect, encourage and where feasible, provide housing opportunities for low and moderate income households, as well as for the homeless.

In 2020 the City continued to implement the accessory dwelling unit ordinance that allows accessory dwelling units on properties that are already developed with a single family residence. The City updated the ordinance to reflect the States 2020 accessory dwelling unit updates. The intent of the accessory dwelling unit ordinance is to allow additional housing alternatives in which property owners could rent out accessory dwelling units, and provide opportunity to increase homeowner income, while helping to ease the high cost of living within the City. In addition the City adopted new density bonus regulations that re-defined concessions and incentives for affordable housing projects consistent with state law. As a part of the ordinance additional concessions and incentives were allowed for housing projects that provided housing for foster youth, disabled veterans, and homeless persons. The ordinance also allowed parking reductions if certain conditions are met regarding the proximity to major public transit stops.

Implementation Program 5.1. Zoning Ordinance Update. During the reporting period, the Planning Commission undertook the review of a number of zoning code regulations in order to ensure that the zoning code reflects the City's community enhancement goals and policies. New regulations regarding the Density Bonus regulations and Accessory Dwelling Units within City boundaries were adopted and approved by the Lawndale City Council. The key objectives and main components of the ordinance involve the following:

- *Density Bonus regulations were updated, the amendments are summarized as follows:*
 - *Updates to the eligibility requirements for Density Bonuses;*
 - *Revises definitions for eligible parties, incentives, and concessions;*
 - *Provides additional incentives to developers for development projects for housing foster youth, disabled veterans, and homeless persons;*
 - *Updates affordability requirements and time limits;*
 - *Reduces parking requirements for projects near major public transit areas;*

- Adds requirements for developers to replace pre-existing affordable units; and
- Provides provisions for donations of land.
- Accessory Dwelling Unit regulations were updated, the amendments are summarized as follows:
 - Unit size
 - Lot Coverage and open space
 - Height
 - Building separation

Development Activity

Building activity has remained relatively steady throughout the reporting period. Within the reporting period, permits were issued for 23 new dwelling units, a decrease in units compared to 51 built in 2019. Nonetheless, most of the development activity within the reporting period came from property owners that were active with additions and remodeling projects.

Furthermore, tenant improvements to commercial properties remained fairly steady with ten (10) permits issued for commercial tenant improvements. This is a slight increase of six (6) tenant improvement project in comparison to the nine (9) tenant improvement permits that were issued within 2020. The table below identifies major development applications processed during the reporting period.

Residential				
Project	Type of Development	Permit #	# of Units or SF	Permit Issuance Date
15133 Osage Ave.	New 2- Story Unit	PR 18-13 thru PR 18-15	1	1/2/20
4724 W 162nd	Two 2-Story Units	PR 20-02, PR 20-03	+2	1/13/20
4337 W 166 th	ADU	PR 18-711	+1	1/29/20
4347 W 171 St.	3 Condo Units	PR 19-1055, PR 19-1056	+3	3/02/20
4107 W 160th	New unit	PR 19-1067	+1	3/4/20
4723 W 171st	New 2-Story Unit	PR 17-1059, PR 17-1060	+1	4/22/20
4148 W 149th	Two Story ADU	PR 18-731	+1	5/5/20
4547 W 161St	New duplex	PR 18-1139	+2	6/30/20
4626 W 163 rd	Two 2-Story Units	PR 19-168, PR 19-169	+2	7/15/20
4031 W 166 th	ADU	PR 20-390	+1	7/23/20
4549 W 164 th	ADU	PR 18-631	+1	8/27/20
4720 W 164 th	4 New Units	PR 17-97, PR 17-100 thru PR 17-102	+4	8/27/20
15300 Larch	2 new units	PR 19-286, PR 19-287	+2	11/25/20
4313 W 169 th	ADU	PR 20-134	+1	12/22/20

Commercial				
Project	Type of Development	Permit #	# of Units or SF	Permit Issuance Date
16720 Hawthorne Blvd.	T.I For Commercial Business	PR 19-850		1/6/20
15627 Condon	T.I. for Sports Training Studio	PR 20-101		8/10/20
14402 Hawthorne Blvd.	T.I. King of Wings restaurant	PR 20-256		12/3/2020
14901 Hawthorne Blvd.	T.I. for WSS shoes store	PR 20-719		11/4/2020
15120 Hawthorne Blvd.	T.I. for Ice cream shop	PR 19-1072		7/10/19
4471 W Rosecrans	T.I. Brewery	PR 20-409		10/27/20
14529 Hawthorne Blvd.	T.I. Laundromat	PR 20-703		12/10/20

Table 2: Development Activity

Circulation Element

The safe and efficient movement of people and goods through cities is provided by a circulation system ranging from sidewalks to bikeways to roadways. As population and economic growth continue, cities have the challenge of improving the circulation system to deal with increased demands. The growth also impacts the infrastructure required to provide utilities and other services needed for those who live, work, and visit the City.

Goal 3. Roadway Improvements. Improvements to streets and sidewalks are heavily favored in the City's 5-Year Capital Improvement Plan (CIP) for the period FY 17/18 – FY 21/22. The CIP has established priorities for street improvements, identifying areas of greatest need and coordinating short and long-range planning efforts. Road segment improvements that were either in design, under construction, or closed out during the reporting period included the following:

1. 149th Street from Hawthorne Blvd. to Larch
2. 160th Street from Hawthorne Blvd. to Freeman Avenue.
3. Grevillea Avenue from Manhattan Beach Blvd. to 154th Street.
4. Grevillea Avenue from 153rd Street to Marine Avenue.
5. Alley East of Hawthorne Blvd. from 162nd Street to 167th Street
6. Metro Bus Pad- South West Corner of Hawthorne Ave. and Rosecrans Ave.
7. Install 4 water fountains at Parks.

One major street improvement project that kicked-off in 2011 and continued in the planning and design phase throughout 2020 was the Inglewood Avenue corridor widening. This project has regional significance and involves multi-jurisdictional coordination between the cities of Lawndale, Redondo Beach, and Hawthorne. The road widening will significantly improve traffic circulation along Inglewood Avenue north of

Manhattan Beach Boulevard and the associated intersection improvement at Inglewood Avenue and Marine Avenue will greatly improve the Level of Service (LOS) at that intersection.

Housing Element

The Housing Element establishes the City's housing policies and programs. It serves as a guide for City officials in decision-making and sets forth an action plan to implement the City's housing goals. The Housing Element is intended to direct residential development and preservation in a manner consistent with the General Plan and the requirements of State Housing Element law. The current Housing Element covers the period from July 1, 2014 – June 30, 2021.

The Housing Element is being updated currently and will be adopted by February 22, 2022.

Housing Element implementation is further discussed in **Section 4. Housing Element Activity**.

Economic Development Element



Throughout the reporting period the City made efforts to decrease the vacancy rate within the City's commercial zones. New businesses such as WSS shoe store, King of Wings restaurant, and Hirsch Plumbing Supply Store were opened for business during the reporting period. The department is making ongoing efforts to facilitate the approval process for new businesses while complying with all local, state and federal regulations.

Open Space Element

Typical of most communities located within mature urbanized settings, Lawndale has a limited amount of open space areas. Open space areas are important not only to provide recreational activities for residents, but also as a visual break from the built environment.

Goal 1. Open Space. The City currently has seven parks that offer recreational activities for the residents. Although no new parks were constructed during the reporting period, the City has made ongoing efforts to preserve existing parkland by providing continued maintenance of and improving existing park facilities.

Conservation Element

Goal 1. Water Conservation. In December 2013, the City Council adopted a resolution affirming its commitment to the implementation of low impact development controls for new development projects and towards establishing a "Green Streets" policy to reduce

storm water runoff discharges from municipal streets to receiving waters. During the reporting period the City continued to implement low impact development controls for all new construction and remodel projects.

Goal 3. Energy Conservation. To minimize negative environmental effects of supplying and using energy by reducing the community’s reliance upon traditional energy resources through the initiation of energy conservation practices and the utilization of available energy technology.

During the 2020 reporting period the City with coordination with the South Bay Cities of Governments continued to follow the adopted Climate Action Plan (“CAP”). The CAP serves as a roadmap and guidance document for reducing GHG emissions within City operations and the community at large. The CAP includes a list of non-binding goals, measures, and sub-strategies for the possible emission reductions by sector to reach the City’s GHG target for 2021. The forecast continues to describe the impacts of these strategies on the City’s target for the year 2035.

Air Quality Management Plan

Due to the nature of the guiding and implementing policies of the Air Quality Management Plan, the efforts to implement this element of the General Plan are on-going. Projects are reviewed on a case-by-case basis for adverse air quality impacts to the environment and sensitive receptors.

Safety Element

Natural and non-natural hazards present a variety of risks to persons who live, work, and visit the City. The City aims to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards.

In 2012, the City applied for grant funding through the State of California 2008 Disaster Recovery Initiative Program, which is under the Community Development Block Grant Program. This application was made to update the Safety Element and the City’s Local Hazard Mitigation Plan. In January 2013, the City received notice that funding had been awarded in the amount of \$250,000. Accordingly, the Safety Element and the local hazard Mitigation Plan were updated and adopted in August of 2016. During the reporting period, efforts have been undertaken to initiate the further update of the Safety Element and the Local Hazard Mitigation Plan.

Due to the nature of the guiding and implementing policies of the Safety Element, the efforts to implement this element of the General Plan are on-going. Projects are reviewed on a case-by-case basis. Additionally, staff receive training in emergency preparedness and local hazard mitigations on an annual basis.

Noise Element

Due to the nature of the guiding and implementing policies of the Noise Element, the efforts to implement this element of the General Plan are on-going. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors, and the City continues to enforce its noise ordinances.

4. Housing Element Activity

The 2014-2021 Housing Element is designed to address the existing and projected housing needs across all economic segments of the community. The City Council adopted the 2014-2021 Housing Element in January 2014 after the HCD notified the City that the draft Housing Element was found to be in compliance with State housing law.

During the reporting period the Community Development Department continued implementing the Housing Element's Housing Plan. This included the ongoing implementation of programs for housing conservation, production of housing, provision of adequate housing sites, removal of governmental constraints, and promotion of equal housing opportunity.

Regional Housing Needs Assessment ("RHNA")

The current RHNA Plan was adopted by the Southern California Association of Governments (SCAG) Regional Council in July 2013. Under the RHNA Plan, each of the SCAG jurisdictions received an allocation of new housing units, which they are expected to facilitate the construction of during the 2014-2021 assessment period. There are many ways to "facilitate" construction of these units. At a minimum, each jurisdiction is expected to provide land zoned to accommodate housing at the densities required to provide the total number of units and meet the affordability requirements mandated by State law. Table B (attached) shows the progress made towards fulfilling the RHNA allocation including the number of residential development projects completed in the City from January 1, 2020 – December 31, 2020, categorized by income level.

Affordable Housing Categories and Income Limits

Affordable housing is broken down into four categories. Each category is based upon a percentage of median income for Los Angeles County, adjusted for household size. The income limits are updated annually by the U.S. Department of Housing and Urban Development and form the income eligibility limits used by the HCD. These household income limits, as defined by California Housing Element law, are:

- Very Low: Households earning less than 50% of median family income
- Low: Households earning 51% to 80% of median family income
- Moderate: Households earning 81% to 120% of median family income

- Above Moderate: Households earning over 120% of median family income

Qualifying income limits for each group are based on household size. HCD determined annual gross income limits for Los Angeles County households in 2020 are shown below.

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	23,700	27,050	30,450	33,800	36,550	39,250	41,950	44,650
Very Low	39,450	45,050	50,700	56,300	60,850	65,350	69,850	74,350
Low	63,100	72,200	81,100	90,100	97,350	105,550	111,750	118,950
Median	54,100	61,850	69,550	77,300	83,500	89,650	95,850	102,050
Moderate	64,900	74,200	83,500	92,750	100,150	107,600	115,000	122,450

Table 3: Household Income Limits

Housing Production in Context with City Housing Policy

Production of affordable housing is facilitated by means of several specific City policies and housing programs. Primary City housing programs include the Rental Rehabilitation Program, Acquisition and Rehabilitation Program, Condominium Conversion Ordinance, Affordable Housing Development Program, Accessory Dwelling Unit Ordinance, and Density Bonus Ordinance. However, many of these programs have been severely impacted by the loss of Redevelopment Agency Housing Set-Aside funds and are effectively on hold until new funding sources can be secured.

2014-2021 RHNA Production Summary

For the current RHNA cycle, 73 total units have been constructed (i.e., Certificate of Occupancy issued). Of those units, zero (0) fall within the affordable categories. During the reporting period, twenty-three (23) new units were constructed.

Housing Production Expectations

Near term efforts in the present RHNA cycle will continue to focus on identifying underutilized sites for higher density mixed-use and affordable housing development. Information collected on economic development strategies and during the 2014-2021 Housing Element Update provided a starting point for identifying the vacant and underutilized sites, which are anticipated to provide the land necessary to sufficiently meet the current RHNA allocation. Combined with other affordable housing development efforts, such as density bonus incentives, residential second unit construction, development of accessory dwelling units and non-profit projects, the City is capable of meeting the established RHNA target for the current housing cycle.

ATTACHMENT D

Annual Housing Element Implementation Progress Report

Affordability by Household Incomes - Building Permits

Affordability by Household Incomes - Certified

Project Identifier		Affordability by Household Incomes - Building Permits							Affordability by Household Incomes - Certified							
Current APN	Street Address	Project Name*	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted
			1	2	3	4	5	6	8	9	10	11	12	13	14	15
TY Below								28			28					
4075-005-021	15133 Owens Ave	N/A							1/2/2020	1						
4086-008-007	4724 W 165th	N/A							1/13/2020	2						
4075-008-040	4537 W 165th	N/A							1/29/2020	1						
4075-014-001	4341 W 173rd	N/A							3/2/2020	3						
4074-008-021	4107 W 169th	N/A							3/4/2020	1						
4081-005-019	4723 W 171	N/A							4/22/2020	1						
4077-024-026	4148 W 149th	N/A							5/5/2020	1						
4086-022-011	4547 W 161 ST.	N/A							6/30/2020	2						
4086-011-007	4628 W 163rd	N/A							7/15/2020	2						
4074-019-025	4031 W 168th	N/A							7/23/2020	1						
4086-018-019	4548 W 164th	N/A							8/27/2020	1						
4086-013-037	4720 W 164th	N/A							10/20/2020	4						
4076-010-028	15300 Larch Ave	N/A							11/25/2020	2						
4075-011-038	43113 W 169th	N/A							12/22/2020	4						

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level	1										2	3	4
	RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	96						#N/A	#N/A			#N/A	#N/A	
Low	57						#N/A	#N/A			#N/A	#N/A	
Moderate	62						#N/A	#N/A			#N/A	#N/A	
Above Moderate	166	5			3	13	#N/A	#N/A	26	23	#N/A	#N/A	
Total RHNA	381		5		3	13	#N/A	#N/A	26	23	#N/A	#N/A	

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Residential Rehabilitation	Preserve and improve the quality of the City's housing stock	ongoing	The loss of Redevelopment Agency Housing Set-Aside funds effectively put the program on hold;
Rental Rehabilitation	Rehabilitate dilapidated units as affordable rental housing	ongoing	The loss of Redevelopment Agency Housing Set-Aside funds has effectively put the program on hold until a new funding source can be secured.
Acquisition and Rehabilitation	Acquire and rehabilitate existing housing units and resell them to low and very low income households	Ongoing	The loss of Redevelopment Agency Housing Set-Aside funds has effectively put the program on hold until a new funding source can be secured.
Condominium Conversion Ordinance	Increase homeownership opportunities	Ongoing	During the reporting period, no rental housing units were converted for homeownership.
Section 8 Housing Choice Vouchers	Provide rental assistance to lower income households	Ongoing	In order to more efficiently process applications for Section 8 assistance, the Lawndale Housing Authority transferred administrative responsibilities of its Section 8 program to the Los Angeles County Housing Authority. However, the City continues to provide information on the Section 8 program and refer residents to the LA County Housing Authority.
Conservation of Existing and Future Affordable Units	Monitor status of a senior housing development at risk of converting to market rate	Ongoing	City staff continue to monitor the status of 56 at-risk units within the Lawndale Senior Housing development, although it is now unclear how the City would be able to prevent the development from switching to market rate since Housing Set-Aside funds are no longer available.
Affordable Housing Development	Facilitate affordable housing development by providing financial and regulatory incentives	Ongoing	The City can no longer provide gap financing; however, City staff have been providing technical assistance to developers with regard to the City's mixed-use zoning and density bonus provisions and how the provisions can be applied to affordable housing developments.
Accessory Dwelling Units	Promote the development of Accessory dwelling units as defined under State law	Ongoing	Promotional materials distributed.
Homeownership	Promote and participate in County administered first-time home buyer programs	Ongoing	City staff continue to advertise the availability of these programs via the public counter and the City's newsletter and website.
Residential Development on Vacant and Underutilized Sites	Monitor status of vacant and underutilized sites in the City	Ongoing	City staff continue to provide sites information to potential developers. The proposed amendment to the Hawthorne Boulevard Specific Plan has been placed on hold while staff prepares for an all encompassing amendment to the mixed-use regulatory
Residential Development Monitoring	Ensure the availability of adequate sites	Ongoing	City staff continue to monitor the residential sites inventory for its ability to accommodate the RHNA.
Density Bonus Ordinance/Affordable Housing Development Incentives	Lower the average cost of land per d.u. making affordable housing more feasible	Ongoing	A Density Bonus Ordinance was adopted in Oct. 2011.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Lawndale
Reporting Period	2020 (Jan. 1 - Dec. 31)

Note: + Optional field
Cells in grey contain auto-calculation formulas

**Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)**

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only			Units that Count Towards RHNA* Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.			TOTAL UNITS*	TOTAL UNITS*	The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1*
	Extremely Low-Income*	Very Low-Income*	Low-Income*	Extremely Low-Income*	Very Low-Income*	Low-Income*			
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Lawndale	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		26
Total Units		26

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Submitted Applications Summary	
Total Housing Applications Submitted:	33
Number of Proposed Units in All Applications Received:	49
Total Housing Units Approved:	28
Total Housing Units Disapproved:	5

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: March 15, 2021

TO: Honorable Mayor and City Council

FROM: Kevin M. Chun, City Manager *KM*

PREPARED BY: Julian Lee, Director of Public Works/City Engineer *Julian Lee*
 Marla Pendleton, Director of Finance *Marla L. Pendleton, CPA*
 Kevin Moghadasi, Assistant Engineer *KM*

SUBJECT: **Approve Change Order No. 1 for FY 2019-20 Annual Street Improvements Project No. 2020-5 and 2020-6**

BACKGROUND

The City's annual street improvement program provides continual preventive maintenance of streets to extend the life of street conditions. The annual street improvement project consists of rehabilitation and preventive maintenance of City streets including pothole/base repairs, crack sealing, slurry seals, and pavement overlays. Rehabilitation and maintenance work on public streets need to be coordinated with other City projects, utility company excavations and private development projects based on the current Pavement Management System (PMS).

For the FY 2019-20, staff selected several street segments with significant deteriorated pavement conditions along Grevillea Avenue, Freeman Avenue, 159th Street and 147th Street. The City Council approved the project specification and authorized staff to advertise the project on April 20, 2020 and awarded the construction contract to Sequel Contractor, Inc. (Sequel) for the total construction costs of \$1,457,993 (bid amount of \$1,267,820 and \$190,173 for the contingency) on October 19, 2020.

This project is funded through Community Development Block Grant (CDBG), Senate Bill (SB1) Road Maintenance and Rehabilitation Account (RMRA) funds, Measure R, Transportation and Development Act Article 3 (TDA), and General Fund. The project funding is identified in the City's FY 2019-20 Capital Improvement Program and was approved by Resolution No. CC-1904-023 on April 5, 2019.

The details of the FY 2019-20 Annual Street Improvement Project is as follows:

Street Name	Construction Limits	Quantity
Grevillea Avenue	From 159th Street to 170th Street	150,000 SF
Freeman Avenue	From 154th Street to Marine Avenue	35,000 SF
159th Street	From Grevillea Avenue to Firmona Avenue	13,500 SF
147th Street	From Hawthorne Blvd. to Prairie Avenue	160,000 SF

STAFF REVIEW

Recently, the City staff discovered that there are \$354,000 in Measure M funds that are scheduled to expire on June 30, 2021. In addition, staff found several residential streets that are in critical condition and need immediate attention. Staff surveyed the additional street segments (see attachment #3 for the pictures of the existing conditions) and requested Sequel to provide a cost proposal. The proposed additional work will be performed along Grevillea Avenue, 161st Street, 156th Street, and 147th Street and will include cold milling and replacement of asphalt pavement overlay, reconstruction of various curb ramps to meet the requirements of the American with Disabilities Act (ADA), street striping, and other appurtenant work. On March 1, 2021, Sequel provided a cost proposal for the additional street segments in the amount of \$337,105.

The additional street segments are listed in the table below:

Street Name	Construction Limits	Quantity
Grevillea Avenue	From 170th Street to Artesia Boulevard	26,000 SF
161st Street	From Grevillea Avenue to East End	7,500 SF
156th Street	From Hawthorne Boulevard to East End	27,000 SF
147th Street	From Inglewood Avenue to Condon Avenue	32,500 SF

LEGAL REVIEW

The City’s standard construction contract, which is included in the project specifications template, has been reviewed and approved as to form by the City Attorney.

FISCAL IMPACT

Funding is available in Measure M for this change order. An appropriation in the amount of \$354,000 is required to be applied to account number 272-310-700.146 Street Improvements.

Available Project Budget:

Construction Contract	\$1,267,820.00
15% Contingency	<u>\$190,173.00</u>
Total Project Cost	\$1,457,993.00

Additional Project Budget

Proposal Dated 3/1/2021	\$337,105.00
Contingency	<u>\$16,895.00</u>
Change Order No. 1	\$354,000.00

Funding Sources:

SB1 - Gas Tax	\$554,061.00
CDBG FY 2018-19	\$40,316.00
CDBG FY 2019-20	\$309,968.00
Measure R	\$343,671.00
TDA Article 3	\$49,558.00
General Fund	\$160,418.00
Measure M	\$354,000.00
Total	\$1,811,993.00

RECOMMENDATION

Staff recommends that the City Council:

1. Approve the Contract Change Order No.1 for FY 2019-20 Annual Street Improvement Project in the amount of \$337,105.00;
2. Approve contingency in amount of \$16,895.00 for the Contract Change Order No.1. for FY 2019-20 Annual Street Improvement Project;
3. Approve Contract Amendment No.1 for FY 2019-20 Annual Street Improvements Project No. 2020-5 and 2020-6; and
4. Approve the allocation of Measure M Fund in amount of \$354,000.00 to the account number 272-310-700.146 Street Improvements.

ATTACHMEMNTS

- Attachments #1 - Sequel Contractor Proposal Dated March 1, 2021
- Attachments # 2 - Contract Amendment No.1 with Sequel Contractor, Inc. for FY 2019-20 Annual Street Improvements Project No. 2020-5 and 2020-6
- Attachments #3 - Existing Condition of Additional Street Segments

Attachment #1

Sequel Contractor Proposal Dated March 1, 2021

SEQUEL CONTRACTORS, INC.

ST. LIC #610600A

13546 IMPERIAL HWY

SANTA FE SPRINGS, CA 90670

Fax (562) 802-7499

(562) 802-7227 Office

Response to 'Request for Proposal'

This Bid is submitted in response to the 'Request for Proposal' by the City of Lawndale for all work as outlined and described in the provided bid schedules for: 161st Street from Grevillea Avenue to the East End, Grevillea Avenue from 170th Street to Artesia Boulevard, 147th Street from Inglewood Avenue to Condon Avenue, 156th Street from Hawthorne Boulevard to East End, and.

Sequel Contractors, Inc. proposed cost for this work, as outlined in the completed and submitted bid schedules, is as follows:

- 161st Street from Grevillea Avenue to the East end for the total of:
\$16,275.00
Sixteen Thousand Two Hundred Seventy-Five Dollars and No Cents
- Grevillea Avenue from 170th Street to Artesia Boulevard for the total of:
\$133,025.00
One Hundred Thirty Three Thousand and Twenty Five Dollars and No cents
- 147th Street from Inglewood Avenue to Condon Avenue for the total of:
\$58,370.00
Fifty-Eight Thousand Three Hundred Seventy Dollars and No Cents
- 156th Street From Hawthorne Boulevard to East End for the total of:
\$119,635.00
One Hundred Nineteen Thousand Six Hundred Thirty-Five Dollars and No Cents
- Survey As not Described In the Bid Schedule Provided by City for the total of:
\$9,800.00
Nine Thousand Eight Hundred Dollars and No cents
- For a Grand Total of:
\$337,105.00
Three Hundred Thirty-Seven Thousand One Hundred Five Dollars and No Cents

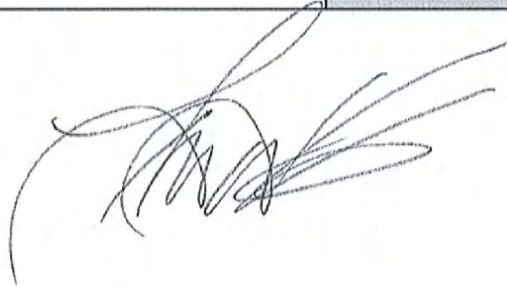
Sincerely,


Thomas S. Pack, President
Sequel Contractors, Inc.

March 1, 2021

161st Street (From Grevillea Avenue to the East End)

ITEM NO.	DESCRIPTION	Unit	QTY.	U.Price	Amount
1	Mobilization and Demobilization	LS	1		
2	Traffic Control	LS	1	9,500 ⁰⁰	9,500 ⁰⁰
3	Grind 2-Inch Existing AC Pavement and Dispose the removal Material to a legal Dump-Site	SF	7,000	.35	2,450 ⁰⁰
4	Construct 2"-inch thick Convectional AC (Type III-C2- PG64-10)	TON	85	73 ⁰⁰	6,205 ⁰⁰
5	Sawcut, Remove Existing & Construct 4" - Thick Concrete Sidewalk	SF	200	9 ⁰⁰	1,800 ⁰⁰
6	Grind down uplifted Concrete Edge	LF	50	20 ⁰⁰	1,000 ⁰⁰
7	Adjust Existing Water or Gas Valve to New Grade	EA	1	100 ⁰⁰	100 ⁰⁰
8	Install Thermoplastic "STOP" legend and Stop Bar per Contract Plans & Caltrans Standard Plan No. A24D, A24E	EA	1	220 ⁰⁰	220 ⁰⁰
Total					16,275⁰⁰



Grevillea Avenue (From 170th Street to Artesia BLVD.)					
ITEM NO.	DESCRIPTION	Unit	QTY.	U.Price	Amount
1	Mobilization and Demobilization	LS	1		
2	Traffic Control	LS	1		
3	Grind 2-Inch Existing AC Pavement and Dispose the removal Material to a legal Dump-Site	SF	24,500	.35	8,575 ⁰⁰
4	Construct 2"-inch thick Convectional AC (Type III-C2- PG64-10)	TON	420	73 ⁰⁰	30,660 ⁰⁰
5	6"-inch Dig out	SF	300	5 ⁰⁰	1,500 ⁰⁰
6	Remove and Reconstruct 6"-Inch Integral Concrete Curb and Gutter SPPWC	LF	45	55 ⁰⁰	2,475 ⁰⁰
7	Sawcut, Remove Existing & Construct 4" - Thick Concrete Sidewalk	SF	310	9 ⁰⁰	2,790 ⁰⁰
8	Remove and Reconstruct 4"-Thick Concrete Residential Driveway Approach over compacted base	SF	350	9 ⁵⁰	3,325 ⁰⁰
9	Grind down uplifted Concrete Edge	LF	140	20 ⁰⁰	2,800 ⁰⁰
10	Remove and Reconstruct 4"-Thick PCC Pavement Curb Ramp with DWS (Removable)	EA	10	6,100 ⁰⁰	61,000 ⁰⁰
11	Furnish and Install Surface Mounted 4' x 3' Tactile/ Detectable Warning Surface (DWS)	EA	2	600 ⁰⁰	1,200 ⁰⁰
12	Cross-Gutter	SF	800	13 ⁰⁰	10,400 ⁰⁰
13	Adjust Existing Manhole Frame and Cover Set to New Grade	EA	1	700 ⁰⁰	700 ⁰⁰
14	Adjust Existing Water or Gas Valve to New Grade	EA	2	100 ⁰⁰	200 ⁰⁰
15	Install Thermoplastic "STOP" legend and Stop Bar per Contract Plans & Caltrans Standard Plan No. A24D, A24E	EA	5	220 ⁰⁰	1,100 ⁰⁰
16	Install Thermoplastic 12" White Solid Crosswalk	LF	150	4 ⁰⁰	600 ⁰⁰
17	Install Thermoplastic 12" Yellow Solid Crosswalk	LF	250	4 ⁰⁰	1,000 ⁰⁰
18	Install Thermoplastic Yellow Dash line	LF	1,400	1 ⁰⁰	1,400 ⁰⁰
19	Alley Approach	SF	300	11 ⁰⁰	3,300 ⁰⁰
Total					133,025 ⁰⁰

147th Street from Inglewood Avenue to Condon Avenue				Sequel Contractors	
				Proposal	
ITEM NO.	DESCRIPTION	Unit	QTY.	U.Price	Amount
1	Mobilization and Demobilization	LS	1	—	—
2	Traffic Control	LS	1	4,500 ⁰⁰	4,500 ⁰⁰
3	Grind 2-Inch Existing AC Pavement and Dispose the removal Material to a legal Dump-Site	SF	32,000	.35	11,200 ⁰⁰
4	Construct 2"-inch thick Convectional AC (Type III-C2- PG64-10)	TON	400	73 ⁰⁰	29,200 ⁰⁰
5	Remove and Reconstruct 6"-Inch Integral Concrete Curb and Gutter SPPWC	LF	100	55 ⁰⁰	5,500 ⁰⁰
6	Sawcut, Remove Existing & Construct 4" – Thick Concrete Sidewalk	SF	200	9 ⁰⁰	1,800 ⁰⁰
7	Remove and Reconstruct 4"-Thick Concrete Residential Driveway Approach over compacted base	SF	200	9 ⁵⁰	1,900 ⁰⁰
8	Adjust Existing Manhole Frame and Cover Set to New Grade	EA	3	700 ⁰⁰	2,100 ⁰⁰
9	Adjust Existing Water or Gas Valve to New Grade	EA	1	100 ⁰⁰	100 ⁰⁰
10	Install Thermoplastic Double Yellow Solid Center Line Striping	LF	500	2 ⁵⁰	1,250 ⁰⁰
11	Install Thermoplastic 12" Yellow Solid Crosswalk	LF	150	4 ⁰⁰	600 ⁰⁰
12	Install Thermoplastic "STOP" legend and Stop Bar per Contract Plans & Caltrans Standard Plan No. A24D, A24E	EA	1	220 ⁰⁰	220 ⁰⁰
Total				58,370 ⁰⁰	

156th Street from Hawthorne Blvd. to East End					Sequel Contractors	
					Proposal	
ITEM NO.	DESCRIPTION	Unit	QTY.	U.Price	Amount	
1	Mobilization and Demobilization	LS	1			
2	Traffic Control	LS	1	3,500 ⁰⁰	3,500 ⁰⁰	
3	Grind 2-Inch Existing AC Pavement and Dispose the removal Material to a legal Dump-Site	SF	26,500	.35	9,275 ⁰⁰	
4	Construct 2"-inch thick Convectional AC (Type III-C2- PG64-10)	TON	270	73 ⁰⁰	19,710 ⁰⁰	
5	10"-inch Dig out which includes construct 6" inch Base plus construct 4" inch conventional AC (Type III-C2- PG64-10)	SF	5,600	9.50	53,200 ⁰⁰	
6	Remove and Reconstruct 6"-Inch Integral Concrete Curb and Gutter SPPWC	LF	115	55 ⁰⁰	6,325 ⁰⁰	
7	Sawcut, Remove Existing & Construct 4" - Thick Concrete Sidewalk	SF	750	9 ⁰⁰	6,750 ⁰⁰	
8	Remove and Reconstruct 4"-Thick Concrete Residential Driveway Approach over compacted base	SF	250	9.50	2,375 ⁰⁰	
9	Grind down uplifted Concrete Edge	LF	30	20 ⁰⁰	600 ⁰⁰	
10	Remove and Reconstruct 4"-Thick PCC Pavement Curb Ramp with DWS	EA	2	6,100 ⁰⁰	12,200 ⁰⁰	
11	Adjust Existing Manhole Frame and Cover Set to New Grade	EA	4	700 ⁰⁰	2,800 ⁰⁰	
12	Adjust Existing Water or Gas Valve to New Grade	EA	10	100 ⁰⁰	1,000 ⁰⁰	
13	Install Thermoplastic "STOP AHEAD" legend and Stop Bar per Contract Plans & Caltrans Standard Plan No. A24D, A24E	EA	2	400 ⁰⁰	800 ⁰⁰	
14	Install Thermoplastic "STOP" legend and Stop Bar per Contract Plans & Caltrans Standard Plan No. A24D, A24E	EA	5	220 ⁰⁰	1,100 ⁰⁰	
Total					119,635 ⁰⁰	

Attachment #2

**Contract Amendment No.1 with Sequel Contractor, Inc.
for FY 2019-20 Annual Street Improvements Project No.
2020-5 and 2020-6**

**FIRST AMENDMENT TO CONTRACT SERVICES AGREEMENT
FOR FY 2019-20 ANNUAL STREET IMPROVEMENTS**

This FIRST AMENDMENT TO CONTRACT SERVICES AGREEMENT (the "First Amendment") is made and entered into this ____ day of March, 2021, by and between the CITY OF LAWDALE, a municipal corporation ("City") and SEQUEL CONTRACTORS, INC., ("Contractor").

RECITALS

WHEREAS, City and Contractor entered into that certain Agreement for FY 2019-20 Annual Street Improvements Project No. 2020-5 and 2020-6 (the "Agreement") on or about October 5, 2020; and

WHEREAS, City has determined that it has Measure M funds that must be expended on street improvements prior to June 30, 2021; and

WHEREAS, City and Contractor negotiated an additional scope of services to be performed pursuant to the terms and conditions of the Agreement and to be compensated with the Measure M funds that otherwise would expire and become unusable by City; and

WHEREAS, it is the desire of the City and the Contractor to amend the Agreement, as set forth in this First Amendment, to reflect the additional scope of work and additional compensation that have been negotiated.

AGREEMENT

NOW, THEREFORE, it hereby agreed that the Agreement, as amended, is further amended in the following particulars only:

SECTION 1. Article I of the Agreement is amended to add thereto the scope of work set forth in "Exhibit A-1, Additional Street Segments" to this First Amendment, which exhibit is incorporated herein by this reference as if set forth in full.

SECTION 2. Article III of the Agreement is amended to increase the maximum contract sum by Three Hundred Thirty-Seven Thousand One Hundred Five Dollars (\$337,105) to account for the additional scope of work. The maximum contract sum will increase from One Million Two Hundred Sixty-Seven Thousand Eight Hundred Twenty Dollars (\$1,267,820) to One Million Six Hundred Four Thousand Nine Hundred Twenty-Five Dollars (\$1,604,925).

SECTION 3. Except as expressly provided in this First Amendment, all provisions of the Agreement shall remain in full force and effect.

[continued]

IN WITNESS WHEREOF, the parties have executed and entered into this Amendment as of the date first written above.

CITY:

Robert Pullen-Miles, Mayor

ATTEST:

Erica Harbison, City Clerk

APPROVED AS TO FORM:
Burke, Williams & Sorensen, LLP

Gregory M. Murphy, City Attorney

CONTRACTOR:
Sequel Contractors, Inc.

By: _____
Thomas S. Pack
President

By: _____
Michael A. Mahler
Secretary

(Attach notary acknowledgment for each authorized representative of Contractor)

Address: 13546 Imperial Highway
Santa Fe Springs, CA 90670

[END OF SIGNATURES]

Exhibit A-1

Additional Street Segments

Street Name	Construction Limits	Quantity
Grevillea Avenue	From 170th Street to Artesia Boulevard	26,000 SF
161st Street	From Grevillea Avenue to East End	7,500 SF
156th Street	From Hawthorne Boulevard to East End	27,000 SF
147th Street	From Inglewood Avenue to Condon Avenue	32,500 SF

Attachment #3

Existing Condition of Additional Street Segments

156th Street between Hawthorn Blvd. and East End



156th Street between Hawthorn Blvd. and East End



147th Street between Inglewood Avenue and Condon Avenue



161st Street between Grevillea Avenue and East End



Grevillea Avenue between 170th Street and Artesia Blvd.








CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

March 15, 2021

TO: Honorable Mayor and City Council
FROM: Kevin M. Chun, City Manager 
SUBJECT: **City Council Subcommittee for Metro C Line (Green) Extension Project**

BACKGROUND

In response to City Council comments and concerns regarding the Metro C Line (Green) Extension and the current scoping process underway for the project's draft environmental impact report (DEIR), staff has coordinated monthly meetings with Metro to promote regular communications between agencies, to provide a means for sharing information, and to discuss issues and concerns.

STAFF REVIEW

The first of these monthly meetings (virtual) was held on March 10th and was attended by City and Metro staff, as well as, City Councilmembers Rhonda Hofmann Gorman and Bernadette Suarez. There was much discussion about the project alternative alignments (Alternatives 1 and 2) and about public outreach to the Lawndale community. At the moment, there are many unresolved issues and questions, however, the meeting was a positive first step to better communications. Moving forward, the City Council may want to consider if it would like to form a City Council subcommittee for these monthly meetings, and determine if it would like City Councilmembers Hofmann Gorman and Suarez to serve on this subcommittee or appoint other members.

The purpose of this subcommittee would be to work with City staff in obtaining information regarding the C Line (Green) Extension Project during monthly meetings with Metro, and make reports and/or recommendations back to the City Council.

LEGAL REVIEW

N/A

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends that the City Council consider the formation of a City Council subcommittee for the C Line (Green) Extension Project.



CITY OF LAWNDALE
14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: March 15, 2021
TO: Honorable Mayor and City Council
FROM: Matthew R. Ceballos, Assistant City Clerk *MC*
SUBJECT: Mayor/Councilmember Report of Attendance at Meetings and/or Events

No supporting documentation was forwarded to the City Clerk Department for this item.



CITY OF LAWDALE
14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: March 15, 2021

TO: Honorable Mayor and City Council

FROM: Matthew R. Ceballos, Assistant City Clerk *mc*

SUBJECT: Conference with Legal Counsel – The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(4), because the City is considering whether to initiate litigation in one case.

No public documents were forwarded to the City Clerk Department for this item.



CITY OF LAWDALE
14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: March 15, 2021

TO: Honorable Mayor and City Council

FROM: Matthew R. Ceballos, Assistant City Clerk *MC*

SUBJECT: Conference with Legal Counsel – The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(2), to confer with legal counsel regarding a significant exposure to litigation, the facts and circumstances of which are not known to the potential plaintiff.

No public documents were forwarded to the City Clerk Department for this item.