



CITY OF LAWNDALE

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

AGENDA LAWNDALE CITY COUNCIL REGULAR MEETING Monday, October 4, 2021 - 6:30 p.m. Lawndale City Hall Council Chamber 14717 Burin Avenue

Any person who wishes to address the City Council regarding any item listed on this agenda or any other matter that is within its subject matter jurisdiction is invited, but not required, to fill out a [Public Meeting Speaker Card](#) and submit it to the City Clerk prior to the oral communications portion of the meeting. The purpose of the card is to ensure that speakers' names are correctly recorded in the meeting minutes and, where appropriate, to provide contact information for later staff follow-up. You are still eligible to submit comment via the [Temporary eComment Policy for Public Meetings](#), the comments will be read verbatim into the record.

How to observe the Meeting:

To maximize public safety while still maintaining transparency and public access, members of the public can now observe the meeting in person, with limited capacity, while strictly adhering to the [City Facilities Entry Protocols](#). Members of the public are still be able to view the meeting on [YouTube "Lawndale CityTV"](#), the [City Website](#), or Lawndale Community Cable Television on Spectrum & Frontier Channel 3.

Copies of this Agenda may be obtained prior to the meeting in the Lawndale City Hall foyer. 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 and Inspiration)
- C. **PRESENTATION**
 - 1. **Dr. Stephen Nellman, Centinela Valley Union High School District Superintendent**
- 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. **Updating City Council Policy No. 77-04 (Records and Information Management), Adding Records Series and Schedule Updates**
Recommendation: that the City Council adopt Resolution No. CC-2110-041, Updating City Council Policy No. 77-04 (Records and Information Management), Adding Records Series and Schedule Updates.
3. **Accounts Payable Register**
Recommendation: that the City Council adopt Resolution No. CC-2110-040, authorizing the payment of certain claims and demands in the amount of \$273,391.21.
4. **Minutes of the Lawndale City Council Regular Meeting – September 20, 2021**
Recommendation: that the City Council approve.

H. **ADMINISTRATION**

5. **Purchasing Policy Discussion**
Recommendation: that the City Council provide direction to staff as necessary.
6. **Parks, Recreation and Social Services Street Pole Banner Project**
Recommendation: that the City Council receive and file this report.

I. **PUBLIC HEARING**

7. **Appeal Request (Case No. 21-25 Appealing the Planning Commission's Decision to Deny Case No. 20-17 for the Development of a New 7,779 Square Foot Express Carwash Facility on a GC (General Commercial) Zoned Property Located at 15413-15425 Hawthorne Boulevard**
Recommendation: that the City Council (a) conduct a public hearing; (b) adopt the findings of fact and determinations relative to the submitted application; and (c) adopt Resolution No. CC-2110-042, denying the Special Use Permit and Development Permit.

J. **CITY MANAGER'S REPORT**

K. **ITEMS FROM CITY COUNCILMEMBERS**

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

L. **ADJOURNMENT**

The next regularly scheduled meeting of the City Council will be held at 6:30 p.m. on Monday, October 18, 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 October 4, 2021 was posted not less than 72 hours prior to the meeting.

Matthew Ceballos, Assistant City Clerk



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

DATE: October 4, 2021
TO: Honorable Mayor and City Council
FROM: Matthew R. Ceballos, Assistant City Clerk *MC*
SUBJECT: Dr. Stephen Nellman, Centinela Valley Union High School District Superintendent

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

October 4, 2021

TO: Honorable Mayor and City Council

FROM: Kevin M. Chun, City Manager *[Signature]*

PREPARED BY: Matthew Ceballos, Assistant City Clerk *[Signature]*

SUBJECT: **Updating City Council Policy No. 77-04 (Records and Information Management), Adding Records Series and Schedule Updates**

BACKGROUND

On July 20, 2020, the City Council passed Resolution No. CC-2007-040, which approved and adopted an updated Citywide Records Retention Schedule and City Council Policy No. 77-04 (Records and Information Management).

On February 16, 2021, the City Council passed Resolution No. CC-2102-006 which approved and adopted Authorization to Destroy Paper after Imaging/Trustworthy Electronic Records Compliance.

On April 5, 2021, the City Council passed Resolution No. CC-2104-016 which approved and adopted an updated City Council Policy No. 77-04 (Records and Information Management), incorporating an Annual Review and Schedule Updates for FY 2020-21.

STAFF REVIEW

In an ongoing effort to modernize records management, free up physical space, and make records more accessible to both staff and the public, staff is recommending adding two records series and updating certain Department Records Retention Schedule to reflect new processes and omitted records. The updates are to keep our records retention schedules current and in line with the records the City uses and retains.

The added records series to be included in the Department retention schedules, include:

Department	Record
Municipal Services Department	Administrative Citations/Appeals
Public Works	Construction & Demolition Applications

The updates have been reviewed and approved by the City's records management consultant, who specializes in California local government records (Gladwell Governmental Services, Inc.).

City Council Meeting – October 4, 2021
Updating City Council Policy No. 77-04 (Records and Information Management), Adding Records Series and Schedule Updates

LEGAL REVIEW

The City Attorney's office has reviewed Resolution No. CC-2110-041 and has approved it to form.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. CC-2110-041, Updating City Council Policy No. 77-04 (Records and Information Management), Adding Records Series and Schedule Updates.

Attachments: Resolution No. CC-2110-041

RESOLUTION NO. CC-2110-041

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNSDALE, CALIFORNIA
ADDING RECORDS SERIES AND UPDATES TO THE CITYWIDE
RECORDS RETENTION SCHEDULES**

WHEREAS, the maintenance of numerous records is expensive, slows document retrieval, and is not necessary after a certain period of time for the effective and efficient operation of the government of the City of Lawnsdale; and

WHEREAS, Section 34090 of the Government Code of the State of California provides a procedure whereby any City record which has served its purpose and is no longer required may be destroyed; and

WHEREAS, the State of California has adopted guidelines for retention period for various government records; and

WHEREAS, the City Council of the City of Lawnsdale has established a Council Policy Manual to set forth and identify policies of the City Council which may not otherwise be established in ordinances of the City, or which are restated to further amplify existing City policy; and

WHEREAS, all policies included in the Council Policy Manual are adopted by resolution; and

WHEREAS, the City Council of the City of Lawnsdale previously adopted Resolution CC-2007-040 adopting a Citywide retention schedule as Council Policy No. 77-04; and

WHEREAS, the City Council desires to keep current and in line with the records the City uses and retains, as an updated version of Council Policy No. 77-04.

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

SECTION 1. The City Council approves the updates to Policy No. 77-04, entitled "Records and Information Management", as attached hereto as Exhibit "A", and incorporated herein by this reference, as if fully set forth herein and directs City staff to include said updated policy and records retention schedules in the Policy Manual.

SECTION 2. The term "records" as used herein shall include documents, instructions, books, microforms, electronic files, magnetic tape, optical media, or papers; as defined by the California Public Records Act.

SECTION 3. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

SECTION 4. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED this 4th day of October, 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-2110-041 at a regular meeting of said Council held on the 4th day of October, 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					
Bernadette Suarez					
Rhonda Hofmann Gorman					
Sirley Cuevas					

Erica Harbison, City Clerk

APPROVED AS TO FORM:

Gregory M. Murphy, City Attorney

Exhibit "A"

Office of Record (OFR)	Retention No.	Records Description	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Comments / Reference
<i>If the record is not listed here, refer to the Retention for City-Wide Standards</i>								
<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>								
<i>HOLDS: Litigation, claims, complaints, audits, public records requests, and/or investigations suspend normal retention periods (retention resumes after settlement).</i>								
MUNICIPAL SERVICES / ADMINISTRATION								
Municipal Services / Admin.	MS-001	Beautification Committee AGENDAS, AGENDA PACKETS	When No Longer Required - Minimum 2 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department Preference; GC §34090
City Clerk	MS-002	Beautification Committee MINUTES, BYLAWS	Copies - When No Longer Required	Yes	Mag, Mfr, OD, Ppr	S	No	GC §34090.7
Municipal Services / Admin.	MS-003	CHP-180, Towing form	2 years		Mag, Ppr			GC §34090
Municipal Services / Admin.	MS-004	Emergency Preparedness / Plans	Superseded + 2 years		Mag, Ppr			Department preference; GC §34090
Municipal Services / Admin.	MS-005	EOC Activations / FEMA or OES Claims	10 years		Mag, Ppr			Department preference; GC §34090
Municipal Services / Admin.	MS-006	Law Enforcement Support / Tracker Devices	2 years		Mag, Ppr			Sheriff is contracted; GC §34090
Municipal Services / Admin.	MS-007	Neighborhood Block Party Permits	2 years		Mag, Ppr			GC §34090
Municipal Services / Admin.	MS-008	Parking Notices / 72 Hour Warnings (Those not attached to CHP-180, towing form)	2 years		Mag, Ppr			GC §34090

RECORDS RETENTION SCHEDULE: MUNICIPAL SERVICES

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<i>HOLDS: Litigation, claims, complaints, audits, public records requests, and/or investigations suspend normal retention periods (retention resumes after settlement).</i>								
MUNICIPAL SERVICES / ANIMAL CONTROL								
Municipal Services / Animal Control	MS-009	Animal Address Files: Bite Reports, Complaints, Cruelty Investigations and Administrative Hearing Officer Findings, Dangerous Dog Reports, Impound Notices, Investigations, Barking Dogs, Loose Dogs, etc.	When Animal Deceased, Minimum 3 years		Mag, Ppr			Department Preference; GC §34090 et seq.
Municipal Services / Animal Control	MS-010	Animal Permits / Registration Database (Shelter Pro)	Minimum 3 years		Mag			Department preference; Data is interrelated; GC §34090
Municipal Services / Animal Control	MS-011	Animal Registration Applications (Includes Rabies and Spay certificates)	3 years	Yes	Mag, Ppr			Department Preference; GC §34090 et seq.
Municipal Services / Animal Control	MS-012	Shelter Slips	3 years	Yes	Mag			Department preference; 3 years is required for animal treatment records; FA §32003(e), PC §597.1(d); CCP §§336(a), 337 et. seq., GC §34090
MUNICIPAL SERVICES / CODE ENFORCEMENT								
<u>Municipal Services / Code Enforce.</u>	<u>MS-013.1</u>	<u>Administrative Citations and Appeals</u>	<u>When No Longer Required - Minimum 2 years</u>	<u>Yes: Until Resolution</u>	<u>Mag. Mfr, OD, Ppr</u>	<u>S</u>	<u>Yes: After QC & OD</u>	<u>Department preference: GC §34090</u>

RECORDS RETENTION SCHEDULE: MUNICIPAL SERVICES

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<i>HOLDS: Litigation, claims, complaints, audits, public records requests, and/or investigations suspend normal retention periods (retention resumes after settlement).</i>								
Municipal Services / Code Enforce.	MS-013	Code Enforcement / Abatement Case Files / Substandard Buildings (Includes appeals and Code Enforcement Complaint Letters)	When No Longer Required - Minimum 2 years	Yes: Until Resolution	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD	Department preference (some cases are funded by CDBG); Case is open until satisfactorily resolved (some cases are not resolved); 2 CFR 200.333; 24 CFR 92.505, 570.490, & 570.502(a&b), 29 CFR 97.42; OMB Circular A-110 & A-133; GC §34090
Municipal Services / Code Enforce.	MS-014	Liens and Releases	P		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD	GC §34090
MUNICIPAL SERVICES / PARKING ENFORCEMENT								
Municipal Services / Parking Enforce.	MS-015	Parking Contesting Forms: Step 1, 2 and 3	2 years		Mag, Ppr			GC §34090 et seq.
Municipal Services / Parking Enforce.	MS-016	Parking District Formation, Boundaries & History (if used)	P	Yes	Mag, Ppr			Department preference; GC §34090 et seq.
Municipal Services / Parking Enforce.	MS-017	Parking Permit Database / Data Ticket (Payment Processing Center, Refunds, On-Line Contests, etc.)	Minimum 2 years		Mag, Ppr			Data is interrelated; GC §34090
Municipal Services / Parking Enforce.	MS-018	Parking Permits Applications (RV Applications, Oversize Permits)	2 years		Mag, Ppr			GC §34090 et seq.

**RECORDS RETENTION SCHEDULE: PUBLIC WORKS
(ALL DIVISIONS)**

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PUBLIC WORKS / ENGINEERING - PUBLIC RIGHT-OF-WAY PROJECTS								
Public Works / Engineering - Public Right-of Way	PW-001	Capital Improvement Projects (CIP): Administration File Project Administration, Certified Payrolls, Construction Manager's Logs, Daily Inspections, Daily Logs, Hazardous Materials Plans, Meeting Minutes, Photos, Project Schedules, Progress meetings, Punch Lists, Real Estate Appraisals, RFIs & Responses	Completion + 10 years or After Funding Agency Audit, if required, whichever is longer	Yes: Until Completed	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	Some grant funding agencies require audits; Statute of Limitations for Errors & Omissions is 10 years; Published Audit Standards=4-7 years; Statute of Limitations: Contracts & Spec's=4 years, Wrongful Death=comp. + 5 years, Developers=comp. + 10 years; Statewide guidelines propose termination + 5 years; CCP §337 et. seq., GC §34090
Public Works / Engineering - Public Right-of Way	PW-002	Capital Improvement Projects (CIP): Permanent File Specifications & Addenda, Contract Copies, Change Orders, CEQA / Environmental Documents - EIRs, Negative Declarations, Exemptions, Materials Testing Reports, Soil Reports, Studies, Submittals, Successful Proposal, Surveys, etc.	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	Department preference; retained for disaster preparedness purposes; Statewide guidelines propose Permanent for Infrastructure plans; Final environmental determinations are required to be kept a "reasonable period of time"; 14 CCR §15095(c); CCP §337 et. seq., GC §34090
Public Works / Engineering - Public Right-of Way	PW-003	Drawings, Maps, Plans and Record Drawings, Large-Format Drawings, Survey Record Maps, Capital Improvement Project "As-Built"	P	Yes (all)	Mag, Mfr, OD, Ppr	S	No	Drafts should be destroyed; Some maps are also retained by Planning; Selected maps are retained in Public Works for administrative purposes; GC §34090, 34090.7
Public Works / Engineering - Public Right-of Way	PW-004	Easements, Right of Ways Deeds are sent to the City Clerk	Copies - When No Longer Required		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	Send all originals to the City Clerk; GC §34090.7

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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>								
Public Works / Engineering - Public Right-of Way	PW-005	Encroachment Permits / Excavation Permits: Temporary (Street Permits, Temporary Construction, Sidewalk Repairs, Traffic Control, Transportation Permits, Utility Cuts, etc.) Includes Insurance Certificates	Final / Completion + 2 years	Yes: Until Completion	Mag, Ppr			GC § 34090
Public Works / Engineering - Public Right-of Way	PW-006	Encroachments - Permanent (Permanent structures in the City's Right of Way)	P		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD	Department Preference; GC §34090
Public Works / Engineering - Public Right-of Way	PW-007	Engineering Studies / Surveys (Public Right-of-Way) - Geotechnical and Soil Reports / Hydrology Reports / Preliminary Studies / Project Assessments	P		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	Department Preference; GC §34090
Public Works / Engineering - Public Right-of Way	PW-008	Grading Plans (Public Right of Way)	P		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD	Department Preference; GC §34090
PUBLIC WORKS / ENGINEERING - TRANSPORTATION								
Public Works / Engineering / Transportation	PW-009	Schedule for Pavement Overlays	10 years		Mag Ppr			Department preference; GC §34090
Public Works / Engineering / Transportation	PW-010	Traffic Calming Requests / Stop Sign Surveys (Speed Humps, etc.)	10 years		Mag Ppr			Department preference; GC §34090
Sheriff	PW-011	Traffic Collision Reports / SWTRS	Copies - When No Longer Required		Mag Ppr			copies; GC §34090.7

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Public Works / Engineering / Transportation	PW-012	Traffic Committee - ALL records (internal employee committee)	10 years		Mag Ppr			Department preference; GC §34090
Public Works / Engineering / Transportation	PW-013	Traffic Counts	10 years		Mag Ppr			Department preference; GC §34090
Public Works / Engineering / Transportation	PW-014	Traffic Signal Timing Plans	Current Plan Superseded + 5 years		Mag Ppr			Department preference; GC §34090
Public Works / Engineering / Transportation	PW-015	Traffic Speed Surveys / Stop Sign Warrants	10 years		Mag Ppr			Department preference (required every 5 years, but can be extended to 7 or 10 years); GC §34090
Public Works / Engineering / Transportation	PW-016	Transportation Permits issued by the City (Wide Load Permits, Heavy Load Permits, etc.)	2 years		Mag Ppr			GC §34090
PUBLIC WORKS / ENVIRONMENTAL SERVICES								
<u>Public Works / Solid Waste</u>	<u>PW-017.1</u>	<u>Construction & Demolition Applications</u>	<u>Completion + 2 years</u>		<u>Ppr</u>			<u>GC §34090</u>
Public Works / Solid Waste	PW-017	Prop. 218 Fees & Charges: Master Mailing List	2 years		Ppr			GC §34090
Public Works / Solid Waste	PW-018	Prop. 218 Fees & Charges: Undeliverable Mail	3 months		Ppr			Transitory records not retained in the ordinary course of business; GC §34090
Public Works / Solid Waste	PW-019	Solid Waste / SB 90 Reports / Waste Reduction / Tonnage Reports	10 years		Mag, Ppr			Department Preference; GC §34090 et. seq.
Public Works / Solid Waste	PW-020	Stormwater: NPDES Monitoring Reports	3 years		Mag, Mfr, OD, Ppr	S / I	Yes: 5 years	Department preference; Monitoring records required for 3 years; 40 CFR §§122.21, 122.41

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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>								
Public Works / Solid Waste	PW-021	Stormwater: NPDES Permits / Water Quality Permits	Permit Superseded + 3 years	Yes: Until Expiration	Mag, Ppr			Department Preference to conform with Statewide Guidelines; Monitoring records required for 3 years; 40 CFR §§122.21, 122.41; CCP §337 et seq.
Public Works / Solid Waste	PW-022	Street Sweeping Records	3 years		Mag, Mfr, OD, Ppr	S / I	Yes: 5 years	Department preference; Monitoring records required for 3 years; 40 CFR §§122.21, 122.41
PUBLIC WORKS / MAINTENANCE								
Public Works / Maint.	PW-023	AQMD Permits (Generators, etc.)	Issue Date + 5 years		Mag, Ppr			40 CFR 70.6; GC §34090
Lead Dept.	PW-024	Generator Operation Logs & Inspections	5 years		Mag, Ppr			AQMD Rule 1470; Form 400-E-13a instructions; GC §34090
Public Works / Street Maintenance	PW-025	Graffiti Consent Forms / Agreements	Expiration + 2 years		Mag, Ppr			GC §34090
Lead Dept.	PW-026	Operations & Maintenance Manuals (O&M Manuals)	Life of Facility or Equipment		Mag, Ppr			Department Preference; GC §34090 et. seq.
Public Works / Street Maintenance	PW-027	Sidewalk Maintenance Log	10 years		Mag Ppr			Department preference (stored in GIS); GC §34090
Public Works / Street Maintenance	PW-028	Tree Maintenance Database (West Coast Arborists)	Minimum 5 years		Mag			Data is interrelated; GC §34090
Public Works / Equip. Maint. & Fleet	PW-029	Underground Service Alerts (USA's) / Dig Alert	3 years		Mag, Ppr			Required for 3 years; GC §§4216.2(d) & 4216.3(d); GC §34090
Division Providing Service / Work	PW-030	Work Orders / Service Requests - CRM / CMMS DATABASE (Computerized Maintenance Management System)	Minimum 5 years		Mag			Data is interrelated; GC §34090

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Division Providing Service / Work	PW-031	Work Orders / Service Requests - All Information Entered in CRM / CMMS Database (Paper drafts)	When No Longer Required		Mag Ppr			Preliminary drafts (the database is the original); GC §34090
Division Providing Service / Work	PW-032	Work Orders / Service Requests - NOT entered in CRM / CMMS Database (or partial information entered into CMMS Database) (Division providing service retains originals; Division requesting service is considered a copy)	5 years		Mag Ppr			City Preference; CCP §§338 et seq., 340 et seq., 342, GC §, GC §34090
PUBLIC WORKS / FLEET								
Public Works / Fleet	PW-033	Inspections or Audits by the DMV & CHP	5 years		Mag, Ppr			Consistent with CHP requirements; OSHA requires 1 year; 8 Ca. Code Reg. § 3203(b)(1); GC § 34090
Public Works / Fleet	PW-034	Pre-Trip Inspections / Vehicle Safety Checks / Daily Vehicle Inspections / Daily Equipment Checks	2 years		Ppr			GC §34090; 13 CCR 1234(c)
Public Works / Fleet	PW-035	Vehicle & Equipment History Files Maintenance, Smog Certificates, Registrations, Inspections, Testing of Push-out Windows, Emergency Doors, etc.	Disposal of Vehicle or Equipment + 2 years		Mag, Ppr			Department Preference; If a motor carrier, required for 18 months after vehicle is sold; CHP requires life of vehicle; OSHA requires 1 year; 8 CCR § 3203(b)(1); 49 CFR 396.21(b)(1); 49 CFR 396.3; CCP §337 et. seq., 3 CCR 1234(f); GC §34090

RESOLUTION NO. CC-2110-040

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWDALE, CALIFORNIA
AUTHORIZING CERTAIN CLAIMS AND DEMANDS
IN THE SUM OF \$273,391.21**

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

SECTION 1. That in accordance with Sections 37202 and 37209 of the Government Code, the City Manager, 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 201746 through 201823 for the aggregate total of \$273,391.21 are hereby authorized.

Effective Date: October 4th, 2021

Certified by:



Kevin Chun, City Manager

PASSED, APPROVED AND ADOPTED this 4th day of October, 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-2110-040 at a regular meeting of said Council held on the 4th day of October, 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
9/16/2021		201746	201781	217,035.65
9/23/2021		201782	201823	56,355.56
Total Checks				273,391.21

Voided check#201762-201771 due to printing error.

Check numbers in system did not match with numbers on check stock.

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			273,391.21

Check Register Report

Date: 09/16/2021
 Time: 1:32 pm
 Page: 1

City of Lawndale

BANK: WELLS FARGO BANK N.A

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
201746	09/16/2021	Printed		6459	CASC ENGINEERING & CONSULTING	NPDES PERMIT COMPLIANCE SVCS	4,735.00
201747	09/16/2021	Printed		0615	CLEANSTREET	STREET SWEEPING CITYWIDE	18,243.50
201748	09/16/2021	Printed		7822	COASTAL BUSINESS GROUP, INC.	SECURITY DEPOSIT REFUND	1,050.00
201749	09/16/2021	Printed		2770	COUNTY OF LOS ANGELES	FEE FOR DIGITAL FILE:	117.00
201750	09/16/2021	Printed		0441	GOLDEN STATE WATER CO.	WATER USAGE SERVICES	14,766.61
201751	09/16/2021	Printed		3377	H F & H CONSULTANTS, LLC	SOLID WASTE CONSULTING SERVICE	12,433.00
201752	09/16/2021	Printed		6051	INFANTE BROS LAWNMOWER SHOP	WEED EATER REPAIR& MISC. PARTS	455.83
201753	09/16/2021	Printed		7824	NEW REGION FOR CHRIST MINISTRY	RESERVATION CANCELLATION OF	2,136.00
201754	09/16/2021	Printed		7825	MARILYN PEEK	GARDEN PLOT REFUND	25.00
201755	09/16/2021	Printed		7823	PREFERRED HOME BUILDERS	SECURITY DEPOSIT REFUND	270.00
201756	09/16/2021	Printed		6123	PRUDENTIAL OVERALL SUPPLY	WEEKLY CHARGES FOR COVERALLS	60.80
201757	09/16/2021	Printed		6896	SEQUEL CONTRACTORS INC	RETENTION RELEASE -SB1	85,659.97
201758	09/16/2021	Printed		1044	SIALIC CONTRACTORS CORPORATION	INGLEWOOD AVENUE STREET IMPROV	49,979.50
201759	09/16/2021	Printed		6759	SMARTHIRE	EMPLOYMENT VERIFICATIONS (2)	113.00
201760	09/16/2021	Printed		4533	SOUTH BAY LANDSCAPING INC	IRRIGATION REPAIR: HAWTH & 147	1,270.32
201761	09/16/2021	Printed		0439	SOUTHERN CALIFORNIA EDISON CO.	UTILITIES ELECTRICITY	12,838.63
201762	09/16/2021	Void	09/16/2021	0211	SOUTHERN CALIFORNIA NEWS GROUP	LEGAL ADS	0.00
201763	09/16/2021	Void	09/16/2021	0346	SPARKLETTS	BOTTLE WATER SERVICE- AUG.2021	0.00
201764	09/16/2021	Void	09/16/2021	0444	SPCA LA	ANIMAL SHELTERING SERVICES	0.00
201765	09/16/2021	Void	09/16/2021	5641	SUPERIOR SOUTHBAY PRINTING	1000 72 HOUR WARNINGS	0.00
201766	09/16/2021	Void	09/16/2021	3672-ASD	U.S. BANK	CREDIT CARD PAYMENT	0.00
201767	09/16/2021	Void	09/16/2021	3672-PWD	U.S. BANK	CREDIT CARD PAYMENT	0.00
201768	09/16/2021	Void	09/16/2021	4526	URBAN RESTORATION GROUP	GRAFFITI REMOVAL SUPPLIES	0.00
201769	09/16/2021	Void	09/16/2021	3373	VERIZON WIRELESS	M2M ACCOUNT SHARE DATA LINE	0.00
201770	09/16/2021	Void	09/16/2021	3373	VERIZON WIRELESS	CELL PHONE SERVICES	0.00
201771	09/16/2021	Void	09/16/2021	0480	VISTA PAINT	GRAFFITI SUPPLIES	0.00
201772	09/16/2021	Printed		0211	SOUTHERN CALIFORNIA NEWS GROUP	LEGAL ADS	734.60
201773	09/16/2021	Printed		0346	SPARKLETTS	BOTTLE WATER SERVICE- AUG.2021	355.76
201774	09/16/2021	Printed		0444	SPCA LA	ANIMAL SHELTERING SERVICES	6,265.00
201775	09/16/2021	Printed		5641	SUPERIOR SOUTHBAY PRINTING	1000 72 HOUR WARNINGS	446.51
201776	09/16/2021	Printed		3672-ASD	U.S. BANK	CREDIT CARD PAYMENT	1,966.00
201777	09/16/2021	Printed		3672-PWD	U.S. BANK	CREDIT CARD PAYMENT	1,431.42
201778	09/16/2021	Printed		4526	URBAN RESTORATION GROUP	GRAFFITI REMOVAL SUPPLIES	413.39
201779	09/16/2021	Printed		3373	VERIZON WIRELESS	M2M ACCOUNT SHARE DATA LINE	626.75
201780	09/16/2021	Printed		3373	VERIZON WIRELESS	CELL PHONE SERVICES	612.06
201781	09/16/2021	Printed		0480	VISTA PAINT	GRAFFITI SUPPLIES	30.00
Total Checks: 36						Checks Total (excluding void checks):	217,035.65
Total Payments: 36						Bank Total (excluding void checks):	217,035.65
Total Payments: 36						Grand Total (excluding void checks):	217,035.65

Check Register Report

09/23/2021

Date: 09/23/2021

Time: 9:32 am

City of Lawndale

BANK: WELLS FARGO BANK N.A

Page: 1

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
201782	09/23/2021	Printed		5833	A NU CARPET & TILE, INC	FLOOR REPAIR FOR MSD OFFICE	377.15
201783	09/23/2021	Printed		4185-WEST	AMERICAN STRUCTURAL PEST	CITY HALL& MSD - QUARTERLY	815.00
201784	09/23/2021	Printed		5394	ANIMAL MEDICAL CENTER	VETERINARY SVCS- JULY 2021	232.50
201785	09/23/2021	Printed		7470	ARAMARK REFRESHMENT SVCS LLC	COFFEE FOR PWD	259.57
201786	09/23/2021	Printed		0372C	AT & T - CALNET3	PHONE CHARGES	2,369.24
201787	09/23/2021	Printed		7382	BLUEPRINT SERVICE	PLANS FOR INGLEWOOD AVE.	37.71
201788	09/23/2021	Printed		0190	COLONIAL LIFE & ACCIDENTS, INC	SEPT 2021-INS PRE-TAX/POST TAX	2,516.04
201789	09/23/2021	Printed		0216	DELTA DENTAL	SEPT 2021 DENTAL INSURANCE-REG	2,051.14
201790	09/23/2021	Printed		0389	DELTA DENTAL INS	SEPT. 2021 DENTAL PREMIUM	109.00
201791	09/23/2021	Printed		0236	EMPLOYMENT DEVELOPMENT DEPT	4TH QUARTER 2020	1,447.66
201792	09/23/2021	Printed		3444	MICHAEL ESTES	REIMB. FOR PERMIT W/ LA COUNTY	358.00
201793	09/23/2021	Printed		7817	EVER AFTER EVENT PRODUCTIONS,	SUMMER RECREATION CLASSES - 8	3,173.00
201794	09/23/2021	Printed		1288	EWING IRRIGATION PRODUCTS INC	IRRIGATION PARTS	534.78
201795	09/23/2021	Printed		0242	FEDEX	OVERNIGHT SHIPPING CHARGES	78.33
201796	09/23/2021	Printed		0246	FRANCHISE TAX BOARD	SOS CERT PENALTY 2020	50.00
201797	09/23/2021	Printed		6530	GENERAL INDUSTRIAL TOOL & SUPP	3 MULTI TOOL SETS FOR PW STAFF	221.80
201798	09/23/2021	Printed		0441	GOLDEN STATE WATER CO.	WATER USAGE SERVICES	2,782.19
201799	09/23/2021	Printed		0283	HINDERLITER, DE LLAMAS & ASSOC	CONTRACT/AUDIT SVCS SALES TAX	1,466.75
201800	09/23/2021	Printed		7662	ITERIS INC	PROFESSIONAL ENGINEERING SVCS-	330.00
201801	09/23/2021	Printed		7826	CHIRSTOPHER LIO	MEAL REIMBURSEMENT FOR	323.35
201802	09/23/2021	Printed		0337	MANAGED HEALTH NETWORK	EMPLOYEE ASSIST PROGRAM	89.87
201803	09/23/2021	Printed		6445	MICHAEL BAKER INTL, INC	PROFESSIONAL CONSULTING SVCS	8,000.00
201804	09/23/2021	Printed		7227	OCCUPATIONAL HEALTH CENTERS	PREEMPLOY PHYSICAL/DRUG SCREEN	45.00
201805	09/23/2021	Printed		3781	PARS	PARS FEES 2021/2022	7,200.00
201806	09/23/2021	Printed		5216	POWERSTRIDE BATTERY	FIRE ALARM BATTERY REPLACEMENT	115.76
201807	09/23/2021	Printed		6123	PRUDENTIAL OVERALL SUPPLY	WEEKLY MOP CHARGES	168.60
201808	09/23/2021	Printed		5068A	QUADIENT FINANCE USA INC	CITY HALL POSTAGE USAGE-	500.00
201809	09/23/2021	Printed		5068	QUADIENT LEASING USA, INC	MAIL MACHINE LEASING SERVICES	712.16
201810	09/23/2021	Printed		5895	RICOH USA INC	USAGE CHARGES FOR COPIER-	710.02
201811	09/23/2021	Printed		0740	SECRETARY OF STATE	2020 FORM SI-100 FILING FEE	20.00
201812	09/23/2021	Printed		0740	SECRETARY OF STATE	2020 FORM SI-100 FILING FEE	20.00
201813	09/23/2021	Printed		1071	SHOETERIA INC.	STEEL TOE WORK BOOTS FOR P.W.D	481.86
201814	09/23/2021	Printed		0439	SOUTHERN CALIFORNIA EDISON CO.	UTILITIES ELECTRICITY	15,127.53
201815	09/23/2021	Printed		0440	SOUTHERN CALIFORNIA GAS CO.	UTILITY GAS CHARGES	48.36
201816	09/23/2021	Printed		4582	STATE CONTROLLER'S OFFICE	2020/2021 - AUDIT CONFIRMATION	150.00
201817	09/23/2021	Printed		2002	THE STANDARD, UNIT 22	LIFE,AD&D,LTD INSURANCE PREM	1,515.40
201818	09/23/2021	Printed		0462	TODD PIPE & SUPPLY-HAWTHORNE	TOILET SEATS FOR JANE ADAMS	29.93
201819	09/23/2021	Printed		2883	UNDERGROUND SERVICE ALERT SC	DIG ALERT TICKETS& MAINT. FEE	76.00
201820	09/23/2021	Printed		3373	VERIZON WIRELESS	M2M ACCOUNT SHARE DATA LINE	25.02
201821	09/23/2021	Printed		0479	VISION SERVICE PLAN	VISION PREMIUM SEPTEMBER 2021	798.55
201822	09/23/2021	Printed		0480	VISTA PAINT	GRAFFITI SUPPLIES	68.29
201823	09/23/2021	Printed		6120	YESCO SIGNS LLC	ELECTRICAL PANEL & BREAKER	920.00

Check Register Report

09/23/2021

Date: 09/23/2021

Time: 9:32 am

Page: 2

City of Lawndale

BANK: WELLS FARGO BANK N.A

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
Total Checks: 42						Checks Total (excluding void checks):	56,355.56
Total Payments: 42						Bank Total (excluding void checks):	56,355.56
Total Payments: 42						Grand Total (excluding void checks):	56,355.56

**MINUTES OF THE
LAWNDALE CITY COUNCIL REGULAR MEETING
September 20, 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 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, Community Development Director Sean Moore, Assistant City Clerk Matthew Ceballos, Public Works Director Julian Lee

B. CEREMONIALS

Councilmember Bernadette Suarez led the flag salute and Pastor George Magdalany, Hope Chapel Hawthorne, provided the inspiration.

C. PUBLIC SAFETY REPORT

Los Angeles County Sheriff's Department Captain Duane Allen summarized the recent law enforcement activities.

D. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA

Griselda Sanchez, Community Outreach Coordinator for Fame Assistance Corporation, spoke about the danger of second hand tobacco smoke in multi-family housing.

Yesika Hernandez, Resident, spoke about the effect of tobacco smoke in her residence.

Ricardo Torres, Tobacco Program Director of Fame Assistance Corporation, spoke about tobacco smoke in multi-family housing.

E. COMMENTS FROM COUNCIL

Councilmember Bernadette Suarez requested staff to estimate the cost for a voter survey on a ballot regarding smoking in multi-family housing

The City Council responded generally to the comments.

F. CONSENT CALENDAR

1. Beautification Committee Appointment

Recommendation: that the City Council (a) approve the Mayor's appointment by directing staff to insert the appointee's names in Section 1 of Resolution No. CC-2109-039; and (b) the City Council adopt the Resolution as amended.

2. Accounts Payable Register

Recommendation: that the City Council adopt Resolution No. CC-2109-038, authorizing the payment of certain claims and demands in the amount of \$266,618.60.

3. Minutes of the Lawndale City Council Regular Meeting – September 7, 2021

Recommendation: that the City Council approve.

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

G. ADMINISTRATION

4. Award of Contract for 2021 Pavement Management System to Bucknam Infrastructure Group, Inc. for a Total Not-to-Exceed Amount of \$78,996

Recommendation: that the City Council (a) accept a proposal dated August 24, 2021 from Bucknam Infrastructure Group, Inc. for the preparation of the 2021 Pavement Management System; (b) award the contract to Bucknam Infrastructure Group, Inc. in the amount of \$63,372 for the 2021 Pavement Management System; (c) approve the additional work for 2021 Pavement Management System to Bucknam Infrastructure Group, Inc. in the amount of \$15,624; and (d) reject all other proposals received.

Public Works Director Julian Lee provided a report on the Award of Contract for 2021 Pavement Management System to Bucknam Infrastructure Group, Inc.

Peter Bucknam, Bucknam Infrastructure Group Project Manager, provided a PowerPoint presentation on the overview of the Pavement Management System.

Councilmember Suarez requested staff to include the list of other proposals accepted on future staff reports.

Mayor Pro Tem Pat Kearney inquired if the Pavement Management System process will overlap with the ADA transition plan.

Public Works Director Julian Lee responded the City Council recently authorized a contract for ADA transition plan and Pavement Management System process covers the infrastructure of a sidewalk as a whole.

A motion by Councilmember Cuevas to accept a proposal dated August 24, 2021 from Bucknam Infrastructure Group, Inc. for the preparation of the 2021 Pavement Management System, award the contract to Bucknam Infrastructure Group, Inc. in the amount of \$63,372 for the 2021 Pavement Management System, approve the additional

work for 2021 Pavement Management System to Bucknam Infrastructure Group, Inc. in the amount of \$15,624 and reject all other proposals received, was seconded by Councilmember Suarez and carried by a vote of 5-0.

5. City Council Subcommittee and Standing Committee Additions

Recommendation: that the City Council review the proposed subcommittee & standing committee and direct staff on their appointment of members.

A lengthy dialogue ensued between City Council and staff regarding the subcommittees & standing committees.

City Council came to a unanimous consensus, without objection, to appoint Mayor Pullen-Miles and Councilmember Hofmann Gorman on the Caltrans Maintenance Standing Committee, Mayor Pullen-Miles and Councilmember Bernadette Suarez on the Teen Center Subcommittee.

H. CITY MANAGER'S REPORT

City Manager Kevin Chun provided a reminder to the community about the bulky item trash pick-up during regular trash collection days during the week of September 20, 2021.

I. ITEMS FROM CITY COUNCILMEMBERS

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

Councilmember Suarez attended the 8th Annual Blues Festival and commended all staff for the hard work, she also attended California Contract Cities Association fall seminar, and took ethics training. Councilmember Suarez requested a City Council review of the Purchasing Policy and approval limit threshold be added to a future agenda.

Councilmember Cuevas attended the 8th Annual Blues Festival and will be attending League of California Cities Annual Conference.

Councilmember Hofmann Gorman attended the 8th Annual Blues Festival and enjoyed the car show, she also attended California Contract Cities Association fall seminar. Councilmember Hofmann Gorman added she'd like to work on the fireworks suppression plan this fall in preparation for next July and also to assemble a Neighborhood Watch program.

Mayor Pro Tem Kearney attended Liability Trust and Oversight Committee and the 8th Annual Blues Festival. Mayor Pro Tem Kearney inquired if next year's event can be a Music Festival covering a variety of music genres.

Mayor Pullen-Miles attended the L.A. County Sanitation District meeting, the California Contract Cities Association fall seminar, and the ethics training, and also attended the 8th Annual Blues Festival.

J. ADJOURNMENT

There being no further business to conduct, the Mayor adjourned the meeting at 7:25 p.m.

Robert Pullen-Miles, Mayor

ATTEST:

Erica Harbison, City Clerk

Approved: 10/04/2021

DRAFT



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

DATE: October 4, 2021
TO: Honorable Mayor and City Council
FROM: Matthew R. Ceballos, Assistant City Clerk 
SUBJECT: Purchasing Policy Discussion – requested by Councilmember Suarez

RECOMMENDATION

Staff recommends that the City Council provide direction to staff as necessary.

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



CITY OF LAWNDALE

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

October 4, 2021

TO: Honorable Mayor and City Council
FROM: Kevin M. Chun, City Manager *KM*
PREPARED BY: Mike Estes, Director of Community Services *ME*
SUBJECT: **Parks, Recreation and Social Services Street Pole Banner Project**

BACKGROUND

In March 2021, the Parks, Recreation and Social Services Commission (PRSSC) members determined they were interested continuing their support of the City's Winter Holiday Decorations program as in years past. Further discussions by the PRSSC resulted in a desire to initiate, fund and complete a Street Pole Banner Project to beautify Hawthorne Boulevard for approximately the next 3 to 5 years.

STAFF REVIEW

In previous years, the PRSSC has completed a number of purchases to help beautify Hawthorne Boulevard during the Winter/Holiday season. Some of the projects that the PRSSC has completed in years past as it relates decorating the boulevard have been as follows:

Vinyl Street Pole Banners:

In 2014, the PRSSC purchased 40 winter-themed vinyl banners with Snowman, Jingle Bell and Holiday Wreath images and bracket hardware installed on alternating street poles on both sides of the outer portions, or curb sides, of the Hawthorne Boulevard median. The banners were subsequently used in 2015 and 2016.

Replacement of Vinyl Street Pole Banners:

In 2018, the PRSSC purchased 40 new replacement banners with Snowman, Jingle Bell and Holiday Wreath images to replace the banners purchased by the PRSSC in 2014. These banners were on display on Hawthorne Boulevard during the Winter/Holiday seasons of 2018 and 2019.

Replacement of American Flags and Hardware:

In 2019, the PRSSC purchased a number of replacement flags per the request of the Public Works Department to replace worn and tattered flags and damaged hardware to be posted at various street pole locations during major holidays such as, Memorial Day, 4th of July and Labor Day.

Equipment and Supplies for Temporary Infrastructure and LED String Lights:

In 2020, at the request of the City, the PRSSC donated funds to purchase electrical equipment, supplies, decorative Garland, colorful bows and LED string lights to beautify the four monument areas in the City in addition to lighting nearby palm trees for the 2020 Winter/Holiday season. This was the initial step

towards building an annual holiday decorations program that would grow each year through completion and one that highlights the various vehicle entry points into the City.

PRSSC Purchasing History:

In total, since October 2007 when staff began keeping expenditure records, the PRSSC has made 85 purchases and has spent approximately \$169,000.00 on qualified projects for an average of approximately \$2,000.00 per project/donation.

PRSSC Fundraising Efforts:

The PRSSC has facilitated an annual fireworks stand fundraising program that began in July 2005 as a means to assist the Parks and Recreation Department when State revenues were in decline and City budgets were severely impacted. Although the PRSSC has not been able to facilitate a fireworks sales stand each year due to property issues and member attrition, the current PRSSC members are eager to re-start the fundraising program in 2022 now that the City has found a desirable property for 2022 and likely beyond.

PRSSC Fireworks Trust Fund:

All revenues collected by the PRSSC’s fundraising efforts are deposited into a trust fund revenue account monitored by the City. In years when the PRSSC has facilitated a fireworks stand fundraising program, net revenues averaged between \$16,000.00 and \$22,000.00, and are deposited into the PRSSC Fireworks Trust Fund Account.

PRSSC’s Current Project:

Since May 2021, the PRSSC has been working on a Street Pole Banner Project at which a not to exceed amount of \$45,000.00 has been allocated from the PRSSC Trust Fund Account that will include the following elements to help beautify Hawthorne Boulevard:

Four seasons of 30” x 72” Street Pole Banners to adorn 60 street poles, or 30 per side at the outer portion of each side of the Hawthorne Boulevard median to create a year-round banner display program. The four seasons identified and general display schedule is as follows:

- Winter/Holiday Season: Early to mid-November through late January.
- Spring: Mid to late February through early to mid-May
- Summer/Patriotic: Mid-May through mid to late August
- Fall: Late August through late October or early November

Note: The above banner installation and removal process will be completed by the Public Works Department. Such posting windows mentioned above are not definite and may be subject to change.

First Leg of Project Completed:

The PRSSC has completed the first set of banners to represent the Winter/Holiday theme to be posted in November (please see attached). The PRSSC determined that they desire two banners per season to be posted in an alternating fashion. For example, the “Lawndale” specific banner (left image on the attachment) will be the first banner posted consistent with the traffic direction, while the second banner posted (right image on the attachment) will be the “Heart of the South Bay” specific banner posted consistent with the traffic direction as well. Each banner will alternate in an odd-even fashion for a total

of 30 banners along one side of the boulevard. This banner posting format will be repeated on the opposite side on the boulevard for the remaining 30 banners consistent with the traffic direction.

Ongoing Design Activities:

The PRSSC has begun work on the second season of banners (Spring) which are expected to be completed and sent to the vendor for production in late October. The PRSSC will continue to work on the balance of the four seasons (Summer/Patriotic and Fall) until all seasons have been completed. The process of working on one season at a time was adopted by staff so there would be no breaks or delays in the posting of banners. The full season of banners, once completed, are expected to last between 3 to 5 years. Due to limited funding, the PRSSC will not be able to complete this type of project each year, but if prioritized should be able to complete such a program every 3 to 4 years depending upon revenues collected from future PRSSC fireworks stand fundraising efforts and general wear and tear of the banners.

Vendor Selection Process:

Per the Lawndale Municipal Code, Chapter, 3.10.020, Purpose and approval of expenditures “the commission is encouraged, but is not required, to solicit at least three bids or proposals before considering the procurement of supplies, services or equipment pursuant to this chapter in an amount less than or equal to two thousand five hundred dollars. (\$2,500.00). The purchase of any supplies, services or equipment in excess of this amount shall require the solicitation of at least three bids or proposals”.

Quote Requests Distributed:

On July 1st, 2021, City staff distributed a comprehensive Quote Request to a number qualified vendors that specialize in the design and production of Acrylic street pole banners. Prior to the quote request deadline on July 15, 2021, the City received five proposals from the following vendors: 1) Britten, Inc based in Travers City, Michigan; 2) Carrot Top Industries, Inc. based in Hillsborough, North Carolina; 3) Display Sales based in Bloomington, Minnesota; 4) Sierra Display based in Fresno, California; and 5) Street Décor based in Reno, Nevada.

Vendor Proposal Amounts:

Proposing Vendor	Proposal Amount	Qualified	Rank	Comments
Britten, Inc.	N/A	No	N/A	Proposal Does Not Meet Standards. Company Does Not Produce Acrylic Banners as Required in Quote Request.
Carrot Top Industries	40,467.00	Yes	2	Higher Cost. Inferior Banner Hardware.
Display Sales, Inc.	42,774.00	Yes	4	In-house Produced Material. No Product Reliability History.
Sierra Display, Inc.	42,676.00	Yes	3	Higher Cost.
Street Décor	34,160.00	Yes	1	Lowest Proposer. Uses Top of the Line and Desired Banner Material (Sunbrella).

PRSSC Selects Vendor:

At the PRSSC's July 26th, 2021, regularly scheduled meeting, City staff presented each of the five proposals to the PRSSC and recommended Street Décor based in Reno, Nevada as the recommended vendor based on the following criterion: 1) Street Décor was the lowest and most responsible proposer; 2) Street Décor carries the highest rated, most durable and most versatile Marine Acrylic fabric material manufactured by Sunbrella, International; 3) free and unlimited design services and fast turnaround times; and 4) the City has utilized Street Décor on previous banner projects with outstanding results.

Subsequent to staff's presentation and recommendation, the PRSSC selected Street Décor based in Reno, Nevada as the vendor of choice.

PRSSC Program and Project Funding:

Since October 2017, the PRSSC has funded both programs and projects and has been free to make decisions as to what programs they would like to fund as long as the project complies with the Lawndale Municipal Code, Chapter 3.10, Purchasing by the Parks, Recreation and Social Services Commission.

COMMISSION REVIEW

The PRSSC has been involved in the development of the ongoing PRSSC Street Pole Banner Project from the start and receives necessary information from staff at each regularly scheduled meeting that allows them to make informed decisions. The PRSSC has approved all facets of the program to include expenses, determining banner content, and approving final banner designs for the Winter/Holiday banners and all other related decisions.

LEGAL REVIEW

None.

FISCAL IMPACT

All funding for the PRSSC Street Pole Banner Project will be paid for using the PRSSC Fireworks Trust Fund revenue account (503-000-200.310) up to a not to exceed amount of \$45,000.00. Since the City cannot spend funds directly from a revenue account, all purchases will be completed via fund transfers from the PRSSC Fireworks Trust Fund account to the Community Services Department, Community Events line item (277-510-540.100).

Once the current PRSSC Street Pole Banner Project has been fully completed and paid for, the PRSSC Fireworks Trust Fund Account will have a remaining balance of approximately \$40,000.00.

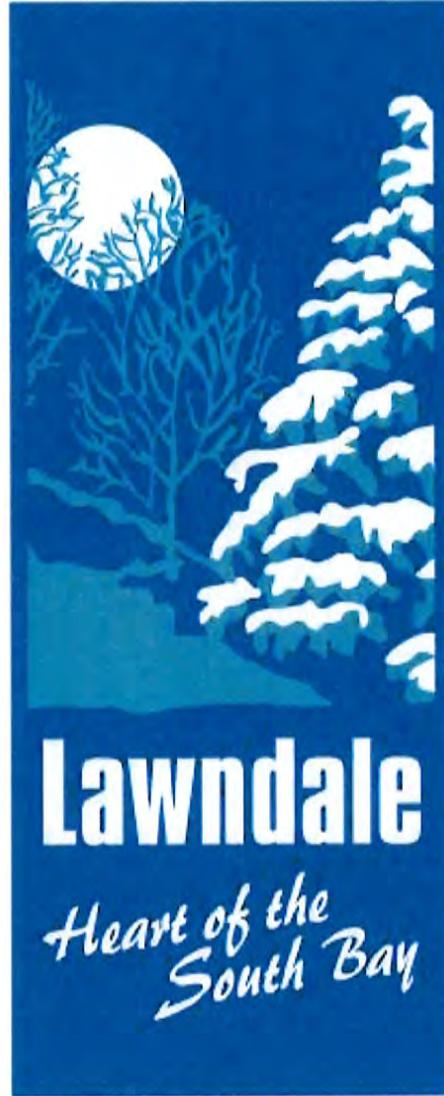
RECOMMENDATION

Staff recommends that the City Council receive and file this report.

Attachments: PRSSC Street Pole Banner Designs for Winter/Holiday Season



WHITE
PMS 651



WHITE
PMS 7703

TAKE NOTHING FOR GRANTED, PLEASE CHECK PROOF CAREFULLY.

Illustrations are a reasonable representation of ink colors on banner fabrics. All monitors display differently, therefore a free color match sample is available upon request. **We are not responsible for any errors after approval.**

Street Decor, Inc
888-891-7680

www.streetdecor.com

Lawndale, CA

EDIT #: 11 DATE: 9-16-21
 SIZE: 30"x 72"
 FABRIC: PACIFIC BLUE
 INKS: 2 INKS
 POCKETS: STANDARD 3.25"

APPROVAL SIGNATURE



CITY OF LAWDALE

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

DATE: October 4, 2021

TO: Honorable Mayor and City Council

FROM: Kevin M. Chun, City Manager 

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

PREPARED BY: Rafael Garcia, Associate Planner 

SUBJECT: **Public Hearing for an Appeal Request (Case No. 21-25) Appealing the Planning Commission's Decision to Deny Case No. 20-17 for the Development of a New 7,779 Square Foot Express Carwash Facility on a GC (General Commercial) Zoned Property Located at 15413-15425 Hawthorne Boulevard**

BACKGROUND

At its meeting of July 28, 2021, the Planning Commission adopted Resolution No. 20-15 (Attachment "D") denying Case No. 20-17, requesting approval of a Special Use Permit and Development Permit to construct a 7,779 square foot, single story express car wash facility. The proposed car wash included an express car wash tunnel, three lanes for vehicle queuing, 35 parking stalls, vacuums, and a wide variety of landscaping throughout. The project was to be located at 15413-15425 Hawthorne Boulevard within the GC (General Commercial) zone (the "Project").

Fourteen days after the Planning Commission's decision, on August 11, 2021, the applicant, Timothy Berger, filed a timely appeal of the Planning Commission's decision (Attachment "E"). The Appellant's grounds for filing the appeal are that the project is compatible and consistent with the findings that are required to be made. Accordingly, pursuant to Section 17.12.130 of the Lawndale Municipal Code (LMC) the City Clerk was required to, and did, agendize this hearing within 60 days of the filing of the appeal.

Although the hearing before the City Council is part of an appeal process, it is a de novo hearing. This means the City Council reviews and makes a decision on the Project, as if no prior Planning Commission hearing had been held. All aspects of the Planning Commission's prior action, including the decision to deny the application, are reviewable by the City Council. Upon conclusion of the appeal hearing, and any continuances of the hearing, the City Council may affirm, reverse, or modify the Planning Commission's action.

EXECUTIVE SUMMARY

Original Case: Case No. 20-17: Special Use Permit and Development Permit for a new express carwash facility.

Applicant: Timothy E. Berger
1658 S. Litchfield Road, Building No. 110
Goodyear, AZ 85338

Property Owner: Roy Giles/Roy J. Giles Trust
7239 Alverstone Avenue
Los Angeles, CA 90045

Location: 15413-15425 Hawthorne Boulevard (“Property”)

APN: 4079-018-005, 4079-018-006, 4079-018-004, 4079-018-007

Zone: GC (General Commercial) Zone and within the Hawthorne Boulevard Specific Plan

Site: Site frontage: 189.99 ft. (along Hawthorne Boulevard)
Site depth: 266.18 ft.
Area: 54,370 sq. ft.

Project Description:

The Applicant is seeking approval of a Special Use Permit and Development Permit to construct a 7,779 square foot, single story express car wash facility. The proposed car wash includes a 180 foot express car wash tunnel, three vehicle queuing lanes that will queue 10 vehicles in each lane, 35 parking stalls, 3 of which will be for employees, 32 vacuums stalls, and a wide variety of landscaping throughout.

The Property currently consists of multiple lots which are proposed to be merged into a single lot as part of the Project, totaling to 54,370 square feet in size. The site is largely undeveloped, but does contain a total of three commercial buildings oriented towards Hawthorne Boulevard, one of which used to operate as a used car dealer as well as a lumber yard and another which is currently operating as income tax services office. The existing buildings are proposed to be demolished in order to accommodate the new car wash facility project.

General Plan:

The City’s General Plan designates the Property as “commercial,” to provide the community with a wide variety of retail shops, restaurants, services and office uses to meet the daily needs of residents.

Zoning Code:

The Property is zoned GC (General Commercial). The zone allows for the construction of a carwash with approval of a Special Use Permit by the Planning Commission.

STAFF REVIEW

Project Description and Analysis:

Most of the building would be used to accommodate the car wash tunnel, but would include sufficient room to completely enclose all of the car wash equipment and would also include a small office, lobby and public restrooms. The south half of the lot would be improved with a vacuum queuing lane for vehicles exiting the car wash tunnel, as well as a total of 35 stalls with canopies to provide shade for customers vacuuming. The vacuum lane would be designed to only allow one-way traffic which would enhance traffic flow through the vacuum area. To further improve the onsite vehicle circulation the project would incorporate small green and red lights along the vacuum canopies above each vacuum stall to assist customers in finding available vacuum stalls. The applicant is also proposing a completely automated service with minimum guidance from employees. There would be one person overseeing the self-payment area and one person assisting customers in order to guide their vehicles into the wash tunnel. During busy times, there would also be a third staff person roaming the self-vacuuming area to answer questions or offer customer support. The project has been designed with parking spaces and vacuum spaces that meet the requirements of a standard parking space.

Compliance with Development Standards:

The project conforms to the development standards of the GC (General Commercial) Zone as part of the Hawthorne Boulevard Specific Plan (HBSP) which sets forth requirements for carwashes. The following matrix identifies the development standards and proposed development characteristics:

Development Standards	Required	Proposed	Compliance
Lot Size	10,000 sq. ft. minimum lot size	54,370 sf	Yes
Lot Coverage	90% of total lot area	24.2%	Yes
Front Yard Setback	3 feet (per HBSP)	54 feet	Yes
Side Yard Setback	3 feet street side 0 interior side	49’-4” feet. North Side 18’-6” feet. South Side	Yes
Rear Yard Setback	0 feet (per HBSP)	18’-6” feet	Yes
Height	50 feet or four (4) stories (per HBSP)	30 ft.	Yes
Parking	1 space for every 250 square feet of gross floor area (32 stalls required).	35 total stalls are provided. 3 of the stalls will be designated for employee parking.	Yes
Landscaping	7% total	15.9%	Yes

The General Commercial Zone allows for the development of carwashes with the approval of a Special Use Permit. The zone requires lots to be a minimum of 10,000 square feet in lot area and allows development to have a height of up to 50 feet or 4 stories. The proposed project consists of a single story carwash on a site totaling 54,320 square feet. The applicant is proposing to merge all of the lots in order to comply with the minimum lot area and height requirements. The proposed lot coverage is 24.2 percent (including vacuum canopies), which is significantly less than the maximum 90 percent lot coverage allowed pursuant to the Hawthorne Boulevard Specific Plan.

Parking:

The Lawndale Municipal Code (LMC) does not prescribe a parking standard for carwash uses; however, the Director of Community Development can apply an analogous parking standard to assure that sufficient parking is provided on the site. The project would be required to provide one parking stall for every 250 square feet of gross floor area which equates to 32 required stalls. The project is proposing to provide a total of 35 parking spaces, consisting of 32 vacuum off-street parking spaces and 3 parking spaces for onsite staff. This business model greatly reduces the need to have additional onsite parking, in that much of the service is automated and operates unmanned with few staff members.

Building Design:

The Applicant has incorporated design features into the building to provide sufficient interest on the building elevations that are visible from the public right-of-way. The design for the building facade includes components of the modern contemporary architectural style typical in Southern California. The Applicant has provided architectural interest and detail to break up the buildings, particularly along the front elevations, using such design features/elements as:

- Varying the planes of the exterior walls.
- Articulating the different parts of the building façade by use of colors.
- Avoiding blank walls.
- Varying the roof height.
- Establishing a prominent entrance.
- Incorporating various paint colors to the pop out walls.
- Single story development to reduce bulk and massing along Hawthorne Blvd.

As illustrated in the attached building elevation of this staff report, the proposed building elevations are consistent with the HBSP architectural requirements and guidelines.

Floor Plan:

The interior of the single-story building would include a 180-foot-long carwash tunnel to house the automated washing equipment in a self-contained manner. It would also include a mechanical equipment room to house all of the equipment and vacuums to eliminate any noise impacts on the surrounding properties. The balance of the interior space would be designated for a small lobby, office, breakroom and two restrooms.

Landscaping:

The project proposes a total of 15.9 percent of the gross site area to be landscaped. Staff would require the applicant to increase the landscaping to 20 percent in order to adequately screen and landscape the entire site. The landscaping proposed is as follows:

- 7,125 sq. ft. of live landscaping including parking lot landscaping areas.
- The front of the site facing Hawthorne Boulevard landscaped with a total of (8) 36-inch box trees as well as a variety of landscaping.

Hours of Operation:

Hours of operation limited to 7:00 am to 7:00 pm every day of the week.

Driveway Access and Onsite Circulation:

The proposed Project would be accessed from Hawthorne Boulevard. All traffic would enter and exit through the Hawthorne Boulevard entrance on the north side of the site and exist on the south side.

Trash Enclosure:

A trash enclosure is included and would be setback approximately 42 feet as measured from the front property line. It would include landscaping to screen it from view and would be designed to conform to the LMC.

Development Permit:

Chapter 6, Section C, Subsection 6d of the HBSP “Development Review and Approval” outlines the criteria a project must meet for the approval of a development permit. Based on staff’s review of the Project, as shown on the plans and conditions, the Project does not meet all of the criteria for a development permit as outlined on the attached resolution. Specifically, staff cannot recommend that the Project would not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity, for the reasons as discussed in further detail in the Special Use Permit discussion below.

Special Use Permit:

Lawndale Municipal Code Section 17.28.014 requires that the City make certain findings before the City may approve Special Use Permits. However, staff cannot recommend approval based upon its review of the findings required under LMC Sections 17.28.014. A and E. These findings require that the City find that the proposed project will not be detrimental to the public health or injurious to the community and find that the project is consistent with the City’s General Plan. Staff’s review indicates that the proposed project is not consistent with the Special Use Permit findings because the proposed project compromises overall public health and is injurious to achieving the required regional housing needs assessment (RHNA) housing units. Staff’s review further indicates that the proposed project is not consistent with the General Plan, because the proposed project does not help to achieve the overall intent of the Land Use and Housing elements. The purpose of the goals and policies identified is to provide for adequate housing that meets the existing and future needs of the community. Developing the site with a carwash development would be inconsistent with the General Plan because it would

remove the sites explicitly identified as part of the Housing Element’s inventory of suitable and adequate housing to meet existing and future needs of the community.

Detriment to Public Health or Injurious to the Community:

The State of California has identified the existence of a housing crisis within the state. In the last several years the California Legislature has enacted new housing legislation that has acknowledged the existence of a state housing crisis and attempted to combat issues pertaining to housing access and affordability. This includes the adoption of SB 330 (Housing Crisis Act of 2019), AB 1763 (Planning and zoning: density bonuses: affordable housing), AB 1485 (Housing development: streamlining), AB 101 (Housing Development and Financing), AB 68 (Land use: accessory dwelling units), SB 13 (Accessory dwelling units), AB 671 (Accessory dwelling units: incentives), AB 2753 (Density bonuses: density bonus application), AB 3194 (Housing Accountability Act: project approval), SB 828 (Land use: housing element), SB 35 (Streamline Approval Process), AB 72 (Enforce Housing Element Law), AB 1397 (Adequate Housing Element Sites) and SB 166 (No Net Loss). The purpose of this legislation is to provide a renewed focus on the housing crisis and the threat it presents to citizens of California.

The housing crisis presents unique challenges to the City of Lawndale. The City of Lawndale is an older urbanized City with limited development opportunities on vacant lands. As discussed in the City’s current Housing Element, the City is largely built out, and previous housing growth has primarily been satisfied through single-family infill such as allowing the majority of residential lots in the community to have more than one housing unit. The Housing Element further identifies how housing development in the future will likely need to take place as “mixed-use development as part of the revitalization project along Hawthorne Boulevard and various other infill and underutilized parcels throughout the community.” (Lawndale Housing Element, Page 2). The current Housing Element, which addressed the previous RHNA planning period for the fifth cycle, identified how the City had to accommodate a total of 381 residential units. The breakdown was as follows:

Very-Low Income Units:	96
Low Income Units:	57
Moderate Income Units:	62
Above-Moderate Income Units:	166
Total Units:	381

The City had identified approximately 19.6 acres of developable land on 29 parcels with the capacity to yield 425 units, which was sufficient to address the housing needs at the time. However, SCAG’s proposed RHNA allocation for the 6th housing cycle for the City was a total allocation of 2,497 housing units. The unit breakdown is as follows:

Very-Low Income Units:	732
Low Income Units:	311
Moderate Income Units:	371
Above-Moderate Income Units:	1,083
Total Units:	2,497

The RHNA allocation increase in housing units for the sixth cycle is more than six-times greater in comparison to the previous cycle. This significant increase in housing units needed to accommodate basic housing needs, combined with the City’s limited opportunities for growth on vacant lands, threatens the City’s ability to provide for the housing needs of its growing population, especially where the City does have additional capacity of

developable land. Due to these unique circumstances, the City must rely on recycling of current underutilized properties for residential development and the City cannot afford to lose any more capacity to develop housing. Therefore, it is critical to maintain the sites identified as part of the Housing Element sites inventory to meet the future housing needs of the community.

The proposed Project location is one that has been identified as part of the housing inventory of the City's Housing Element. Developing the site with a carwash would remove one of the few sites explicitly identified as part of the sites inventory list that are suitable for providing adequate housing to meet existing and future needs of the community, and as a new use, would prevent the site from being used as housing for the foreseeable future. As such, approval of this Project would be detrimental to public health and safety because it would exacerbate the existing housing crisis within the City.

Consistency with the General Plan - Land Use Element:

Lawndale Municipal Code Section 17.28.014.E. requires the Planning Commission's make findings that a project is consistent with the City's General Plan before approving a special permit. Staff's review indicates that the proposed use is not consistent the General Plan Land Use Element Policy 6.g and Goal 7.

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."

The site has been identified as an underutilized site as part of the housing inventory of the City's Housing Element (2013-2021). The underutilized sites inventory identifies sites that are suitable for redevelopment into higher density residential uses. Lawndale is an older urbanized City with limited development opportunities on vacant lands. As such, the City has limited capacity to meet the City's current (i.e., 381 housing units) and upcoming share (i.e., 2,497 housing units) of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. The project is not consistent with this land use policy because it is proposing to develop the site as a carwash which would preclude it from potentially providing future housing needs for low and moderate income households.

Land Use Goal 7: "Encourage the establishment of commercial development which contributes positively to the City image and identity as well as generates revenues and employment opportunities."

Most revenue generated by carwashes is not taxable, in that, it is a service based business operation. The sale of services where no tangible personal property is transferred or where the transfer of property is incidental, are not subject to sales and use taxes in the State of California (California Department of Tax and Fee Administration, Publication 61, 2018). The use provides no other tangible benefits to the community or surrounding residents while lacking compatibility to the surrounding land uses. Furthermore, the proposed express carwash is designed to operate in a largely automated format with few staff. Very few, if any, employment opportunities would result from the approval of the project.

Consistency with the General Plan - Housing Element:

The site has been identified as an underutilized site as part of the housing inventory of the City's Housing Element (2013-2021). The underutilized sites inventory identifies sites that are developed with existing commercial, manufacturing and/or residential uses that are suitable for redevelopment into higher density residential uses. As noted above, Lawndale is an older urbanized City with limited development opportunities on vacant lands. As such, the City has limited capacity to meet the City's current and upcoming share of the

regional housing need and the City must rely on recycling of current underutilized properties for residential development. Many of these sites are occupied by small businesses with large parking areas and are located along Hawthorne Boulevard. Similarly, the existing site is improved with underutilized commercial buildings where an automotive business used to exist. With this in mind, staff’s review indicates that the project is not consistent with the following Housing Element Goals:

Goal 1: “Assist in the provision of adequate housing that meets the existing and future needs of the community. Establish a balanced approach to meeting the housing needs of both renter- and owner-households.”

The development of an express carwash on the subject site would preclude the site from accommodating any future housing needs of the community, and therefore, is inconsistent with Goal 1. The site is 54,370 square feet in area and can accommodate up to 41 residential units at a density of 1 unit per 1,320 square feet. Developing the site with a carwash would be inconsistent with the General Plan’s Housing Element because it would remove the sites explicitly identified as part of the sites inventory list that are suitable for providing adequate housing to meet existing and future needs of the community.

Goal 2: “Provide adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City’s Share of regional housing needs.”

The site has been identified as an underutilized site as part of the housing inventory of the City’s Housing Element (2013-2021). The underutilized site is ideal for redevelopment into a higher density residential development. Lawndale is an older urbanized City with limited development opportunities on vacant properties. As such, the City has limited capacity to meet the City’s current and upcoming share of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. Developing the subject property as a carwash would preclude the site from being utilized as a future housing site.

COMMISSION REVIEW

The Planning Commission conducted its public hearing on Case No. 20-17 on July 28, 2021. All evidence was heard at the public hearing, including input from Lawndale residents and property owners within the vicinity of the Project. After fully considering and analyzing all the information presented, the Planning Commission concluded that necessary findings for approval of the Project could not be made and adopted Resolution No. 20-15, denying the Project (Attachment “D”).

LEGAL REVIEW

The City Attorney has reviewed and approved as to form Resolution No. CC-2110-042.

RECOMMENDATION

IT IS RECOMMENDED THAT the City Council take the following action:

- 1) Conduct a public hearing;
- 2) Adopt the findings of fact and determinations relative to the submitted application;
- 3) Adopt Resolution No. CC-2110-042 denying the Special Use Permit and Development Permit.

City Council Meeting – October 4, 2021

Public Hearing for an Appeal Request (Case No. 21-25 Appealing the Planning Commission's Decision)

Attachments:

- A. Architectural Plans
- B. Photographs of Site
- C. Department and Agency Comments
- D. Planning Commission Resolution No. 20-15
- E. Appeal Application
- F. Resolution No. CC-2110-042
- G. Housing Element - Sites Inventory

Attachment "A"
Architectural Plans

Project Narrative

LAWDALE EXPRESS CAR WASH HAS BEEN DESIGNED TO ADDRESS AND ELIMINATE THE PROBLEMS FOUND AT SIMILAR CAR WASHES. OUR CURRENT DESIGN INCORPORATES THE EXPERIENCE AND RESEARCH FROM OVER 80 CAR WASHES.

WHILE MOST OTHER EXPRESS CAR WASHES HAVE 18-22 VACUUM STALLS, OUR SITE DESIGN INCLUDES (32) VACUUM SPACES, APPROX. 50% MORE THAN MOST OTHERS. WE BELIEVE HAVING 50% MORE VACUUMS ESSENTIALLY ELIMINATES ANY WAITING AND/OR CONGESTION WHILE EXITING THE CAR WASH TUNNEL OR IN THE SELF VACUUMING AREAS.

OUR VACUUM HAS A ONE-WAY TRAFFIC WHICH ENHANCES THE TRAFFIC FLOW THROUGH THE VACUUM AREA. TO FURTHER AID THE CUSTOMER EXPERIENCE, WE WILL INCORPORATE SMALL GREENED LIGHTS ALONG THE VACUUM CANOPIES ABOVE EACH VACUUM STALL. EACH LIGHT WILL SHOW GREEN FOR AVAILABLE OR RED IF THE VACUUM SPACE IS OCCUPIED. THIS WILL FURTHER HELP CUSTOMERS QUICKLY LOCATE AVAILABLE VACUUM STALLS AS THEY ENTER THE VACUUMING AREA.

WE PROPOSE A COMPLETELY AUTOMATED SERVICE WITH MINIMUM GUIDANCE FROM EMPLOYEES. THERE WILL BE ONE PERSON WATCHING THE SELF-PAYMENT AREA AND ONE PERSON AIDING THE CUSTOMER GUIDE THEIR OWN VEHICLE INTO THE TUNNEL. DURING BUSY TIMES, THERE WILL ALSO BE A THIRD PERSON MONITORING THE SELF-VACUUMING AREA TO ANSWER QUESTIONS OR OFFER CUSTOMER SUPPORT. THE SITE HAS BEEN DESIGNED WITH THREE REGULAR EMPLOYEE PARKING SPACES ALONG WITH (32) VACUUM SPACES THAT MEET THE REQUIREMENTS OF A STANDARD PARKING SPACE.

EACH VACUUM STALL SHALL BE STRIPED AT NINE FEET WIDE, JUST LIKE A NORMAL PARKING STALL. IN ADDITION TO THIS NINE FEET, WE HAVE ALLOWED FOR (36) INCHES BETWEEN FOR ADDITIONAL SPACE FOR NEIGHBORING VEHICLE DOORS TO SWING OPEN.

WE ARE PROPOSING TO USE TOP OF THE LINE CENTRAL VACUUM EQUIPMENT FOR THIS SITE WHICH IS OVER 15 DB QUIETER COMPARED TO THE INDUSTRY STANDARD VACUUM EQUIPMENT. IN ADDITION, THE VEHICLE DRYING IS DONE AT THE END OF THE TUNNEL TOWARDS THE STREET AND AWAY FROM ANY NEIGHBORING PROPERTIES. THE ACTUAL VACUUM MOTORS WHERE NORMAL NOISE COMES FROM ARE TUCKED AWAY INSIDE THE BUILDING WITHIN THE EQUIPMENT ROOM AND NOT OUT IN THE OPEN LIKE OTHER CAR WASHES. THE VACUUMS AT THE PARKING SPACES ARE JUST THE SOUND OF WHISPING AIR SIMILAR TO A CENTRAL VACUUM SYSTEM INSIDE A HOME. UNLIKE OTHER CAR WASHES ALL EQUIPMENT IS LOCATED WITHIN THE WALLS OF THE BUILDING TO REDUCE NOISE AS MUCH AS POSSIBLE.

SECTION 5.3 OF THE ACOUSTIC REPORT DETAILS THE PROJECT DESIGN FEATURES:

- TUNNEL IS 180 FEET LONG
- EXIT OPENING IS 9 FEET TALL BY 10 FEET WIDE
- BLOWERS ASSUME A 12 BLOWER IDC STEALTH SYSTEM OR EQUIVALENT
- 8 FT CURB ASSESS WALL ENCLOSURE

MD ACoustics, LLC QUALIFICATIONS:

- MD HAS AN ACOUSTIC LAB IN GILBERT ARIZONA WHERE WE TEST AND DESIGN THESE SYSTEMS FOR MANUFACTURERS AS IT RELATES TO ACOUSTICS.
- MD CONDUCTS OVER 100 CAR WASH NOISE STUDIES ACROSS THE UNITED STATES ANNUALLY.
- THEY CURRENTLY ARE UNDER CONTRACT TO WORK WITH INTERNATIONAL DRYING CORPORATION TO TEST THEIR BLOWER SYSTEMS AND HAVE WORKED WITH MANY CAR WASH EQUIPMENT COMPANIES INCLUDING MACHIEL, PROTOVEST, AERODRY, SONNY'S, ETC.
- THEY HAVE WORKED WITH THE DEPARTMENT OF DEFENSE ON OTHER ACOUSTIC PROJECTS AS WELL AS WORK WITH OTHER GOVERNING MUNICIPALITIES IN DEVELOPING THEIR NOISE ELEMENTS AS IT RELATES TO THE GENERAL PLANS. MD IS CURRENTLY PROVIDING ACOUSTIC SERVICES DIRECTLY FOR THE CITIES OF SAN JACINTO, SAN MARCOS, GLENDALE, AND FRESNO.

Proposed Car Wash For:
Lawndale Express Car Wash
 15413 Hawthorne Blvd., Lawndale, CA 90260



Project Information

OWNER: LUX AIR JET CENTERS
 1658 S. LITCHFIELD ROAD
 GOODYEAR, AZ 85318
 (623) 932-1200

CONTACT: TIMOTHY E. BERGER, MANAGING PARTNER
 (480) 203-4023
 tberger@luxairjetcenters.com

PROJECT ADDRESS: 15413 HAWTHORNE BLVD., LAWDALE, CA 90260

ARCHITECT: ANDRESEN ARCHITECTURE INC.
 17087 ORANGE WAY
 FONTANA, CA 92335
 (909) 355-6688
 doug.andresen@aafirm.com

APH: 4079-018-004, 005, 006 & 007

ZONING: GC - HAWTHORNE BLVD. SPECIFIC PLAN
 GROUP S-1 B

OCCUPANCY: TYPE B-B

FIRE SPRINKLERS: REQUIRED. PROVIDE A NFPA 13 SPRINKLER SYSTEM. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT DETAILED PLANS AND CALCULATION TO THE FIRE AGENCY FOR APPROVAL PRIOR TO INSTALLATION.

PROJECT DESCRIPTION: REMOVAL OF EXISTING SITE IMPROVEMENTS, NEW EXPRESS CARRYWAY WITH 180' TUNNEL AND SITE IMPROVEMENTS.

LEGAL DESCRIPTION: LOTS 3, 4 AND 5 IN BLOCK 65 OF LAWDALE ACRES, IN THE CITY OF LAWDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17 PAGE 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT AREA: 54,370 SF
BUILDING FOOTPRINT: 7,719 SF
NET LOT AREA: 46,591 SF

LANDSCAPE AREA: 7,125 SF (15.9% > 14% MIN.)
HARDSCAPE AREA: 39,466 SF

LOT COVERAGE (INCLUDING CANOPIES 5,410 SF): 7,719 SF = 14.3% < 50% MAX.
 13,189 SF = 24.2%

BUILDING HEIGHT: 30'-0" < 50'-0" MAX.

EMPLOYEES: 3 MAX. PER SHIFT

PARKING: REQUIRED PROPOSED
 EMPLOYEE (NON-VACUUM) 3 3
 (W/VACUUMS) 779 / 250 32 32
 (INCLUDING 1 ACCESSIBLE SPACE)

UTILITIES: GOLDEN STATE WATER COMPANY
 (800) 265-4033

WATER: LA COUNTY DEPT. OF PUBLIC WORKS
 (888) 253-2652

SEWER: SOUTHERN CALIFORNIA GAS CO.
 (800) 427-2200

GAS: SOUTHERN CALIFORNIA EDISON
 (800) 694-8123

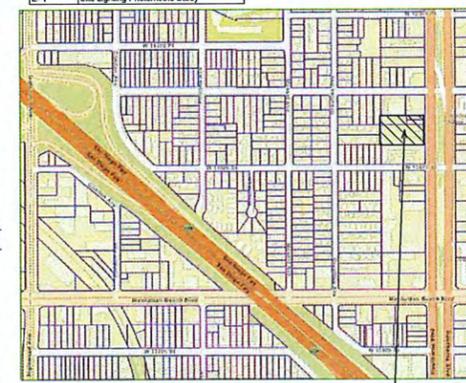
ELECTRICITY: REPUBLIC SERVICES
 (800) 298-4898

TRASH:

Area Schedule - SPR Conditioned		Area Schedule - SPR Non-Conditioned	
Name	Area	Name	Area
Office Area	682 SF	Equipment Area	1747 SF
Public Restroom	85 SF	Carwash Tunnel	4385 SF
Equipment / Vending	747 SF	Equipment / Vending	1300 SF
Grand Total		Grand Total	7032 SF

Sequence of Drawings - SPR

No.	Description
SPR1	Site Plan
SPR2	Floor Plan
SPR3	Elevations
SPR4	Sections & 3d Views
SPR5	Roof Plan
1 of 1	Grading Plan
1 of 1	Preliminary Landscape Plan
E-1	Site Lighting Photometric Study



Vicinity Map

SPR #19-88 / CASE # 20-17

Proposed Car Wash For:
Lawndale Express Car Wash
 15413 Hawthorne Blvd., Lawndale, CA 90260

20 Jan. 2020	13 April 2020
19-3601	26 Aug. 2020
	29 Sept. 2020



Site Plan - Existing



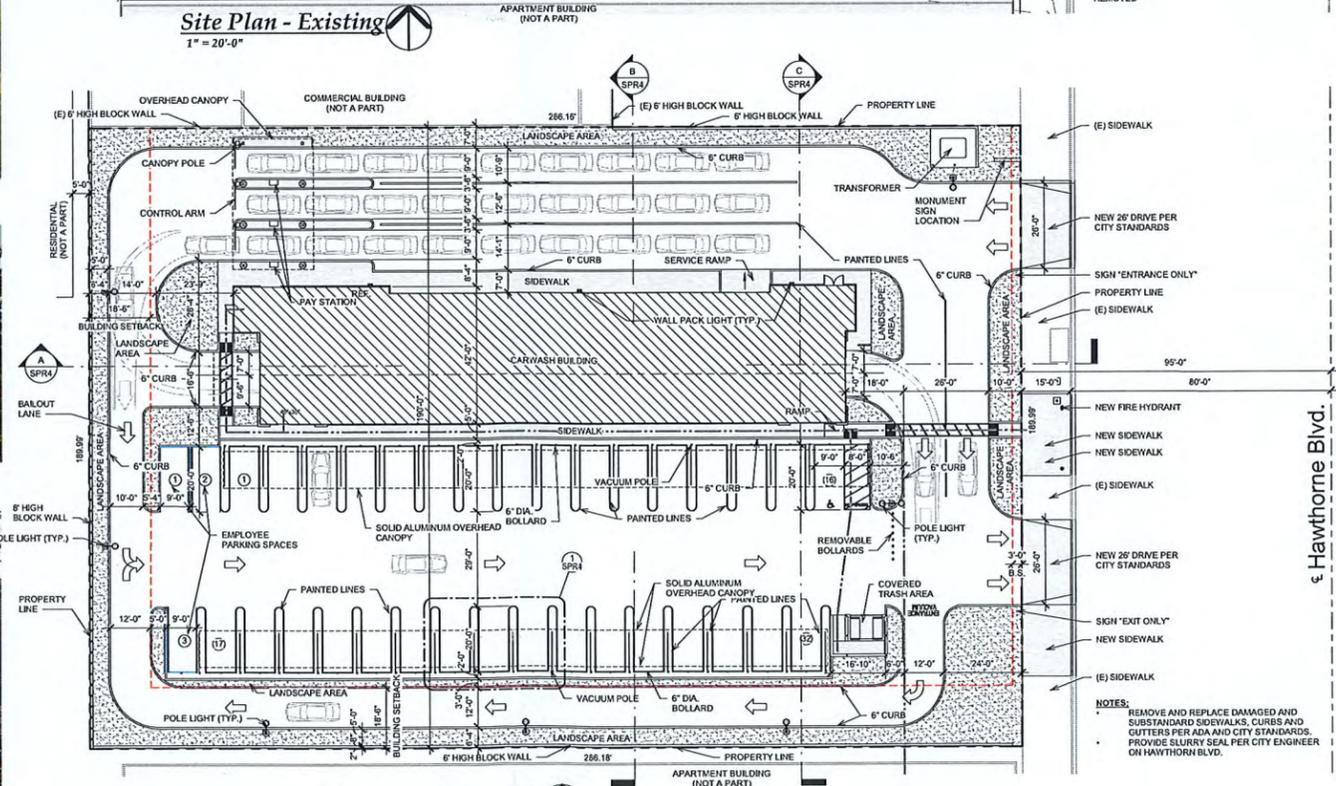
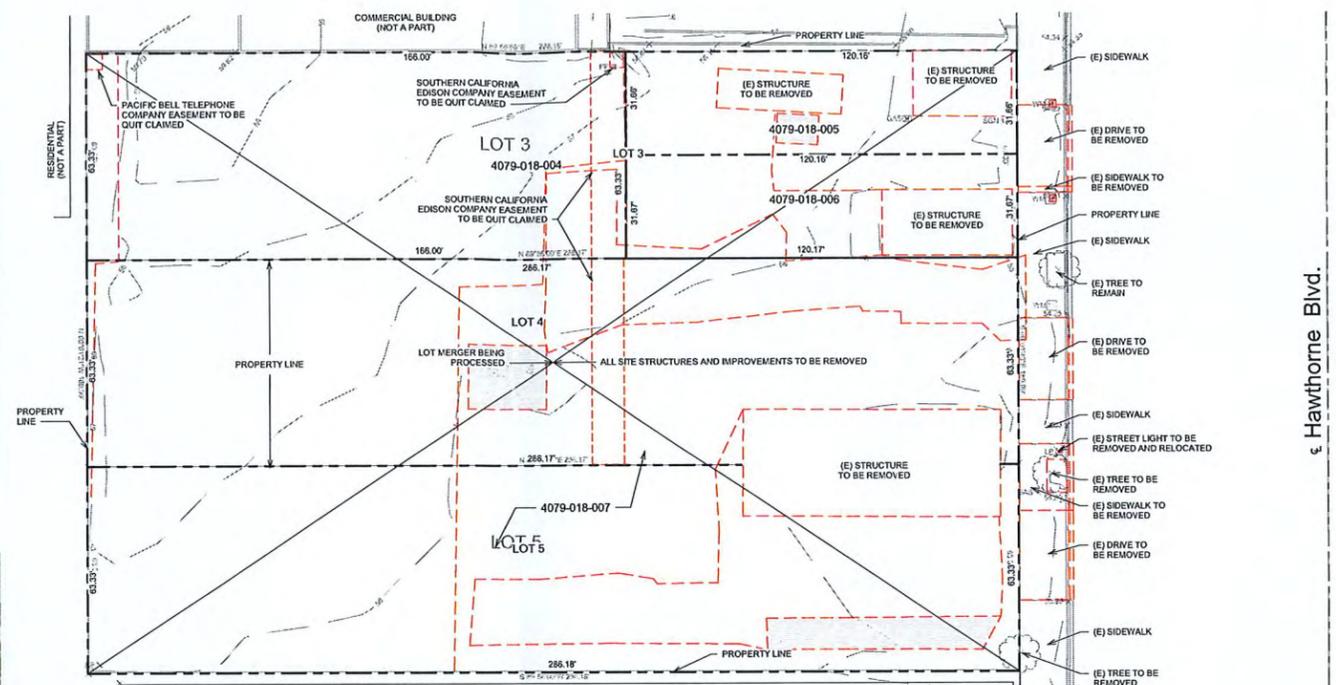
North View



Site View



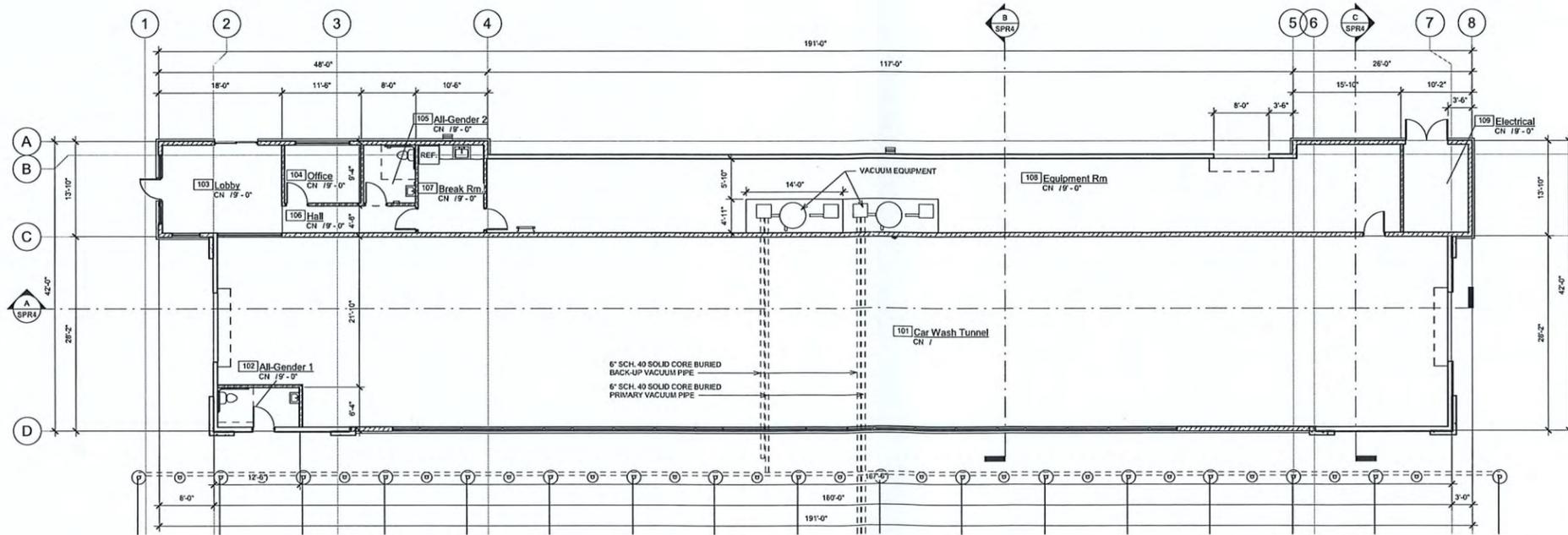
South View



C:\Users\AdrianaGomez\Documents\Architecture Inc\AAI - Access\Projects\2019-2020\19-3601 Strong Car Wash Lawndale\Karr\19-3601 Strong Car Wash Lawndale.rvt
 9/29/2020 11:31:34 AM
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Material Legend			
Mark	Designation	Manufacturer	Material/Comments
M1	STUCCO - MAIN COLOR	DUNN EDWARDS	TOSSEL DE6225
M2	STUCCO - ACCENT COLOR 1	DUNN EDWARDS	MAJILLF DE6227
M3	STUCCO - ACCENT COLOR 2	DUNN EDWARDS	BARNWOOD GRAY DET620
M4	FASCIA/TRIM/DOORS COLOR	DUNN EDWARDS	WEATHERED BROWN DET795
M5	STONE VENEER	BORAL	DESERT SHADOW STACKED STONE

SPR #19-88 / CASE # 20-17

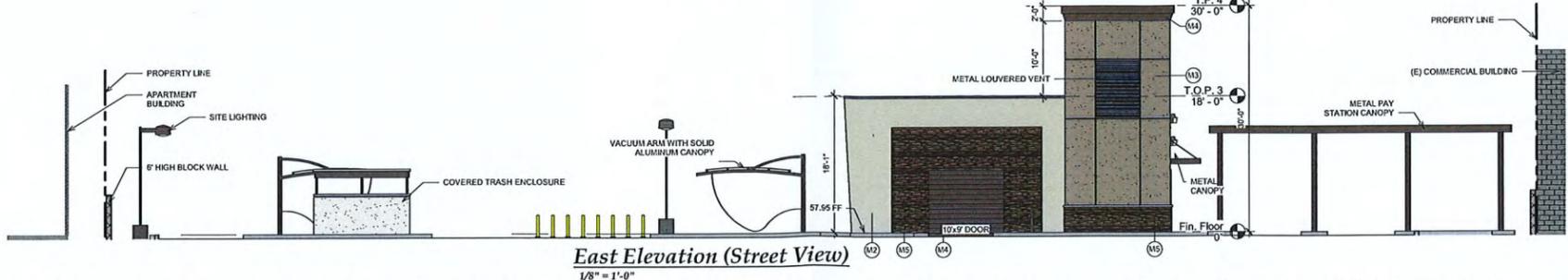
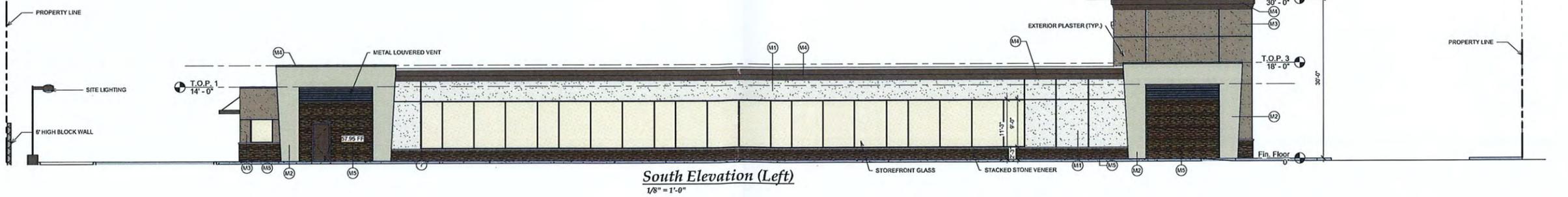
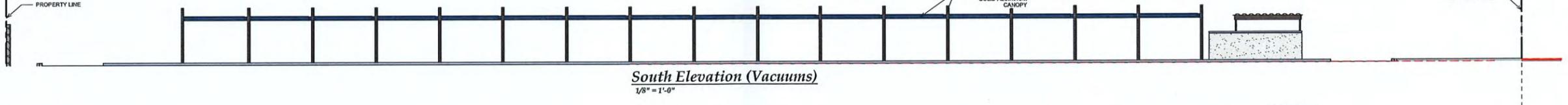
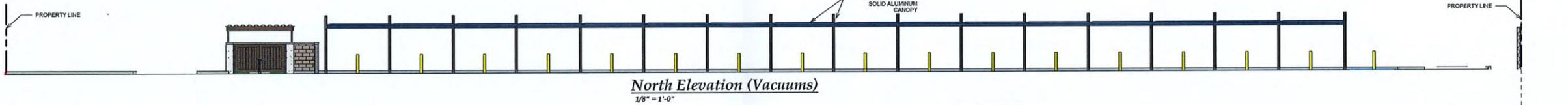
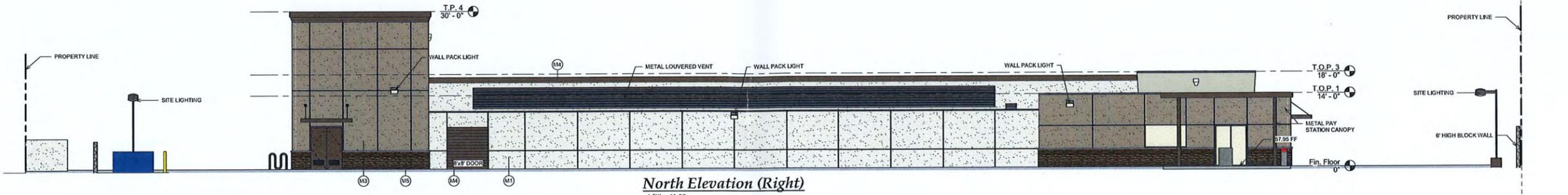
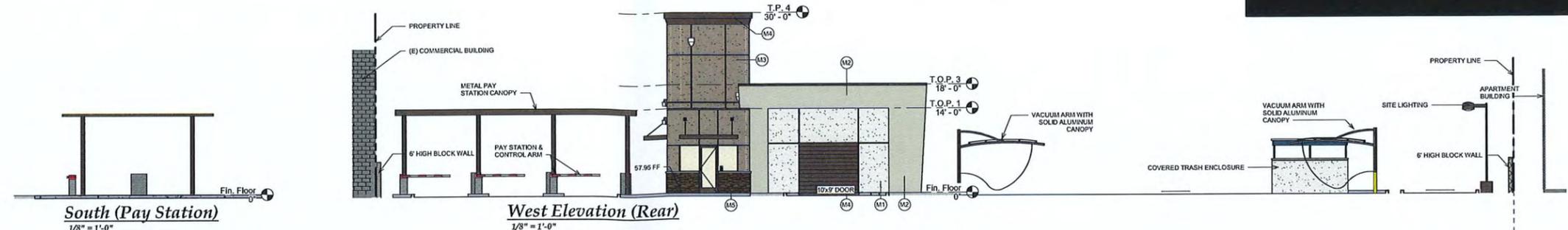
Proposed Car Wash For:	
Laundale Express Car Wash	
15413 Hawthorne Blvd., Laundale, CA 90260	
20 Jan. 2020	13 April 2020
	29 Sept. 2020
19-3601	



SPR - Floor Plan
1/8" = 1'-0"

Floor Plan SPR2

Mark	Designation	Manufacturer	Material/Comments
M1	STUCCO - MAIN COLOR	DUNN EDWARDS	FOSSIL DE225
M2	STUCCO - ACCENT COLOR 1	DUNN EDWARDS	"KISLETT DE227"
M3	STUCCO - ACCENT COLOR 2	DUNN EDWARDS	"BARNWOOD GRAY" DE180
M4	FASCIA/TRIM/DOORS COLOR	DUNN EDWARDS	"WEATHERED BROWN" DEC756
M5	STONE VENEER	BORAL	"DESERT SHADOW" STACKED STONE



SPR #19-88 / CASE # 20-17

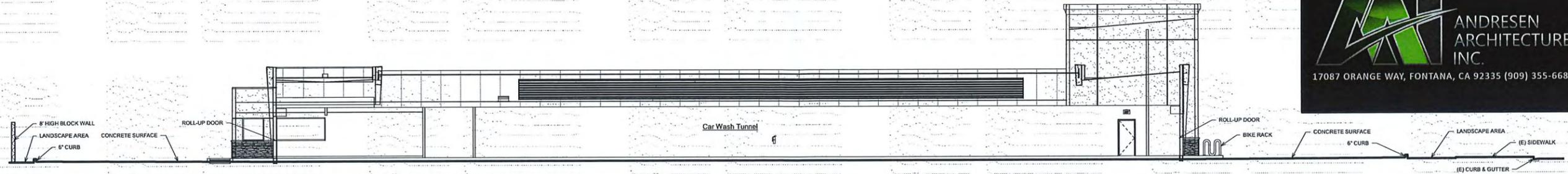
Proposed Car Wash For:
Laundale Express Car Wash
15413 Hawthorne Blvd., Laundale, CA 90260
20 Jan. 2020
19-3601

26 Aug. 2020	12-31-21
29 Sept. 2020	19-3601

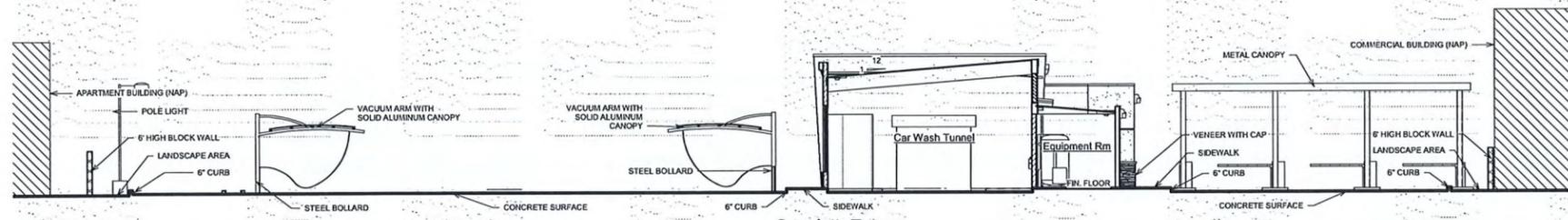


Elevations SPR3

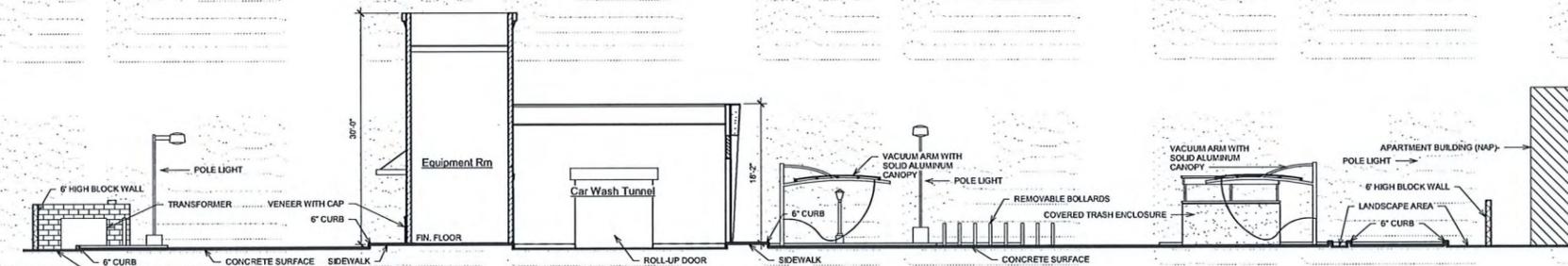
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 9/29/2020 11:31:41 AM
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Section A
1/8" = 1'-0"



Section B
1/8" = 1'-0"



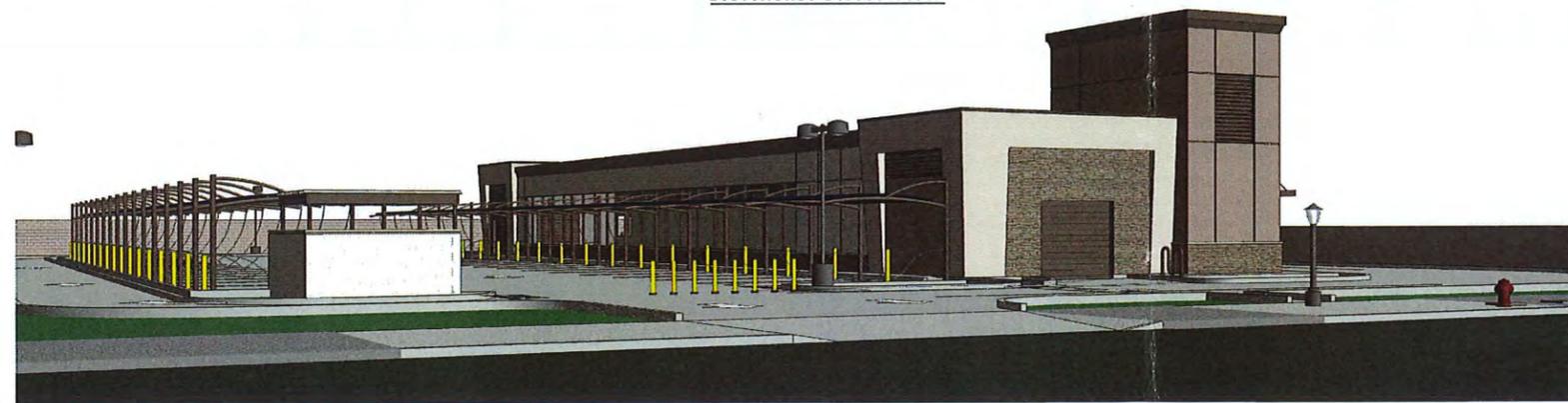
Section C
1/8" = 1'-0"



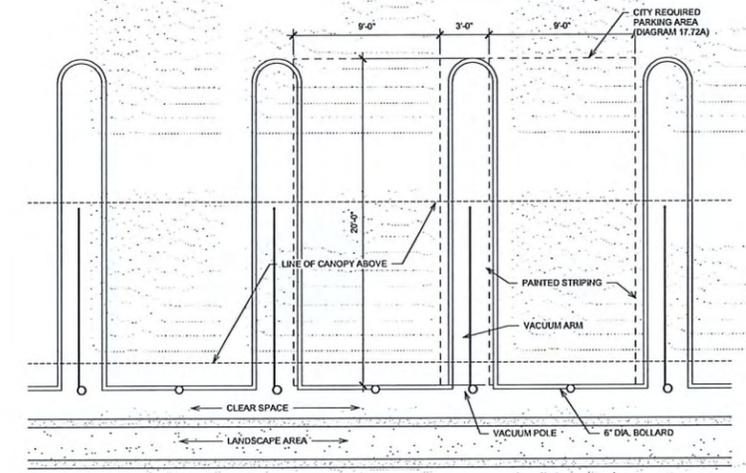
Vacuum Canopy



Northwest Street View



Southeast Street View



① **Typ. Vacuum Parking Space**
1/4" = 1'-0"

SPR #19-88 / CASE # 20-17

Proposed Car Wash For:	
Lawndale Express Car Wash	
15413 Hawthorne Blvd., Lawndale, CA 90260	
20 Jan. 2020	13 April 2020
	26 Aug. 2020
19-3601	29 Sept. 2020



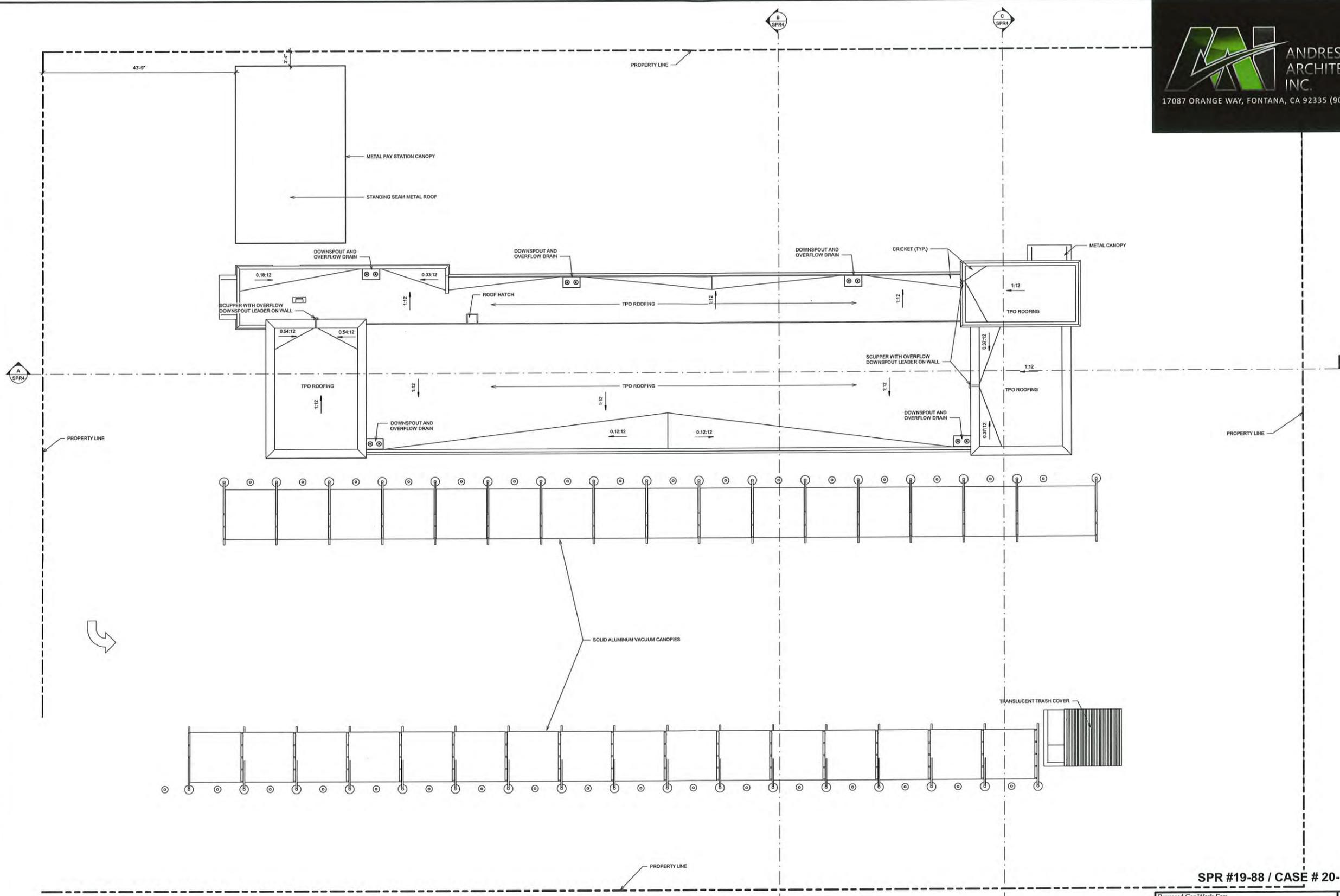
Sections & 3d Views

SPR4

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9/29/2020 11:31:46 AM
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Roof Plan
1/8" = 1'-0"

SPR #19-88 / CASE # 20-17

Proposed Car Wash For:		
Lawndale Express Car Wash		
15413 Hawthorne Blvd., Lawndale, CA 90260		
20 Jan. 2020	13 April 2020	
	29 Sept. 2020	
19-3601		

Roof Plan SPR5

CITY OF LAWDALE SITE PLAN

OF LOTS 3, 4, AND 5, OF LAWDALE ACRES AS SHOWN ON MAP RECORDED IN BOOK 17
PAGE 73 OF MAPS RECORDS OF LOS ANGELES COUNTY.
15413 HAWTHORNE BOULEVARD

SAKE ENGINEERS, INC.

AUGUST, 2020

OWNER/DEVELOPER:

TM BERGER
1658 S. LITCHFIELD ROAD
GARDEN CITY, AZ 85338
623-932-1200 PH.

ENGINEER:

SAKE ENGINEERS INC.
400 S. RAMONA AVE. STE. 202
CORONA, CA 92879
(951) 279-4041 PH.
(951) 279-2830 FAX

SOIL ENGINEER:

SOIL EXPLORATION COMPANY, INC.
7535 JURUPA AVE. UNIT C
RIVERSIDE, CA 92504
(951) 688-7200 PH.
(951) 688-7100 FAX

ASSESSORS PARCEL NO.:

4079-018-004, 4079-018-005, 4079-018-006, 4079-018-007

TOTAL ACREAGE:

TOTAL ACREAGE (GROSS) 1.25 AC.
DISTURBED AREA 1.25 AC.
IMPERVIOUS AREA 1.06 AC. (46,227 S.F.)
PERVIOUS AREA 0.19 AC. (8,142 S.F.)

UTILITIES:

ELECTRIC SO. CAL EDISON COMPANY
GAS SO. CAL. GAS COMPANY
WATER GOLDEN STATE WATER COMPANY
SEWER CITY OF LAWDALE
TELEPHONE VERIZON
CABLE TV AT&T
SCHOOL DISTRICT LAWDALE SCHOOL DISTRICT

TOPOGRAPHY:

LANDMARK SURVEYING
14586 CHOKE CHERRY DRIVE
VICTORVILLE, CA 92392
(760) 955-4141 PH.

ZONING AND LAND USE:

EXIST. ZONING GENERAL COMMERCIAL
PROP. ZONING GENERAL COMMERCIAL
EXIST. LAND USE COMMERCIAL
PROP. LAND USE CARWASH

BASIS OF ELEVATION:

FIELD SURVEY ON 1/02/20. BM = QY8341, ELEV = 61.91'

BASIS OF BEARING:

THE CENTERLINE OF HAWTHORNE BOULEVARD BEING NORTH 07°01'43" WEST AS SHOWN ON P.M.B.17/80.

FLOOD ZONE:

FLOOD ZONE = X
COMMUNITY PANEL NO. 08037C-1790F
09/26/2008

LEGAL DESCRIPTION:

OF LOTS 3, 4, AND 5, OF LAWDALE ACRES AS SHOWN ON MAP RECORDED IN BOOK 17 PAGE 73 OF MAPS RECORDS OF LOS ANGELES COUNTY.

EARTHWORK:

CUT 1,211 C.Y.±
FILL 311 C.Y.±
EXPORT 900 C.Y.±

NOTE:

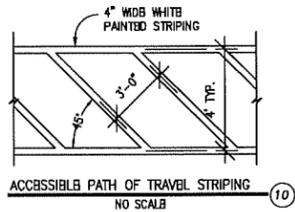
EARTH QUANTITIES SHOWN HERE ARE FOR RAW ESTIMATING PLAN CHECK FEES ONLY. GRADING CONTRACTOR IS RESPONSIBLE TO PERFORM THEIR OWN CALCULATIONS FOR EARTH VOLUME WITH THE SOILS ENGINEER'S RECOMMENDATION.

EASEMENTS:

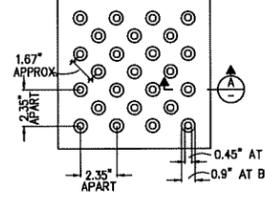
POLE LINES EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED APRIL 13, 1951 AS DOCUMENT NO. 2770 IN BOOK 36049 PAGE 254, OF OFFICIAL RECORDS.
PUBLIC UTILITIES EASEMENT AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MARCH 22, 2000 AS DOCUMENT NO. 00-0425167, OF OFFICIAL RECORDS.

LEGEND:

—●—	FLOW LINE	C.O. = CLEAN OUT	WL = WATER LINE
—●—	PROPERTY LINE	P = PROPERTY LINE	PROP = PROPOSED
—●—	CENTER LINE	S.F. = SQUARE FEET	APN = ASSESSOR PARCEL NUMBER
—●—	EXISTING WATER LINE	H.P. = HIGH POINT	PM = PARCEL MAP
—●—	EXISTING SANITARY SEWER LINE	FS = FINISHED SURFACE	D.G. = DECOMPOSED GRANITE
—●—	PROPOSED SLOPE	SD = STORM DRAIN	S = SEWER
—●—	EXISTING CONTOUR	FL = FLOW LINE	NTS = NOT TO SCALE
—●—	PROPOSED CONTOUR	TC = TOP OF CURB	W.I. = WROUGHT IRON
—●—	RET. WALL	W.I. = WROUGHT IRON	C.L. = CHAIN LINK
—●—	NEW ASPHALT CONCRETE	C.L. = CHAIN LINK	P.I.P. = PORTLAND CEMENT CONCRETE
—●—	EXISTING ELEVATION	P.I.P. = PORTLAND CEMENT CONCRETE	EXIST. = EXISTING
		EXIST. = EXISTING	LU = LAND USE
		LU = LAND USE	AC = ASPHALT CONCRETE
		AC = ASPHALT CONCRETE	CWP = CONSTRUCTION WITHOUT PERMIT
		CWP = CONSTRUCTION WITHOUT PERMIT	

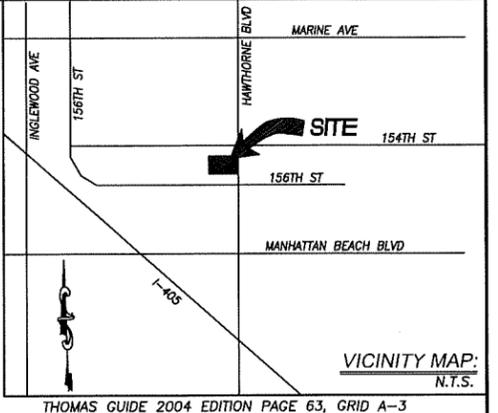


ACCESSIBLE PATH OF TRAVEL STRIPING
NO SCALE



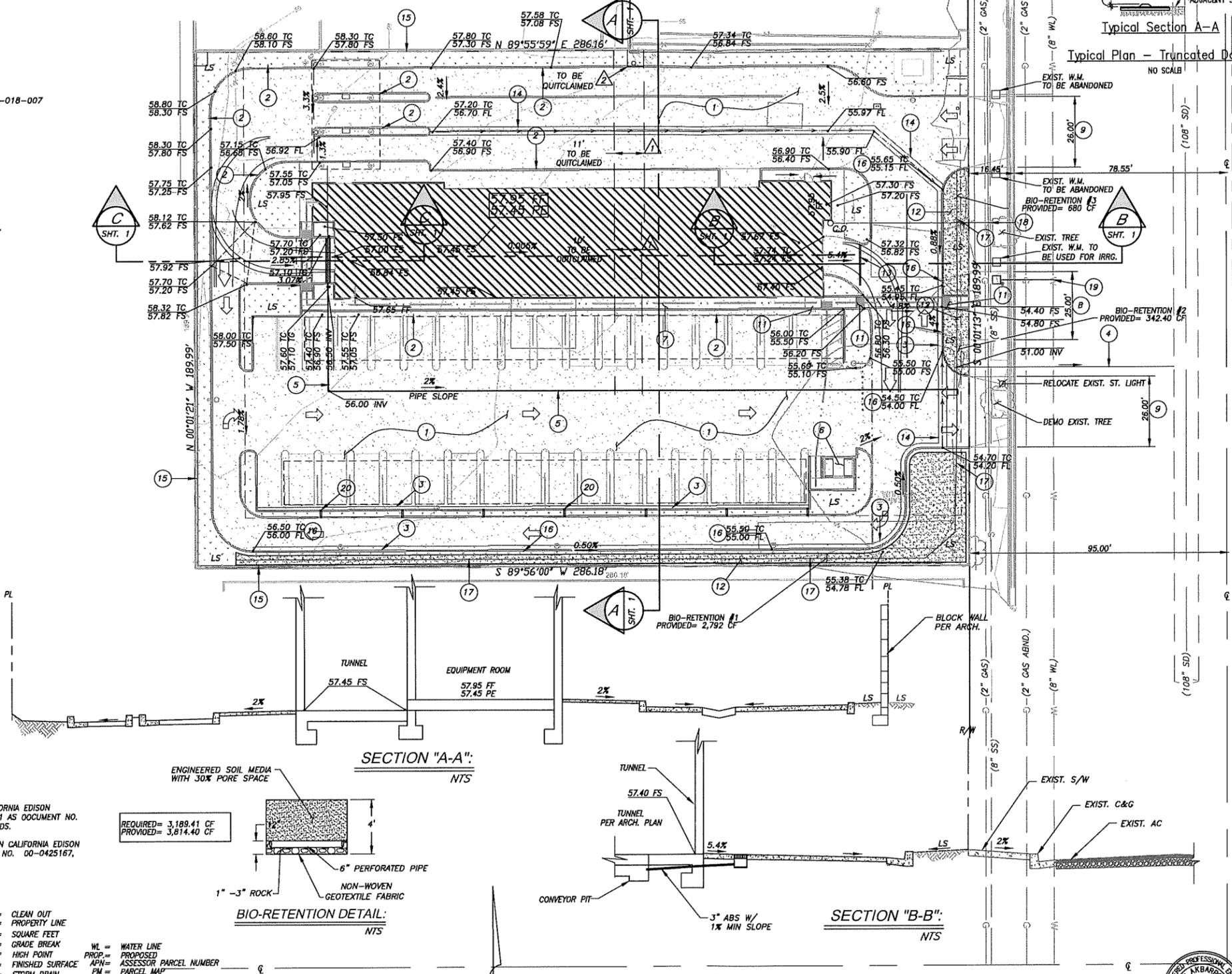
Typical Section A-A

Typical Plan - Truncated Domes



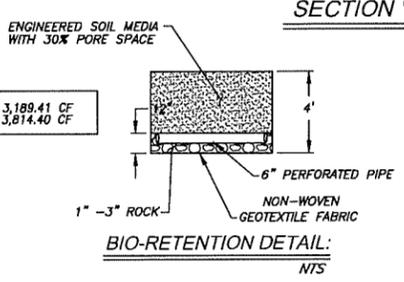
VICINITY MAP:
N.T.S.

THOMAS GUIDE 2004 EDITION PAGE 63, GRID A-3



SECTION "C-C":
N.T.S.

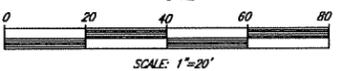
HAWTHORNE BOULEVARD



BIO-RETENTION DETAIL:
N.T.S.



SECTION "B-B":
N.T.S.



SCALE: 1"=20'

CONSTRUCTION NOTES:

- 1) CONST. 6" P.C.C. W/ F70 FIBER MESH ADDED
- 2) CONST. 6" CURB PER CITY OF LAWDALE STD.
- 3) CONST. 6" C&G PER CITY OF LAWDALE STD.
- 4) INSTALL 12" HDPE PIPE
- 5) INSTALL 6" SDR 35 PVC DRAIN PIPE PER DETAIL HEREON
- 6) CONST. TRASH ENCLOSURE PER ARCH PLAN
- 7) CONST. 4" P.C.C. WALKWAY
- 8) REMOVE EXIST. DRIVEWAY
- 9) CONST. DRIVEWAY APPROACH PER CITY OF LAWDALE STD.
- 10) PAINT STRIPING PER ARCH. PLAN
- 11) INSTALL TRUNCATED DOME
- 12) CONST. BIO-RETENTION PER DETAIL HEREON
- 13) CONST. TRAFFIC RATED 6" WIDE TRENCH DRAIN OR APPROVED EQUAL
- 14) CONST. 3" WIDE RIBBON GUTTER
- 15) CONST. GARDEN WALL PER ARCH. PLAN
- 16) CONST. 12" CURB OPENING @ 20' O.C.
- 17) INSTALL 6" PERFORATED PIPE
- 18) INSTALL 6" SEWER LATERAL
- 19) INSTALL 2" WATER METER
- 20) INSTALL (2) 3" PVC PIPE @ EVERY 30'

REVISIONS	DATE	BY

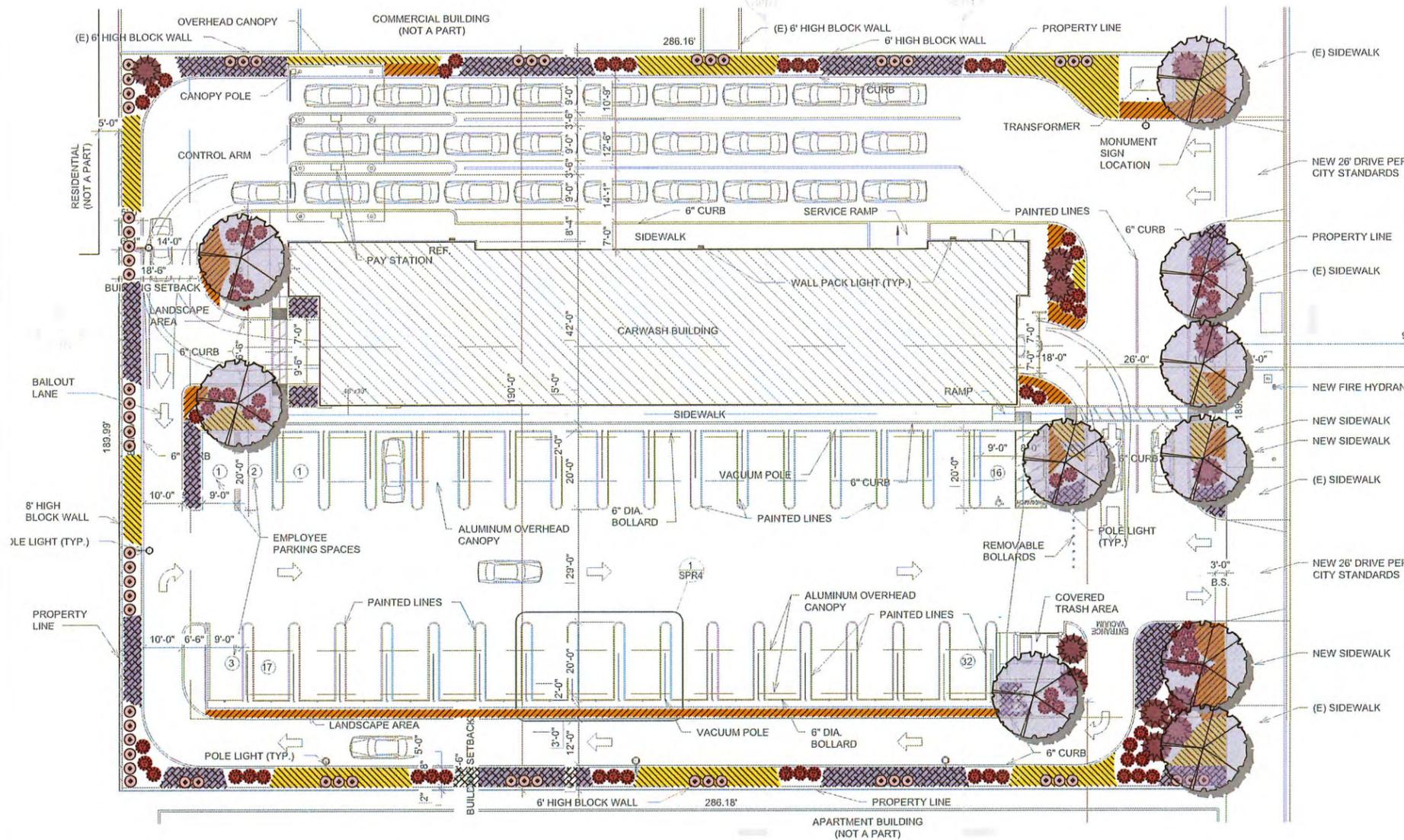
**SITE PLAN
CITY OF LAWDALE**

SCALE 1" = 20'	SAKE ENGINEERS, INC. ENGINEERING • SURVEYING • LAND DEVELOPMENT 400 S. RAMONA AVE., STE. 202 CORONA, CALIFORNIA 92879 (951) 279-4041 FAX (951) 279-2830	J.N. 3288
DATE 8/24/2020		SHEET 1
DRAWN: JAC		OF 1 SHEETS
DESIGNED: SA		DWG. NO.
CHECKED: SA		FILE: SERVER\PROJECTS\UN3288\CML\PLAN\PLAN PLOT DATE: 8/24/2020
PLN CK REF:		

PREPARED UNDER THE DIRECTION OF:



SAM AKBARPOUR P.E. RCE: 053038



PLANTING NOTES

ROOT BARRIER:
Use Linear Root Barrier when tree is within 5' min. distance adjacent to hardscape areas. Root Barriers shall be installed per detail. Root Barrier shall extend the expected length of tree canopy or shown per plan.

PLANT QUALITY REQUIREMENTS
All plant materials shall be full vigorous & healthy nursery stock - including the top of plant and the root system. All plant materials shall meet the current American Standard For Nursery Stock (ANSI Z60.1-2004) the Landscape Architect must be contacted regarding all plant materials as they arrive on-site, prior to their installation. The Landscape Architect shall approve plant materials for installation on-site or shall be sent representative photographs of same. The Landscape Architect reserves the right to reject unacceptable plant materials. A representative sample of the botanical name tags, furnished by the nursery stock supplier, shall remain attached to the plants until final inspection.

Unacceptable conditions for plants in general:
Plant materials that are the incorrect species.
Plants materials with apparent fungal disease (mildew, rust, black-spot, etc.).
Plants that are defoliated due to stress or disease. Foliage that is chlorotic, wind or frost burned, or in any other way damaged.

Unacceptable conditions for root systems:
Plants with exposed roots, girdled roots, overgrown or undersized root systems will be considered unacceptable.

SOIL AMENDMENTS, TESTING AND PREPARATION
After completion of fine grade and prior to soil preparation, the contractor shall document sample locations and provide agronomic soils test for planted areas (1 test per 150 ft of linear planter). Contractor shall submit test results to the Project Landscape Architect and amend the soil per soil lab recommendations.

PLANT INSTALLATIONS AT EXISTING TREE ROOTS
All plant material shall be installed per size listed in plant legend; however, if Contractor is having hard time installing 15 or 5 gallon plant material within existing tree roots, Contractor may reduce plant container size to 1 gallon at the problem areas only with written permission from Client and or Landscape Architect.

MULCH
A minimum of 3" layer of medium grind wood bark mulch shall be applied to all shrub and unplanted areas and a minimum of 2" mulch shall be applied to groundcover areas. Submit samples to Landscape Architect for approval prior to installation.

TOTAL LOT AREA: 54,370 S.F.
BUILDING FOOTPRINT: 7,779 S.F.
NET LOT AREA: 46,591 S.F.
LANDSCAPE AREA: 7,803 S.F.
LANDSCAPE IS 16.7% OF NET LOT AREA

PLANT PALETTE

Image	Plant Name	WUCOLS	SIZE	CONT.	Q1
	CERCIS canadensis EASTERN REDBUD	Mod.	25'-35' TALL & WIDE	36" Box	1
	CALLISTEMON viminalis 'Slim' SLIM BOTTLEBRUSH	Low	8-10- TALL, 3'-4' WIDE	5 Gallon	
	HESPERALOE parviflora RED YUCCA	V. Low	3'-4' TALL & WIDE	5 Gallon	
	GAZANIA rigens TREASURE FLOWER	Low	0.5'-1' TALL & WIDE	1 Gallon	
	LANTANA montevidensis TRAILING LANTANA	Low	1'-2' TALL, 3'-5' WIDE	1 Gallon	
	MAHONIA repens CREEPING MAHONIA	Low	1' TALL, 1'-2' WIDE	1 Gallon	
	PHORMIUM tenax 'Autropurpureum' BRONZE NEW ZEALAND FLAX	Low	7'-8' TALL & WIDE	5 Gallon	

Note: All landscaped areas shall be sufficiently landscaped to the satisfaction of the Community Development Director

PRELIMINARY WATER USE CALCULATIONS

Reference Eto **43.81** Conservation Factor **0.45**
Maximum Allowable Water Allocation Equation:
MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)] (non residential)

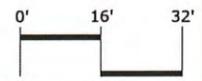
Eto	0.62	ETAF	LA	1-ETAF	SLA	MAWA
43.81	0.62	0.45	7803	0.55	0	95,376

Estimated Total Water Use Equation:
ETWU = Eto x 0.62 x ETAF x LA **79,072 ETWU**

HYDROZONE MATRIX

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
	SHRUBS	7740	99%	LOW	0.30	0.81	43.81	0.62	0.37	7740	77,864.97	Dripline
	TREES	90	1%	MODERATE	0.40	0.81	43.81	0.62	0.49	90	1,207.21	Dripline
ETWU											79,072	
Total Landscape											7,830	

Note: Landscape to be installed with low-volume drip irrigation and automatic, weather sensing irrigation controller.



Ecosystem Solutions
Urban LES
Landscape Dynamics.net
URBAN | ECOSYSTEM | SOLUTIONS
Landscape Architecture - Consulting
Water Management - Certified Arborists
(951) 244-4837
DESIGN PROJECT MANAGER
Greg Zol
gregzol@landscape-dynamics.net
(951) 244-4839

Preliminary Landscape Plan
Lawndale Express Car Wash
15413 Hawthorne Blvd., Lawndale, CA

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST THREE DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF
SOUTHERN CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
Greg Zol
Apr 15 2019
Service Fee
Aug 15 2020
STATE OF CALIFORNIA

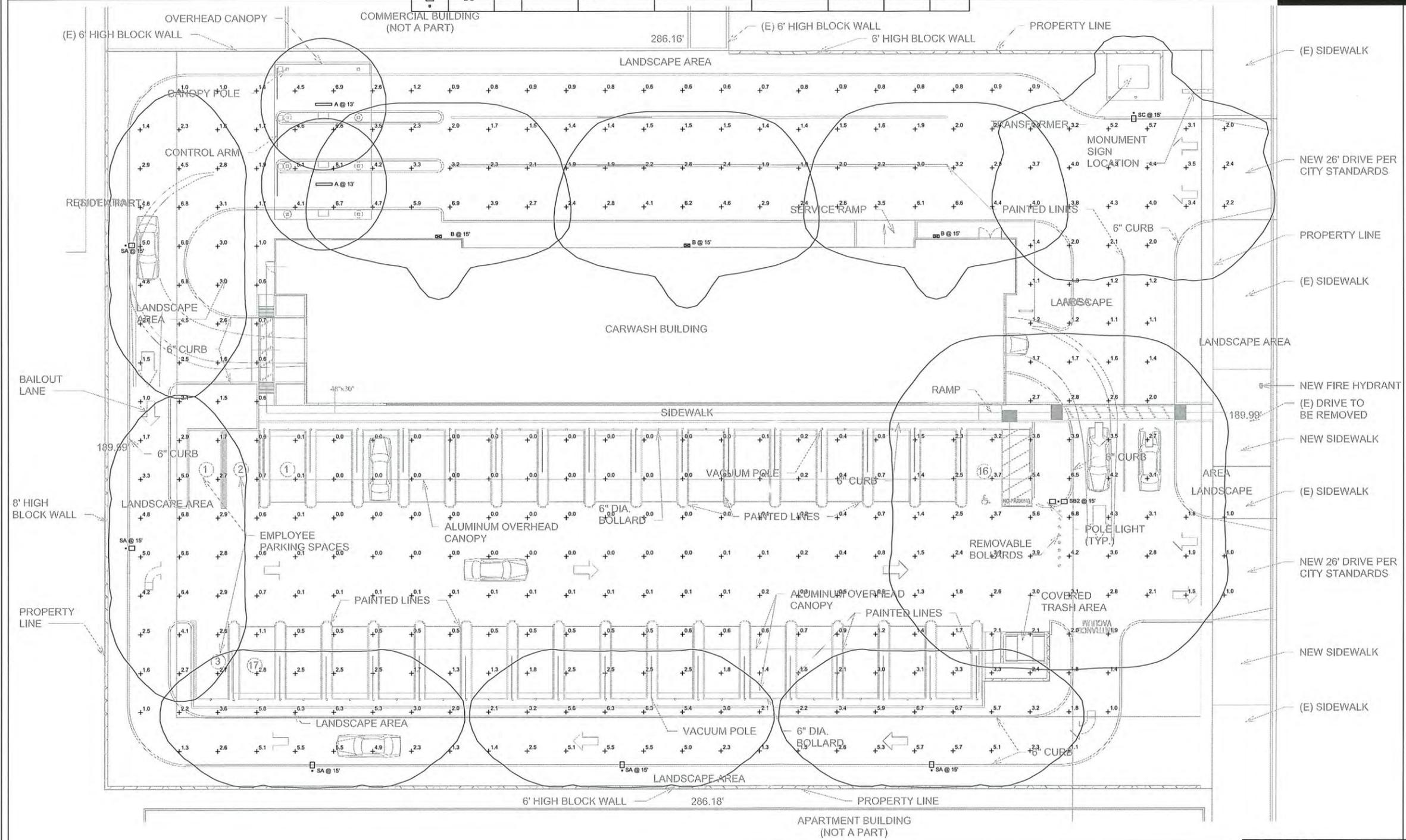
Preliminary Landscape Plan

Aug. 10, 2020

DESCRIPTION JOB NO. 363

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Fluorene	Light Loss Factor	Wattage
⌋	A	2	Beghelli Lighting	BS100LED 4 HT VLO WT40 120-277V-FL	IP68, IRIG, WET LISTED 4FT LINEAR SURFACE	LED	BS100LED-4HTVLOW FL_Sies	0.0	30
⊠	B	3	Lithonia Lighting	WDG3 LED P2 70CRI R4 40K	WDG3 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC	LED B1 U0 G2	WDG3_LED_P2_70 CRI_R4_40K.sies	0.95	582761
□	SA	5	Lithonia Lighting	DSXO LED P5 40K BLC MVOLT	DSXO LED P5 40K BLC MVOLT	LED B1 U0 G2	DSXO_LED_P5_40K_BLC_MVOLT.sies	0.95	80
□	SB2	1	Lithonia Lighting	DSXO LED P5 40K TSW MVOLT	DSXO LED P5 40K TSW MVOLT	LED B4 U0 G3	DSXO_LED_P5_40K_TSW_MVOLT.sies	0.95	178
□	SC	1	Lithonia Lighting	DSXO LED P5 40K TFFM MVOLT	DSXO LED P5 40K TFFM MVOLT	LED B2 U0 G2	DSXO_LED_P5_40K_TFFM_MVOLT.sies	0.95	89

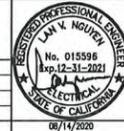
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Exterior	+	2.2 fc	8.1 fc	0.0 fc	N/A	N/A



SITE LIGHTING PHOTOMETRIC STUDY
SCALE: 1"=10'-0" (1)

RPM
Engineers, Inc.
1815 W. 15th Street
Fontana, CA 92335
Tel: 909-450-1229 ext.208
Fax: 909-450-1854
Contact: Len Nguyen
e-mail: len@rpmpe.com

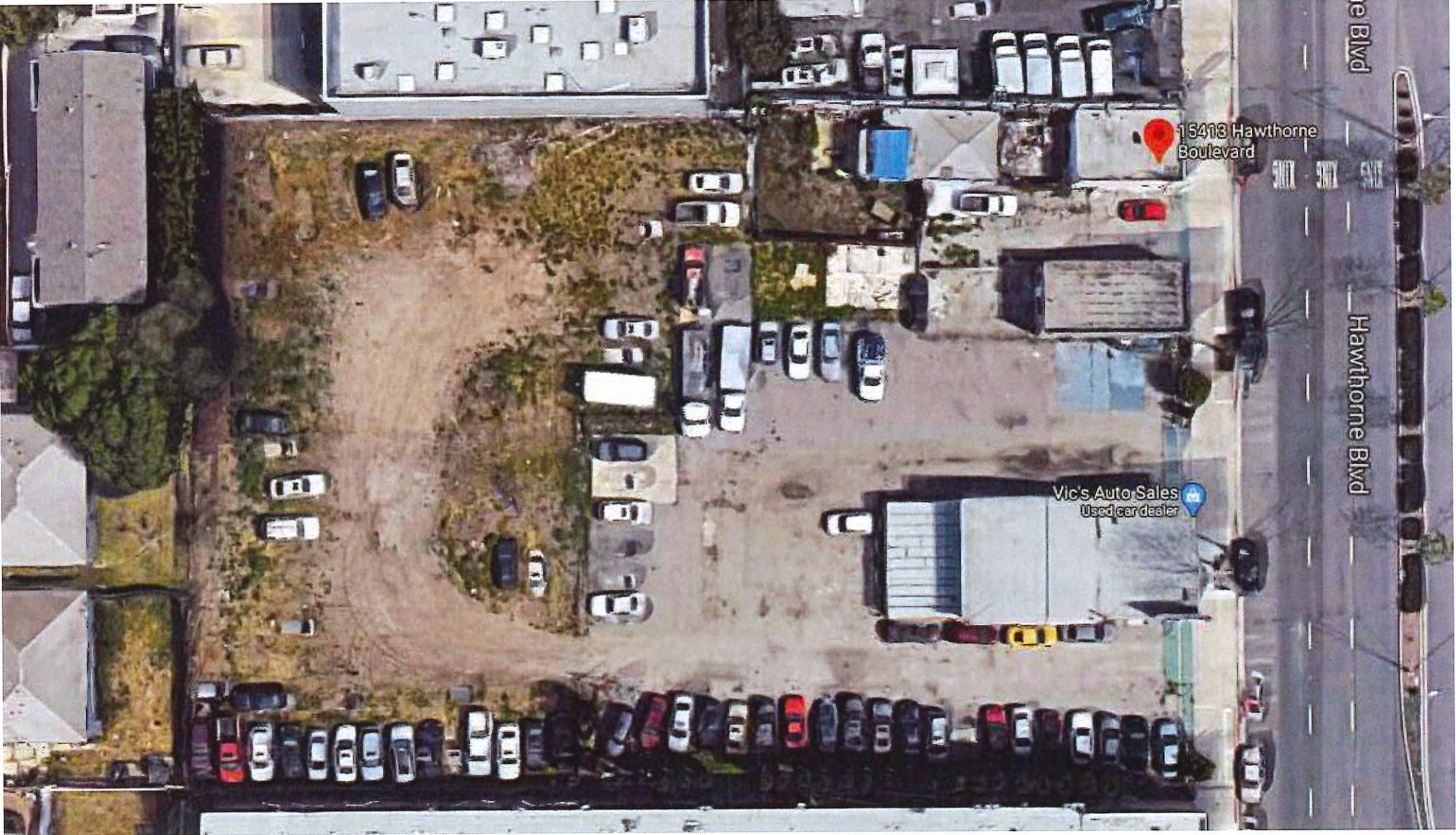
Proposed Car Wash For:
Lawndale Express Car Wash
15413 Hawthorne Blvd, Lawndale, CA 90260
20 Jan. 2020
19-3601



SITE LIGHTING
PHOTOMETRIC STUDY

E-1

Attachment "B"
Photographs of Site

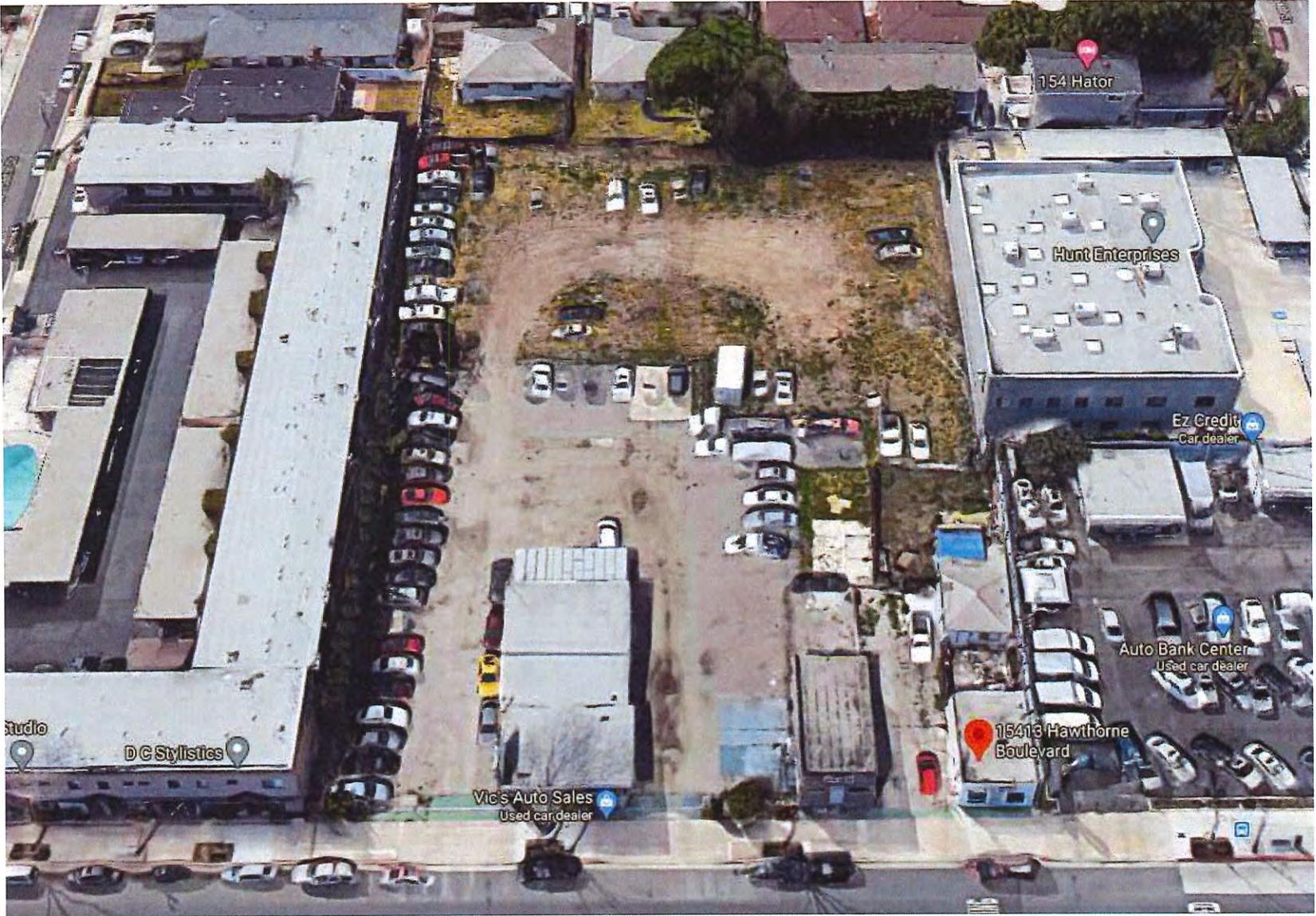


15418 Hawthorne
Boulevard

Vic's Auto Sales
Used car dealer

the Blvd

Hawthorne Blvd



154 Hator

Hunt Enterprises

Ez Credit
Car dealer

Auto Bank Center
Used car dealer

15413 Hawthorne
Boulevard

Vic's Auto Sales
Used car dealer

DC Stylistics

Studio









Attachment "C"

Department and Agency Comments



DEPARTMENT/AGENCY TRANSMITTAL RESPONSE

Project: CASE NO. 20-17; SPECIAL USE PERMIT, LOT MERGER, PRELIMINARY ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 7,936 SQUARE FOOT EXPRESS CAR WASH FACILITY WITH QUEUING, CANOPIES, PAVED PARKING LOT AND LANDSCAPING LOCATED AT 15413 HAWTHORNE BOULEVARD IN THE CITY OF LAWDALE.

Our department/agency has no comments, concerns and/or conditions regarding the above-mentioned project.

Our department has attached our comments, concerns and/or conditions regarding the above-mentioned project.

Our comments, concerns and/or conditions regarding the above-mentioned project are:

Name: Timothy Chen Date: 7/8/20

Position: Associate Civil Engineer

Department: LA Co Public Works

Agency: Building & Safety



14717 BURIN AVENUE • LAWDALE, CALIFORNIA 90260 • (310) 973-3230 • FAX (310) 970-2183

DEPARTMENT/AGENCY TRANSMITTAL RESPONSE

Project: CASE NO. 20-17; SPECIAL USE PERMIT, LOT MERGER, PRELIMINARY ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 7,936 SQUARE FOOT EXPRESS CAR WASH FACILITY WITH QUEUING, CANOPIES, PAVED PARKING LOT AND LANDSCAPING LOCATED AT 15413 HAWTHORNE BOULEVARD IN THE CITY OF LAWDALE.

- Our department/agency has no comments, concerns and/or conditions regarding the above-mentioned project.
- Our department has attached our comments, concerns and/or conditions regarding the above-mentioned project.
- Our comments, concerns and/or conditions regarding the above-mentioned project are:

See attached letter and instructions to work with New Business Department.

Name: Michael Carbajal Date: 7/13/2020

Position: Operations Engineering Technician

Department: Southwest District

Agency: Golden State Water Company



Golden State Water Company

A Subsidiary of American States Water Company

July 13, 2020

Rafael Garcia
City of Lawndale
Community Development Department
14717 Burin Avenue
Lawndale, CA 90260

Dear Rafael Garcia,

After reviewing the City of Lawndale SUP No. 20-17 located at 15413 Hawthorne Boulevard, Lawndale, Golden State Water Company (GSWC) do not have comments or questions about the project as proposed.

The following are information for the applicant to use:

1. The Architecture plans (SPR1 – SPR4) show construction of a car wash facility at above reference project address. The applicant shall contact GSWC for fire flow tests once LA County Fire Department has issued their fire protection requirements on the aforementioned project. I have attached a LA County Fire Prevention Division Form 196 for the applicant to use.
2. A copy of GSWC's water system Atlas Map is attached.
3. If applicant decide to install new meter(s) for the units, the applicant shall contact GSWC to initiate application for new service installation. Below are general guidelines for water service applications.
 - a. For new service installation with meter size larger than 2-inch and/or system upgrade, the applicant is to request a cost estimate and project review prior to construction. A cost estimate is needed to evaluate system modifications to provide adequate supply to the project. To set up new service or for a cost estimate please contact Ms. Julia Rivas, New Business Administrator. A \$1,500 deposit will be required to determine what modifications are needed to the system. A copy of New Service Installation Application form is included for the applicant to use. Ms. Rivas is located at our Via Verde office located at:

Golden State Water Company
160 E. Via Verde
San Dimas, CA 91773
(909) 305-5427 x349



Golden State Water Company

A Subsidiary of American States Water Company

- b. For new service installation with meter size of 2-inch diameter and below, the applicant is to request an Application for New Service Installation. A copy of New Service Installation Application form is included for the applicant to use. The forms are available and application can be submitted at our CSA office located at:

Golden State Water Company
1600 W Redondo Beach Blvd, Suite 101
Gardena, CA 90247
(310) 767-8200

Sincerely,

Joseph Zhao, PE, PhD
Operations Engineer

Cc: Joseph Salcido – GSWC Southwest Water Operations Superintendent
Julia Rivas – GSWC New Business Administrator

Encl: Attachment A - Water System Atlas Map
Attachment B - LA County Fire Prevention Division Form 196
Attachment C
C. 1 New Business Department Application for Water Service (larger than 2-inches)
C. 2 Application for New Service Installation (2-inches and below)



Golden State
Water Company
A Subsidiary of American States Water Company

Attachment B - LA County Fire Prevention Division Form 196



FORM 196
Rev. 04/03

COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For All Buildings Other Than Single Family Dwellings (R-3)

INSTRUCTIONS:

Complete parts I, II (A) when:

Verifying fire flow, fire hydrant location and fire hydrant size.

Complete parts I, II (A), & II (B) when:

For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

PROJECT INFORMATION (To Be Completed By Applicant)

PART I

Building Address: _____

City or Area: _____

Nearest Cross Street: _____

Distance of Nearest Cross Street: _____

Applicant: _____ Telephone: () _____

Address: _____

City: _____

Occupancy (Use of Building): _____ Sprinklered: Yes No

Type of Construction: _____

Square Footage: _____ Number of Stories: _____

Present Zoning: _____

Applicant's Signature

Date

PART II-A

**INFORMATION ON FIRE FLOW AVAILABILITY
(To be completed by Water Purveyor)**

Location _____

_____ Hydrant Number _____

Distance from _____ Size of Hydrant _____ Size of Water main _____

Nearest Property Line _____

Static PSI _____ Residual PSI _____ Orifice size _____ Pitot _____

Fire Flow at 20 PSI _____ Duration _____ Flow Test Date / Time _____

Location _____

_____ Hydrant Number _____

Distance from _____ Size of Hydrant _____ Size of Water main _____

Nearest Property Line _____

Static PSI _____ Residual PSI _____ Orifice size _____ Pitot _____

Fire Flow at 20 PSI _____ Duration _____ Flow Test Date / Time _____

Location _____

_____ Hydrant Number _____

Distance from _____ Size of Hydrant _____ Size of Water main _____

Nearest Property Line _____

Static PSI _____ Residual PSI _____ Orifice size _____ Pitot _____

Fire Flow at 20 PSI _____ Duration _____ Flow Test Date / Time _____

PART II-B

SPRINKLERED BUILDINGS/PRIVATE FIRE HYDRANTS ONLY

Detector Location (check one) Above Grade Below Grade Either

Backflow Protection Required (Fire Sprinklers/Private Hydrant) (check one) Yes No

Minimum Type of Protection Required (check one) Single Check Detector Assembly

Double Check Detector Assembly Reduced Pressure Principle Detector Assembly

Golden State Water Company _____
Water Purveyor

Signature

Date

Title

This Information is Considered Valid for Twelve Months

Fire Department approval of building plans shall be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division only prior to this department's approval of building plans.

PROJECT ADDRESS :



Golden State
Water Company

A Subsidiary of American States Water Company

Attachment C.1

New Business Department Application for Water Service (larger than 2-inches)

APPLICATION FOR WATER SERVICE

GENERAL INFORMATION (Type or print clearly in ink)

Applicant's Name: (Responsible party for contract execution and funding)		
Mailing Address:		
City:	State:	Zip Code:
Telephone No:		Email Address:
Contact Name (if different from Applicant):		
Telephone No:		Email Address:
Project Name:		
Service Address or Location:		
City:	State:	Zip Code:
What is being constructed at this location:		
Desired Completion Date for Work:		

WATER SERVICE (Select as appropriate)

Classification ¹	Lateral Size (Available Size: 1", 2", 4", 6", 8", 10", 12")	Quantity
<input type="checkbox"/> Domestic		
<input type="checkbox"/> Commercial		
<input type="checkbox"/> Industrial		
<input type="checkbox"/> Irrigation (Landscaping)		
<input type="checkbox"/> Reuse Existing Services (if any)		
<input type="checkbox"/> Abandon Existing Service (if any)		

FIRE PROTECTION (Select as appropriate. See Applicant's Checklist Item No. 3. Fire Protection for requirements)

Public	
<input type="checkbox"/> Public Fire Hydrant	Quantity _____
Fire Flow requirements _____ gpm @ 20psi for a duration of _____ hours.	
Private (Fire service size required)	
<input type="checkbox"/> Private On Site Fire Hydrant	<input type="checkbox"/> Fire Sprinkler System
Fire Service Size _____	Quantity _____
Fire Flow requirements _____ gpm @ 20psi for a duration of _____ hours.	

PLAN PREPARATION (Select one)

<input type="checkbox"/> GSWC	<input type="checkbox"/> Applicant's Consultant (Requires GSWC review and approval)
Provide water plans per GSWC's standards for GSWC to review. Please visit www.gswater.com/about-gswc/contractor for CAD requirements and sample plans.	

¹Provide house number to each unit, store, or building if 2 or more services – Prepare Service Survey Report

BIDDING PROCESS (Select one)

Available Bid options. THREE COMPETITIVE BIDS ARE REQUIRED. Class A or C-34 License classification required for qualification with Golden State Water Company (select one):

- GSWC solicits project bids and manages project for Applicant using GSWC-qualified contractors.
- Install & Convey (I&C) – Applicant solicits bids directly from GSWC-qualified contractors.

Upon written request, Golden State Water Company (GSWC) may allow the Applicant to use their contractor to Install & Convey (I&C) the requested facilities. Applicant must submit the request for I&C with their Contractor's contact information. The I&C contractor is responsible for obtaining all applicable construction permits and must be an approved contractor by GSWC's Procurement Department.

NON-REFUNDABLE APPLICATION DEPOSIT ²

A non-refundable deposit of **\$2,500** applies for application review and plan checking.

Project Type	Description
Type 1	All Services 2" or less on existing water mains - Contact Local GSWC CSA
Type 2 ³	Fire Hydrant, Fire or Domestic Service Larger than 2" on existing water mains
Type 3a ⁴	Main Extension – 100' or less to Serve Individuals per CPUC Rule No.15
Type 3b ⁴	Main Extension – To Serve Subdivisions, Tracts, Housing Projects, Individual Development, Commercial Buildings, or Shopping Centers per CPUC Rule No.15
Type 4 ⁴	Water Supply Assessment or Tariff Map Extension Required

APPLICANT'S CHECKLIST

The following items are required with your submittal in order for GSWC to process your request for service. All boxes must be completed or marked N/A. Incomplete submittals will be rejected by GSWC.

Examples of required submittal documents are available at www.gswater.com/about-gswc/contractor

1. Complete GSWC's Application for Water Service.
2. Anticipated Size and Demand of Water Service (Requested on Application and shown on Site/Plot Plan):
 - Domestic
 - Commercial
 - Industrial
 - Irrigation (Landscaping)
 - Abandon Existing Services (if any)
 - Reuse Existing Services (if any)
 - Service Survey Report (if 2 or more services)
Please visit www.gswater.com/about-gswc/contractor for Service Survey Report
3. Fire Protection (approved by Fire Department/Agency):
 - Fire Flow Availability form (pdf copy)
Signed by GSWC with a current date: Los Angeles County area, valid for 6 months. All other areas, valid for 1 year.
 - Public Fire Hydrant:
 - Approved Written Fire Flow Requirements for Public Hydrant (pdf copy)
 - Stamped Plans of Required Public Fire Hydrant Location (pdf copy)
 - Fire Service:
 - Anticipated Size (requested on Application and shown on Site /Plot Plan)
 - Approved Written Fire Flow Requirements for Private On-site Fire Hydrant (pdf copy)
 - Stamped plans of Private On-site Fire Hydrants and/or Fire Sprinkler System (pdf copy)
4. Location Map:
 - Tract Map, Parcel Map, or Assessor's Parcel Map showing subject property and cross street

²Total cost will be determined upon completion of project.

³Preliminary Cost Estimate (PCE) available upon request.

⁴Additional design deposit may be required, if applicable, the additional amount will be conveyed in a PCE.

APPLICANT'S CHECKLIST

5. Plans (with written Permitting Agency's conditions of approval):
- Site/Plot Plan (mark approximate location of fire hydrant, fire, domestic, and/or irrigation service) on GSWC's CAD Standard drawing format, including utilities in public right-of-way.
 - Provide copy of all plans in electronic format (AUTOCAD and pdf)
Please visit www.gswater.com/about-gswc/contractor for detailed CAD requirements.
- Improvement plans for new development including Subdivisions, Tracts, Housing Projects, Individual Development, Commercial Buildings, or Shopping Centers (provide additional items):
- Sanitary Sewer Design
 - Grading Plans
 - Storm Drain Plans
 - Landscaping Plans
- Note: Permitting Agency's approved plans will be required prior to finalization of water plans.
6. Non-Refundable Application Deposit Check made payable to "GSWC".
7. Supplemental Water – Santa Maria Customer Service area only
Contact Operations Engineer at (805) 349-7407 in the Santa Maria CSA Office

The **Applicant's** signature acknowledges to have read the *New Business Narrative*, completed application, and that **financial responsibility of fees and for services rendered** will be paid by, or excess deposit refunded to, the applicant.

Print Name: _____ Date: _____
Signature of Applicant: _____

Submit completed application and required submittal documents electronically on a USB flash drive to the New Business Department address. Use same naming convention as listed on the Applicant's Checklist for all required items.

INCOMPLETE APPLICATIONS WILL BE REJECTED AND RETURNED TO THE APPLICANT

CONTACT INFORMATION

<p>Mr. Robert N. Hanford, P.E. New Business Manager RHanford@gswater.com</p>	<p>Ms. Heather Cole x 348 New Business Contract Administrator Heather.Cole@gswater.com</p>	<p>Ms. Julia Rivas x 349 New Business Contract Administrator JRivas@gswater.com</p>
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For all questions, please call or contact one of the following:

Ms. Heather Cole

Service Areas:

Coastal District: Cypress Ridge, Los Osos, Edna Valley, Santa Maria, Lake Marie, Nipomo, Orcutt, Sisquoc, and Tanglewood.

Northern District: Arden Cordova, Arden Manor, Gold River, Rancho Cordova, Sacramento, Bay Point, and Clearlake.

Foothill District: Claremont, Montclair, Pomona, Upland, San Dimas, Charter Oaks, Covina, Glendora, La Verne, Walnut, Arcadia, El Monte, Irwindale, Monrovia, Monterey Park, Rosemead, San Gabriel, and Temple City.

Mtn./Desert District: Barstow, Calipatria, Niland, Morongo Valley, Apple Valley, Lucerne Valley, and Wrightwood.

Ms. Julia Rivas

Service Areas:

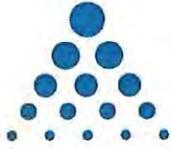
Central District: Artesia, Cerritos, Downey, Hawaiian Gardens, La Mirada, Lakewood, Long Beach, Norwalk, Whittier, Bell, Bell Gardens, Cudahy, Hollydale, Huntington Park, Paramount, Santa Fe Springs, South Gate, Willowbrook, and Culver City.

Southwest District: Athens, Carson, Compton, Del Aire, El Camino Village, El Segundo, Gardena, Gardena Heights, Hawthorne, Inglewood, Lawndale, Lennox, Redondo Beach, and Torrance.

Orange County District: Buena Park, Cypress, Garden Grove, La Palma, Los Alamitos, Rossmoor, Seal Beach, Stanton, Cowan Heights, Lemon Heights, Orange, Placentia, Santa Ana, and Yorba Linda.

CROSS-CONNECTION CONTROL CHECKLIST FOR NEW WATER SERVICE

Applicant's Name:		
Mailing Address:		
City:	State:	Zip Code:
Telephone No:	Email Address:	
Contact Name (if different from Applicant):		
Telephone No:	Email Address:	
Water Use Survey:		Height or No. Stories
Type of Facility:	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Multi-Story Building	
What type of business will be at this location?		
<small>(If the kind of business has not yet been determined, a review for appropriate backflow protection will be required prior to the activation of the service, upon determination of the business activities.)</small>		
For Domestic and/or Dedicated Irrigation Services, is there or will there be:		
Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	any equipment that uses water for cooling, heating, or recirculation (i.e. cooling tower or steam boiler?)
<input type="checkbox"/>	<input type="checkbox"/>	any aspirators on site?
<input type="checkbox"/>	<input type="checkbox"/>	any chemicals used or stored on site?
<input type="checkbox"/>	<input type="checkbox"/>	any water wells or booster pumps on site?
<input type="checkbox"/>	<input type="checkbox"/>	reclaimed/recycled water on site?
<input type="checkbox"/>	<input type="checkbox"/>	any water storage tanks or reservoirs on site?
<input type="checkbox"/>	<input type="checkbox"/>	a pool, spa, decorative pond or fountain?
<input type="checkbox"/>	<input type="checkbox"/>	facilities for pumping, injecting or spreading fertilizers, pesticides or other substances?
<input type="checkbox"/>	<input type="checkbox"/>	sewage lift stations or gray water systems?
Notes or comments: _____		
For All Fire Services, will:		
Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	the fire system be looped with water supplied by two or more fire services that are inter-connected?
<input type="checkbox"/>	<input type="checkbox"/>	the fire system contain any chemicals, such as antifreeze or rust inhibitors?
<input type="checkbox"/>	<input type="checkbox"/>	the facility have hydrants on site, stand pipes or pumper connections?
<input type="checkbox"/>	<input type="checkbox"/>	there be any pump onsite for the fire system?
<input type="checkbox"/>	<input type="checkbox"/>	the fire system also be supplied by an auxiliary source of water (i.e. pond, reservoir, storage tank)?
<input type="checkbox"/>	<input type="checkbox"/>	the fire system be dual use (domestic and fire)?
Residential Dual Use Service (Domestic and Fire Sprinklers):		
Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Will the fire service be a flow-through system (connected at the end of the system to a point of use such as a toilet, dishwasher or other fixture to prevent water from becoming stagnant)?
<input type="checkbox"/>	<input type="checkbox"/>	If the fire system is a closed system (not flow-through), will the fire system be construction of material certified to NSF/NASl standard 61 (marked NSF-61 or NSF-pw)? If yes, what will the primary material be?
Notes or comments: _____		
<p>Note: Answering YES to either of the Dual-Use questions above may trigger an exemption to the requirements for backflow protection for residential dual use applications. For details or questions regarding the Cross-Connection Control Checklist for New Water Service, please contact the Water Quality Department at waterquality@gswater.com.</p> <p>All required backflow assemblies will be installed within 5 feet of the point of connection per GSWC's standards. Any deviation from this requires approval from GSWC's Water Quality Department.</p>		



Golden State
Water Company

A Subsidiary of American States Water Company

Attachment C.2

Application for New Service Installation (2-inches and below)



Application for New Service Installation
Southwest District
1600 W Redondo Beach Blvd, Suite 101
Gardena, California 90247
Tel: (310) 767-8200 FAX: (310) 436-6065

Customer or Business Name: _____

Driver's License #: _____ SSN or Fed Tax ID: _____

New Service Street Address: _____

Customer Mailing Address: _____

Customer Home Phone: _____ Cell Phone: _____

Customer Email Address: _____

Contact Person Name: _____ Phone: _____

New Service Will Provide Water To:

- Single Family Home
- More than one residential unit. Number of Units: _____
- Commercial Property. Type of Business: _____
- Manufacturing. Product Manufactured: _____
- Irrigation
- Fire Service
- Other. Explain _____

Customer Signature _____ Date: _____

To Be Completed by Customer

AMERICAN STATES WATER COMPANY

Residential Water Meter Sizing Worksheet

(5/8 thru 2 inch Meters)



Name: _____
 Address: _____
 Phone No.: _____

Dwelling Information: No. Bedrooms: _____ Lot Size: _____ APN: _____
 No. Bathrooms: _____ Dwelling SF: _____ Lot No. _____

Type of Dwelling: Single Family Town Home/Condominium Multifamily

AWWA M22 Fixture Values (Second Edition 2004)		Residential		
Indoor Uses:	Fill in all shaded areas	Fixture Value	No. of Fixtures	Total FV
Lavatory/Bar Faucet (Combination Hot & Cold Water Faucet)		1.5		0
Bathub (With or Without Shower Over)		8		0
Bidet		2		0
Clothes Washing Machine (Indicate Total Number of Machines)		6		0
Dishwasher (Total Number of Machines)		2		0
Utility Faucet (Combination Hot & Cold Water Faucet)		4		0
Kitchen Faucet (Combination Hot & Cold Water Faucet)		2.2		0
Shower Head (Combination Hot & Cold Shower System)		2.5		0
Flush Toilet (1.6 GPF Tank Style)		4		0
Total Indoor FV's:				0
Outdoor Uses:				
Lawn Sprinklers (max no. of heads per station)		1.5		0
Hose bibs Connections (ea):				
1/2-inch		5		0
3/4-inch		9		0
1-inch		12		0
Subtotal Outdoor FV's:				0
Flow Design Chart		No. of Dwellings		
Meter Selection	Maximum Peak Flow Rate	0	X	I
Size	Flow Rate			0 FV's
5/8" x 3/4" meter	22 gpm	Peak Demand @ 60 psi Recommended meter size:		0 gpm
3/4" x 3/4" meter	33 gpm			
1" meter	55 gpm			5/8 inch
1-1/2" meter	110 gpm			
2" meter	176 gpm			

Prepared By: _____ Date: _____
 Approved By: _____ Date: _____
 Comments: _____
 Notes:

Fixture Values from AWWA M22 Manual Second Edition
 Demand Curve and Calculations from Charts A-2 and A-3 of 2000 Edition UPC
 Maximum Flow Rates for Meters at 110% of AWWA and Meter Manufacturers Technical Data Sheets



**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante

Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

July 22, 2020

Ref. DOC 5784676

Mr. Rafael Garcia, Associate Planner
Community Development Department
City of Lawndale
14717 Burin Avenue
Lawndale, CA 90260

Dear Mr. Garcia:

Comment Letter for Case No. 20-17

The Los Angeles County Sanitation Districts (Districts) received the letter and plans for the subject project forwarded by your office on July 9, 2020. The proposed project is located within the jurisdictional boundary of District No. 5. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' JOA-1A South Hawthorne-Warfield Avenue Extension Trunk Sewer, located in 156th Street at Hawthorne Boulevard. The Districts' 21-inch diameter trunk sewer has a capacity of 3.4 million gallons per day (mgd) and conveyed a peak flow of 0.9 mgd when last measured in 2017.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 261.1 mgd.
3. The expected increase in average wastewater flow from the project site, described in the plan as a 7,936 square-foot tunnel car wash, is 20,450 gallons per day, after the structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the [Table 1, Loadings for Each Class of Land Use](#) link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee will be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717 or at araza@lacsdsd.org.

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:dc

cc: A. Schmidt
A. Howard



14717 BURIN AVENUE • LAWDALE, CALIFORNIA 90260 • (310) 973-3230 • FAX (310) 970-2183

DEPARTMENT/AGENCY TRANSMITTAL RESPONSE

Project: CASE NO. 20-17; SPECIAL USE PERMIT, LOT MERGER, PRELIMINARY ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 7,936 SQUARE FOOT EXPRESS CAR WASH FACILITY WITH QUEUING, CANOPIES, PAVED PARKING LOT AND LANDSCAPING LOCATED AT 15413 HAWTHORNE BOULEVARD IN THE CITY OF LAWDALE.

Our department/agency has no comments, concerns and/or conditions regarding the above-mentioned project.

Our department has attached our comments, concerns and/or conditions regarding the above-mentioned project.

Our comments, concerns and/or conditions regarding the above-mentioned project are:

See attachment dated 7/20/2020.

Name: Alex Choa Date: 7/20/2020

Position: Associate Engineer

Department: P.W.

Agency: City of Lawndale



Public Works Department Plan Review Comment Checklist

Project Address: 15413 Hawthorne Boulevard **Project Valuation:** _____

Date: 7/20/2020 **Reviewer:** Alex Chou

Architect or **Owner**

1st check **2nd check** **3rd check** **4th check**

Applicant:

Mr. Doug Andresen
Andersen Architecture Inc.
17087 Orange Way, Fontana, CA 92335
(909) 355-6688
doug.andresen@aaifirm.com

Project Description:

Case 20-17:
Special use permit, lot merger, preliminary environmental assessment and development permit for the development of a 7,936 square foot express car wash facility with queuing, canopies, paved parking lot, and landscaping located at 15413 Hawthorne Boulevard

The Public Works Department has reviewed the subject project and has the following comments. If you have any questions, please contact the Public Works Department at (310) 973-3260. The applicant shall provide own responding comments to each item below:

1. Pay of all applicable fees and plan check fees with Public Works Department.
2. The applicant shall provide documentation that lots composing the property were legally tied together to the satisfaction of the Department of Public Works/Engineering Division. After reviewing the documents, the Department of Public Works /Engineering Division require the submission and recordation of a Parcel Map or Lot Merger.
3. The applicant shall provide a copy of property deed or title reports within 6 months old to the Department of Public Works/Engineering Division.
4. The applicant shall provide a soils report.
5. The applicant shall submit topo plans show all existing condition within private property, existing features, existing buildings, trees, dimensions, and any existing easements.
6. The applicant shall submit street plans show all existing condition within public right-of-way, curb/gutter, driveway, trees, dimensions, utilities, signs, striping, and proposed improvements.



Public Works Department Plan Review Comment Checklist

7. The applicant shall submit offsite improvement plans for review and approval. The offsite improvement plans include but not limited to propose utilities service connections, concrete work, pavement work, striping, and signs.
8. The applicant shall submit a grading and drainage plan prepared and signed by a registered Civil Engineer. Submit a "Final Grading and Drainage Certificate" signed by the California registered engineer, stating that the project was constructed according to the approved grading/drainage plan and that the project drains to the street and does not block the cross-lot drainage from adjacent property.
9. The applicant shall provide a proposed staging plan, haul route map, and off street parking during construction. The applicant must designate a construction staging area on the site. Any construction activity that may require closing the roadway shall be discussed and mitigated in the staging plan.
10. Remove and replace all existing driveway approaches. All new driveway approaches shall be commercial driveway and comply with the Americans with Disabilities Act (ADA) and completed per satisfaction to the City Engineer.
11. Relocate water meter(s) and/or other utilities outside of driveway approach area.
12. Remove and replace damaged and substandard sidewalk along the frontage of the property. All new sidewalk shall comply with the Americans with Disabilities Act (ADA) and completed per satisfaction to the City Engineer.
13. Remove and replace damaged and substandard curb & gutter along the frontage of the property and completed per satisfaction to the City Engineer.
14. The applicant shall provide slurry seal surface treatment Type II from edge of gutter to edge of median of Hawthorne Boulevard fronting the property from property line to property line per satisfaction to the City Engineer.
15. Provide Los Angeles County Sanitation District letter of approval/fee receipt for sewer connection fee.
16. The applicant shall pay necessary sewer connection fees.
17. The applicant shall submit proposed sewer impact study prepared by the engineer.
18. The applicant shall obtain sewer connection permit from the Public Works Department for proposed new sewer lateral. All new sewer lateral must be minimum of six inch diameter vitrified clay pipe within the public right-of-way. The applicant shall provide a copy of sewer video inspection to the Public Works Department prior to the final sign off.



Public Works Department Plan Review Comment Checklist

19. All new proposed utilities shall be constructed underground.
20. All existing utilities shall be constructed underground if any modifications are proposed for the electrical service panel.
21. All SCE vaults and structures shall be placed underground on owner's property.
22. The applicant shall obtain approval from SCE for the easement abandonment. The applicant shall provide a copy of recorded abandon SCE easement to the Department of Public Works.
23. The applicant shall obtain approval from SCE for maintenance access easements. The applicant shall provide a copy of recorded new easements to the Department of Public Works.
24. Replace survey markers and monuments damaged or destroyed during construction. Developer/Owner's surveyor is responsible for filing Corner Records with the Los Angeles County Surveyor for all monuments disturbed as part of construction.
25. Obtain permit from the Engineering Division is required for all off-site improvements.
26. The applicant shall provide a copy of LA County Fire Department clearance letter to the Department of Public Works.
27. All required water meters, meter service changes and/or fire protection lines shall be installed by the developer. Any new water meters shall be installed in parkways. All existing water meter to be abandon shall be remove per Golden State Water Company and replace with new sidewalk per satisfaction to the City Engineer.
28. This development is subject to the City's Standard Urban Stormwater Mitigation Plan Ordinance (SUSMP). The applicant shall provide a copy of approved SUSMP letter to the Department of Public Works.
29. The applicant shall prepare onsite water recycling system. The applicant shall submit a copy of approved water recycling system to the Department of Public Works.
30. The applicant shall provide a copy of approved storm water pollution prevention plan (SWPPP) to the Department of Public Works.
31. The applicant shall provide a copy of approved best management practice plan (BMP) to the Department of Public Works.



Public Works Department Plan Review Comment Checklist

32. This project is subject to the City of Lawndale's Construction and Demolition Ordinance. Building permits and/or demolition permits shall not be issued until developer/project owner contacts the Department of Public Works, Engineering Division for further information.
33. The applicant shall provide a copy of surveyor's certification letter to the City Engineer, certifying that monuments were not disturbed during construction. Otherwise, the applicant is responsible to replace survey monuments damaged or destroyed during construction. Developer/Owner's surveyor is responsible for filing Corner Records with the Los Angeles County Surveyor for all monuments disturbed as part of construction.
34. Remove all existing USA utility pavement markings from sidewalk and street prior to final completion of the project.
35. The applicant shall apply for a change of address permit prior to the final sign off.
36. Prior to issuance of C of O permit, the applicant shall replace to the satisfaction of the City Engineer, any damaged street improvements, such as sidewalk, curb and gutter and driveway. The required ultimate street improvements shall be subject to the review and approval of the City Engineer. All service lines shall be in operation.
37. The applicant shall submit traffic impact analyst report prepared by California licensed traffic/civil engineer.
38. The applicant shall submit corner sight distance study for ingress and egress proposed driveways.
39. The applicant shall provide parking study prepared by California licensed traffic/civil engineer.
40. No final sign off shall be given until all conditions of approval from the Department of Public Works have been completed.

Lot Merger Conditions:

41. The applicant shall provide \$3,045 plan check fee for reviewing Lot Merger.
42. The applicant shall submit (2) copies of title report (less than 6 months old) of all the affected properties.
43. The applicant shall submit (2) copies of the Grant Deed of all affected parcels.



Public Works Department Plan Review Comment Checklist

44. The applicant shall submit (2) copies of current recorded Parcel or Tract Map and any prior recorded maps.
45. The applicant shall submit (2) copies of an Alta Land Survey indicating all boundaries of parcel, all land improvements, all easements, all right-of-ways, and all utilities. The survey must be conducted by a California Registered Engineer or California licensed Land Surveyor.
46. The applicant shall submit (2) copies of the exhibits and plat map before and after the Lot Merger. The legal description and plat map shall have parcel numbers, bearings and distances, directions, easements, utilities, name and address of the property owner, and wet seal stamp and signature by a California Registered Engineer or California licensed Land Surveyor.
47. The applicant shall submit a notarized Lot Merger Certificate signed by all owners.
48. The applicant shall be responsible to record the approved Lot Merger document with the County of Los Angeles. No Building Permit will be issued until the final documents are recorded with the County Register/Recorder.



14717 BURIN AVENUE • LAWDALE, CALIFORNIA 90260 • (310) 973-3230 • FAX (310) 970-2183

DEPARTMENT/AGENCY TRANSMITTAL RESPONSE

Project: CASE NO. 20-17; SPECIAL USE PERMIT, LOT MERGER, PRELIMINARY ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 7,936 SQUARE FOOT EXPRESS CAR WASH FACILITY WITH QUEUING, CANOPIES, PAVED PARKING LOT AND LANDSCAPING LOCATED AT 15413 HAWTHORNE BOULEVARD IN THE CITY OF LAWDALE.

Our department/agency has no comments, concerns and/or conditions regarding the above-mentioned project.

Our department has attached our comments, concerns and/or conditions regarding the above-mentioned project.

Our comments, concerns and/or conditions regarding the above-mentioned project are:

SEE ATTACHED

Name: Sgt Alan Healey Date: 7/7/20

Position: TRAFFIC SERGEANT

Department: LOS ANGELES COUNTY SHERIFF DEPT

Agency: LIASD - TRAFFIC





OFFICE OF THE SHERIFF



COUNTY OF LOS ANGELES HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF

July 7, 2020

Mr. Rafael Garcia, Associate Planner
Community Development Department
14717 Burin Avenue
Lawndale, California 90260

On July 5, 2020, the Los Angeles County Sheriff's Department received a Department/Agency transmittal response requesting our input on project #20-17; Special use permit, Lot Merger, Preliminary Environmental Assessment and Development permit for the development of a 7,936 square foot express car wash facility with queuing, canopies, paved parking lot and landscaping located at 15413 Hawthorne Boulevard in the City of Lawndale.

The Los Angeles County Sheriff's Department, Lawndale Traffic Office, has comments and/or concerns regarding the above mentioned project.

1. We would recommend drive (E) be an exit only to prevent any cross traffic collisions between vehicles exiting the covered vacuum area or the carwash building exit.
2. The driveway of the southwest corner of the property be increased from 10' to 12' to reduce the likely hood of vehicle collisions with the concrete curb during a turning movement.

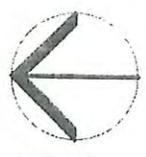
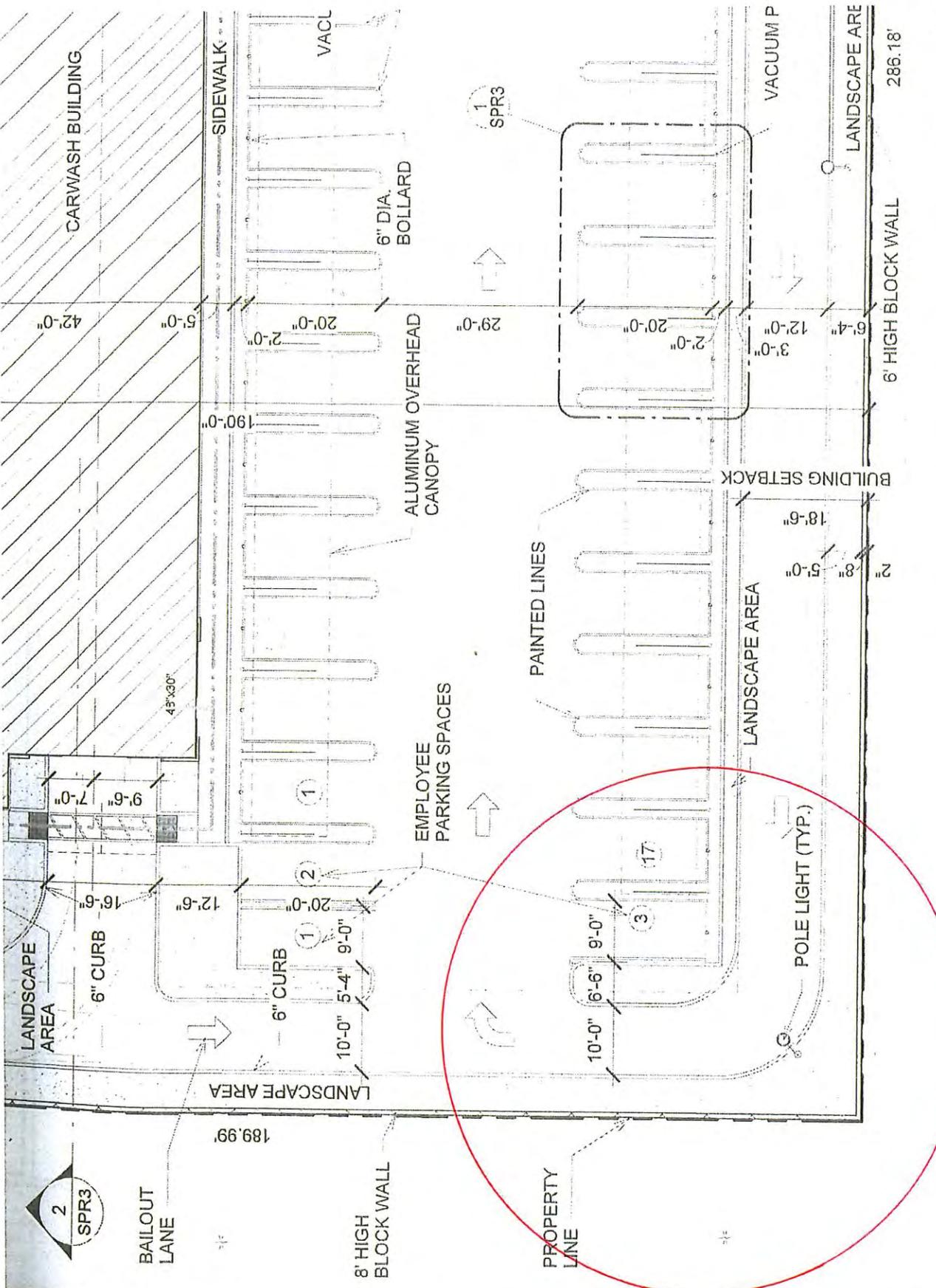
Sincerely,

Alan Healey

Sergeant, Los Angeles County Sheriff's Department

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —



Site Plan - Proposed

1" = 20'-0"

THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO AN

Attachment "D"

Planning Commission Resolution No. 20-15

RESOLUTION NO. 20-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNSDALE, CALIFORNIA, PERTAINING TO CASE NO. 20-17: SPECIAL USE PERMIT AND DEVELOPMENT PERMIT TO DEVELOP A SINGLE STORY, 7,779 SQUARE FOOT EXPRESS CAR WASH FACILITY ON A GC (GENERAL COMMERCIAL) ZONED LOT LOCATED AT 15413-15425 HAWTHORNE BOULEVARD

WHEREAS, an application was filed by Timothy E. Berger (“Applicant”) seeking approval of a Special Use Permit and Development Permit (collectively, “Case No. 20-17”) for the construction and development of a single story 7,779 square foot express carwash facility (“Project”), located at 15413-15425 Hawthorne Boulevard (“Subject Property”); and

WHEREAS, the Property is zoned GC (General Commercial); and

WHEREAS, pursuant to Lawndale Municipal Code (“LMC”) Section 17.28.020, the approval of a Special Use Permit (“SUP”) is required for the construction of any carwash facility in any commercial zone; and

WHEREAS, the Subject Property is located within the Hawthorne Boulevard Specific Plan area and the land use and development standards of the Hawthorne Boulevard Specific Plan (“HBSP”) therefore apply to the Project; and

WHEREAS, the HBSP requires Planning Commission approval of a Development Permit for the construction of any new building per Table 2-1 (Revised June, 2001), “Applicability of Development Permit,” of the Hawthorne Boulevard Specific Plan; and

WHEREAS, pursuant to Section C of Chapter 6 of the HBSP, when a project is subject to both a Development Permit and a SUP, both permits will be processed concurrently; and

WHEREAS, the HBSP and LMC Section 17.56.280 provides requirements for carwashes in commercial zones; and

WHEREAS, Case No. 20-17 was properly noticed for a public hearing before the Planning Commission on July 14, 2021; and

WHEREAS, on July 14, 2021, the Planning Commission opened the public hearing, but continued the public hearing to the meeting on July 28, 2021; and

WHEREAS, evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same and from members of the City Staff and the Planning Commission having reviewed, analyzed and studied said proposal.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWNDALE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: The recitals set forth above are true and correct and incorporated herein by this reference.

Section 2: Pursuant to the special use permit requirements in LMC §17.28.014, the Planning Commission has analyzed the findings that each must be made before the granting of the special use permit, and finds as follows:

Special Use Permit (pursuant to LMC Section 17.28.014):

A. The granting of a Special Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

Finding cannot be made. The State has identified the existence of a housing crisis within California and has recently enacted new housing legislation that identifies the existence of a housing crisis and attempts to combat issues pertaining to housing access and affordability. This includes the adoption of SB 330 (Housing Crisis Act of 2019), AB 1763 (Planning and zoning: density bonuses: affordable housing), AB 1485 (Housing development: streamlining), AB 101 (Housing Development and Financing), AB 68 (Land use: accessory dwelling units), SB 13 (Accessory dwelling units), AB 671 (Accessory dwelling units: incentives), AB 2753 (Density bonuses: density bonus application), AB 3194 (Housing Accountability Act: project approval), SB 828 (Land use: housing element), SB 35 (Streamline Approval Process), AB 72 (Enforce Housing Element Law), AB 1397 (Adequate Housing Element Sites) and SB 166 (No Net Loss).

The City has experienced the effects of this housing crisis and due to its unique situation as a smaller, urbanized City with limited vacant lands, has limited opportunity and vacant land to address the housing crisis. Lawndale is an older urbanized City with limited development opportunities on vacant lands.

The City's existing opportunities to provide for housing have the capacity to yield only 425 units. However, the regional housing needs assessment ("RHNA"), which identifies the need for housing within each jurisdiction, identifies the upcoming need for the City to provide the capacity to yield 2,497 housing units. The RHNA allocation increase in housing units for this sixth cycle is more than six-times greater in comparison to the previous cycle. The City's vacant sites do not have the capacity to meet the City's current and upcoming share (i.e. 2,497 housing units for the sixth cycle allocation) of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. Many of these sites are occupied by small businesses with large parking areas and are located along Hawthorne Boulevard. The development of an express carwash on the subject site would preclude the site from accommodating any housing to meet the future housing needs of the community and eliminate a site identified in the Housing Element's Site

Inventory of a site that is approximately 54,370 square feet in area and can accommodate up to 41 residential units at a density of 1 unit per 1,320 square feet, from potential housing development. This project will also be located nearby an existing car wash. The City currently contains a total of four carwashes within the city's boundaries.

The proposed project is not consistent with this finding because the proposed project compromises overall public health and is injurious to achieving the required RHNA housing units and threatens the City's ability to provide for the housing needs of its growing population, especially where the City does have additional capacity of developable land. It is critical to maintain the sites identified as part of the Housing Element sites inventory in order to meet the future housing needs of the community and failure to do so threatens the City's ability to address its housing needs and the existing housing crisis. Developing the site with a carwash development would be inconsistent with this finding because it would remove the sites explicitly identified as part of the sites inventory list that are suitable for providing adequate housing to meet existing and future needs of the community.

- B. The use applied for at the location indicated is proper for an approved Special Use Permit

Finding can be made. Carwashes are allowed in the GC zone with approval of a Special Use Permit. The General Commercial zoning district is intended to provide a broad range of commercial activity including general retail, restaurants, service commercial, personal service, lodging and office uses.

- C. The site for the proposed use is adequate in size and shape to accommodate said use, and all yard, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust said use with the land and uses in the neighborhood.

Finding can be made. The proposed carwash is located in the General Commercial zoning district which allows for a wide variety of commercial uses including carwashes with approval of a Special Use Permit. The site is 54,370 square feet in area and will comply with setbacks, provide walls, parking, queuing lanes and landscaping throughout.

- D. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

Finding can be made. The site abuts Hawthorne Boulevard along the east. Hawthorne Boulevard is oriented in a north-south direction and contains six travel lanes, a center median area used for parking and some parallel parking opportunities along the sidewalks. Hawthorne Boulevard serves as a primary transportation route, a corridor of economic activity and a community focal point for the City. Hawthorne Boulevard will be able to adequately accommodate the traffic generated by the proposed use.

E. The granting of such special use permit is consistent with the City's General Plan.

Finding cannot be made. The proposed use is not consistent the General Plan Land Use Element Policy 6.g, Goal 7 as well as Housing Element Goals 1 and 2.

Land Use Element

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.

The site has been identified as an underutilized site as part of the housing inventory of the City's Housing Element (2013-2021). The underutilized sites inventory identifies sites that are suitable for redevelopment into higher density residential uses. Lawndale is an older urbanized City with limited development opportunities on vacant lands. As such, the City has limited capacity to meet the City's current (i.e. 381 housing units) and upcoming share (i.e. 2,497 housing units) of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. The project is not consistent with this land use policy because it is proposing to develop the site as a carwash development which would preclude it from potentially providing future housing needs for low and moderate income households.

Land Use Goal 7: Encourage the establishment of commercial development which contributes positively to the City image and identity as well as generates revenues and employment opportunities.

Most of the revenue generated by carwashes is not taxable because it is a service based business operation. The sale of services where no tangible personal property is transferred or where the transfer of property is incidental, are not subject to sales and use taxes in the State of California (California Department of Tax and Fee Administration, Publication 61, 2018). The use provides no other tangible benefits to the community or surrounding residents while lacking compatibility to the surrounding land uses. Furthermore, the express carwash is designed to operate in a largely automated format with few staff. Very few, if any, employment opportunities will result from the approval of the project.

Housing Element

The site has been identified as an underutilized site as part of the housing inventory of the City's Housing Element (2013-2021). The underutilized sites inventory identifies sites that are developed with existing commercial, manufacturing and/or residential uses that are suitable for redevelopment into higher density residential uses. Lawndale is an older urbanized City with limited development opportunities on vacant lands. As such, the City has limited capacity to meet the City's current and upcoming share of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. Many of these sites are occupied by small

businesses with large parking areas and are located along Hawthorne Boulevard. Similarly, the existing site is improved with underutilized commercial buildings where an automotive use to be operated. The project is not consistent with the following Housing Element Goals:

Goal 1: Assist in the provision of adequate housing that meets the existing and future needs of the community. Establish a balanced approach to meeting the housing needs of both renter- and owner-households.

The development of an express carwash on the subject site would preclude the site from accommodating any housing to meet the future housing needs of the community and is inconsistent with Goal 1's purpose to provide for adequate housing that meets the existing and future needs of the community. The site is approximately 54,370 square feet in area and can accommodate up to 41 residential units at a density of 1 unit per 1,320 square feet. Developing the site with a carwash development would be inconsistent with the General Plan's Housing Element because it would remove sites explicitly identified as part of the sites inventory list that are suitable for providing adequate housing to meet existing and future needs of the community.

Goal 2: Provide adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City's Share of regional housing needs.

The site has been identified as an underutilized site as part of the housing inventory of the City's Housing Element (2013-2021). The underutilized site is ideal for redevelopment into a higher density residential development. Lawndale is an older urbanized City with limited development opportunities on vacant properties. As such, the City has limited capacity to meet the City's current and upcoming share of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. Developing the subject property as a carwash development would preclude the site from being utilized as a future housing site.

Section 3: Pursuant to the Development Permit requirements in Chapter 6 of the Hawthorne Boulevard Specific Plan, the Planning Commission has analyzed the findings that each must be made before the granting of the development permit, and finds as follows:

- 1) The Project is consistent with the development stands and design guidelines of the Hawthorne Boulevard Specific Plan.

Finding can be made. The Project has met the development standards for setbacks, landscaping, lot coverage site configuration, and building requirements for the General Commercial zone, it has also satisfied the design guidelines by having a well-articulated mass and bulk, a significant amount of landscaping, and use of contemporary façade material types that provide texture to exterior walls. The

overall height of the project will also comply with the height requirements of the HBSP.

- 2) The project will not interfere with the use and enjoyment of neighboring existing or future developments, and will not create traffic or pedestrian hazards.

Finding can be made. The proposed carwash is allowed with approval of a Special Use Permit. The subject property is sufficient to accommodate the use of the facilities and will not negative impact the surrounding neighborhood. The project is located on Hawthorne Boulevard, which is a major thoroughfare that can adequately accommodate the traffic generated by the project.

- 3) The Project maintains and enhances the attractive and orderly development contemplated by the Hawthorne Boulevard Specific Plan.

Finding can be made. The project meets all of the development standards and design guidelines. The project improves the aesthetic appeal of Hawthorne Boulevard, because the existing buildings will be replaced with a new more attractive development. The building is designed to have a contemporary aesthetic and its façade materials provide an improved exterior. The project, as proposed, will comply with the Hawthorne Boulevard Specific Plan requirements for new developments.

- 4) The Project provides a desirable environment for its occupants, community residents, and visiting public through good aesthetic use of materials, texture and color.

Finding can be made. The building is designed to have a contemporary modern architectural style and is enhanced with a well-articulated roof. The façade will be improved with stucco and accented by cultured stone veneer. These design features produce a better aesthetic in comparison to the existing buildings which exist on the site.

- 5) The Project would not be detrimental to the public, health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

Finding cannot be made. The State has identified the existence of a housing crisis within California and has recently enacted new housing legislation that identifies the existence of a housing crisis and attempts to combat issues pertaining to housing access and affordability. This includes the adoption of SB 330 (Housing Crisis Act of 2019), AB 1763 (Planning and zoning: density bonuses: affordable housing), AB 1485 (Housing development: streamlining), AB 101 (Housing Development and Financing), AB 68 (Land use: accessory dwelling units), SB 13 (Accessory dwelling units), AB 671 (Accessory dwelling units: incentives), AB 2753 (Density bonuses: density bonus application), AB 3194 (Housing Accountability Act: project approval), SB 828 (Land use: housing element), SB 35 (Streamline Approval

Process), AB 72 (Enforce Housing Element Law), AB 1397 (Adequate Housing Element Sites) and SB 166 (No Net Loss).

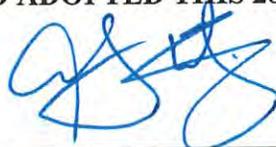
The housing crisis presents unique challenges to the City of Lawndale. The City of Lawndale is an older urbanized City with limited development opportunities on vacant lands. As discussed in the City's current Housing Element, the City has been largely built out, and previous housing growth has primarily been satisfied through single-family infill such as allowing the majority of residential lots in the community to have more than one housing unit. The Housing Element further identifies how housing development in the future will likely need to take place as mixed-use development as part of the revitalization project along Hawthorne Boulevard and various other infill and underutilized parcels throughout the community.

The current Housing Element, which addressed the previous RHNA planning period for the fifth cycle, identified how the City had to accommodate a total of 381 residential units and how the City only had approximately 19.6 acres of developable land on 29 parcels with the capacity to yield 425 units. However, the City's upcoming regional housing needs assessment allocation for the 6th housing cycle for the City is 2,497 housing units.

This severe increase in housing units needed to accommodate basic housing needs, combined with the City's limited opportunities for growth on vacant lands, threatens the City's ability to provide for the housing needs of its growing population, especially where the City does have additional capacity of developable land. The City's vacant sites do not have the capacity to meet the City's current and upcoming share (i.e. 2,497 housing units for the sixth cycle allocation) of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. The development of an express carwash on the subject site would preclude the site from accommodating any housing to meet the future housing needs of the community and eliminate a site identified in the Housing Element's Site Inventory of a site that is approximately 54,370 square feet in area and can accommodate up to 41 residential units at a density of 1 unit per 1,320 square feet, from potential housing development, and exacerbate the existing housing crisis within the City.

Section 4: The Planning Commission hereby denies this Project in its entirety based on the findings of fact.

PASSED, APPROVED AND ADOPTED THIS 28th DAY OF JULY 2021



John Martinez, Chairperson

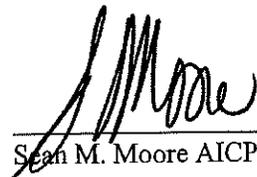
I, Sean M. Moore, AICP, Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 20-15** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **28th day of July 2021** by the following roll call vote:

AYES: Martinez, Smith, Sitka, Price, Escamilla

NOES:

ABSENT:

ABSTAIN:



Sean M. Moore AICP, Community Development Director

Attachment "E"
Appeal Application



Case Number: 21-25
Date Filed: 8/11/2021

**COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR APPEALS**

Project Address: 15413-15425 Hawthorne Blvd.

Legal Description (Assessor's Parcel Number): 4079-018 • 004,005, 006, 007

Project Description: 7,779 s.s. Express Car Wash Facility on GC Zoned Property

Property Owner (s) Name (s): Roy Giles

Property Owner's Address: 7329 Alverstone Ave., Los Angeles, 90045

Phone Number: 310.905.9124 Fax Number: N/A E-mail: rncgiles@att.net

Contact Person Name (representative of property owner): Katherine Hennigan

Contact Persons Address: 555 W. Fifth St., Suite 3500, Los Angeles, CA 90013

Phone Number: 213.986.2131 Fax Number: N/A E-mail: kate@collaborate-la.com

Owner Authorization for Contact Person: I hereby authorize the above-listed individual to act on my behalf in all matters relevant to this application.

x *Bill Giles*
(Owner's Signature)

Materials Certification: I certify that the information and exhibits herewith, including the accuracy of the mailing radius information submitted are true and correct to the best of my knowledge:

x *Timothy E. Berger*
(Applicant's Signature)



PLEASE INCLUDE A DETAILED DESCRIPTION OF PROPOSAL

Appeal of determination by Lawndale Planning Commission on July 28, 2021,

denying approval of a 7,779 s.f. express car wash facility for the following reasons:

1. Car wash is consistent with applicable general and specific plan.
2. This site is not available for housing under the regional housing needs assessment.
3. Other reasons that may be detailed subsequent to this filing.
4. The project does not have any environmental impacts.
5. The applicant submitted substantial evidence in the record to support the lack of environmental impacts, including the Traffic Analysis by HKA, dated February 20, 2020 and the Acoustic Study by MD Acoustics, LLC, dated July 27, 2020, which were provided to the Planning Commission.
6. The applicant made all of the required findings in the Lawndale Municipal Code to support approval of the Special Use permit and Development Permit for a car wash on the Property.
7. The Planning Commission erred and abused its discretion by failing to consider the application in the manner required by law.

DETAIL RECEIPT REPORT

From 08/09/2021 To 08/09/2021

Page: 1

8/11/2021

1:42 pm

City of Lawndale

Receipt #	Drawer	Post Date	User Name	Notes	Received From	Change	Receipt Total	Stat
29823	BATCH	08/09/2021	JAASNES		DBRT GOODYEAR FBO, LLC	\$0.00	\$2,500.00	W

Receipt Type: PLDEP

Address::

Line Amount: \$2,500.00

Receipt Total: \$2,500.00

Tender Information:

Amount	Code	Description	Reference
<u>\$2,500.00</u>	K	Check	4602
\$2,500.00		Total Tendered	
<u>\$0.00</u>		Change	
\$2,500.00		Receipt Total	

Grand Total (excl. voids): \$2,500.00

Attachment "F"

Resolution No. CC-2110-042

RESOLUTION NO. CC-2110-042

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAWNDALE, CALIFORNIA, SETTING FORTH FINDINGS
OF FACT AND DETERMINATIONS RELATIVE TO CASE
NO. 21-25: SPECIAL USE PERMIT AND DEVELOPMENT
PERMIT REQUESTING TO DEVELOP AN EXPRESS
CARWASH FACILITY ON A GC (GENERAL
COMMERCIAL) ZONED LOT LOCATED AT 15413-15425
HAWTHORNE BOULEVARD**

WHEREAS, an application was filed by Timothy E. Berger (“Applicant”) seeking approval of a Special Use Permit and Development Permit (collectively, “Case No. 20-17”) for the construction and development of a single story 7,779 square foot express carwash facility (“Project”), located at 15413-15425 Hawthorne Boulevard (“Subject Property”); and

WHEREAS, the Property is zoned GC (General Commercial) and is designated as “Commercial” in the City’s General Plan and located within the Hawthorne Boulevard Specific Plan area; and

WHEREAS, pursuant to Lawndale Municipal Code (“LMC”) Section 17.28.020, the approval of a Special Use Permit (“SUP”) is required for the construction of any carwash facility in any commercial zone; and

WHEREAS, the Project will be required to be developed in accordance with the standards set forth in the Lawndale Municipal Code (“LMC”) and subject to the conditions deemed appropriate by the City Council as set forth herein; and

WHEREAS, the HBSP requires approval of a Development Permit for the construction of any new building per Table 2-1 (Revised June, 2001), “Applicability of Development Permit,” of the Hawthorne Boulevard Specific Plan; and

WHEREAS, pursuant to Section C of Chapter 6 of the HBSP, when a project is subject to both a Development Permit and a SUP, both permits will be processed concurrently; and

WHEREAS, the HBSP and LMC Section 17.56.280 provides requirements for carwashes in commercial zones; and

WHEREAS, after conducting a public hearing and considering all evidence, the Planning Commission adopted Resolution No. 20-15 on July 28, 2021, denying Case No. 20-17; and

WHEREAS, on August 11, 2021, a request for appeal (Case No. 21-25) was timely submitted to the City Clerk, appealing the decision of the Planning Commission to deny Case No. 20-17 (“Appeal”); and

WHEREAS, Lawndale Municipal Code section 17.12.140, entitled “Appeal hearings,” provides that “[a]t all appeal hearings, the city council shall decide the matter de novo as if no prior planning commission hearing had been held[;]”; and

WHEREAS, on October 4, 2021, the City Council conducted a public hearing on the Appeal, which public hearing was duly and properly noticed; and

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

SECTION 1. The City Council finds and determines that the foregoing recitals are true and correct and incorporated herein by reference.

SECTION 2. The facts set forth in the Staff Report are true and correct.

SECTION 3. Pursuant to the special use permit requirements in LMC §17.28.014, the City Council has analyzed the findings that each must be made before the granting of the special use permit, and finds as follows:

Special Use Permit (pursuant to LMC Section 17.28.014):

- A. The granting of a Special Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

Finding cannot be made. The State has identified the existence of a housing crisis within California and has recently enacted new housing legislation that identifies the existence of a housing crisis and attempts to combat issues pertaining to housing access and affordability. This includes the adoption of SB 330 (Housing Crisis Act of 2019), AB 1763 (Planning and zoning: density bonuses: affordable housing), AB 1485 (Housing development: streamlining), AB 101 (Housing Development and Financing), AB 68 (Land use: accessory dwelling units), SB 13 (Accessory dwelling units), AB 671 (Accessory dwelling units: incentives), AB 2753 (Density bonuses: density bonus application), AB 3194 (Housing Accountability Act: project approval), SB 828 (Land use: housing element), SB 35 (Streamline Approval Process), AB 72 (Enforce Housing Element Law), AB 1397 (Adequate Housing Element Sites) and SB 166 (No Net Loss). The City has experienced the effects of this housing crisis and due to its unique situation as a smaller, urbanized City with limited vacant lands, has limited opportunity and vacant land to address the housing crisis. Lawndale is an older urbanized City with limited development opportunities on vacant lands.

The City's existing opportunities to provide for housing have the capacity to yield only 425 units. However, the regional housing needs assessment ("RHNA"), which identifies the need for housing within each jurisdiction, identifies the upcoming need for the City to provide the capacity to yield 2,497 housing units. The RHNA allocation increase in housing units for this sixth cycle is more than six-times greater in comparison to the previous cycle. The City's vacant sites do not have the capacity to meet the City's current and upcoming share (i.e. 2,497 housing units for the sixth cycle allocation) of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. Many of these sites are occupied by small businesses with large parking areas and are located along Hawthorne Boulevard. The development of an express carwash on the subject site would preclude the site from accommodating any housing to meet

the future housing needs of the community and eliminate a site identified in the Housing Element's Site Inventory of a site that is approximately 54,370 square feet in area and can accommodate up to 41 residential units at a density of 1 unit per 1,320 square feet, from potential housing development. This project will also be located nearby an existing car wash. The City currently contains a total of four carwashes within the city's boundaries.

The proposed project is not consistent with this finding because the proposed project compromises overall public health and is injurious to achieving the required RHNA housing units and threatens the City's ability to provide for the housing needs of its growing population, especially where the City does have additional capacity of developable land. It is critical to maintain the sites identified as part of the Housing Element sites inventory in order to meet the future housing needs of the community and failure to do so threatens the City's ability to address its housing needs and the existing housing crisis. Developing the site with a carwash development would be inconsistent with this finding because it would remove the sites explicitly identified as part of the sites inventory list that are suitable for providing adequate housing to meet existing and future needs of the community.

- B. The use applied for at the location indicated is proper for an approved Special Use Permit.

Finding can be made. Carwashes are allowed in the GC zone with approval of a Special Use Permit. The General Commercial zoning district is intended to provide a broad range of commercial activity including general retail, restaurants, service commercial, personal service, lodging and office uses.

- C. The site for the proposed use is adequate in size and shape to accommodate said use, and all yard, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust said use with the land and uses in the neighborhood.

Finding can be made. The proposed carwash is located in the General Commercial zoning district which allows for a wide variety of commercial uses including carwashes with approval of a Special Use Permit. The site is 54,370 square feet in area and will comply with setbacks, provide walls, parking, queuing lanes and landscaping throughout.

- D. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

Finding can be made. The site abuts Hawthorne Boulevard along the east. Hawthorne Boulevard is oriented in a north-south direction and contains six travel lanes, a center median area used for parking and some parallel parking opportunities along the sidewalks. Hawthorne Boulevard serves as a primary transportation route, a corridor of economic activity and a community focal point for the City. Hawthorne Boulevard will be able to adequately accommodate the traffic generated by the proposed use.

- E. The granting of such special use permit is consistent with the City's General Plan.

Finding cannot be made. The proposed use is not consistent the General Plan Land Use Element Policy 6.g, Goal 7 as well as Housing Element Goals 1 and 2.

Land Use Element

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.

The site has been identified as an underutilized site as part of the housing inventory of the City's Housing Element (2013-2021). The underutilized sites inventory identifies sites that are suitable for redevelopment into higher density residential uses. Lawndale is an older urbanized City with limited development opportunities on vacant lands. As such, the City has limited capacity to meet the City's current (i.e. 381 housing units) and upcoming share (i.e. 2,497 housing units) of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. The project is not consistent with this land use policy because it is proposing to develop the site as a carwash development which would preclude it from potentially providing future housing needs for low and moderate income households.

Land Use Goal 7: Encourage the establishment of commercial development which contributes positively to the City image and identity as well as generates revenues and employment opportunities.

Most of the revenue generated by carwashes is not taxable because it is a service based business operation. The sale of services where no tangible personal property is transferred or where the transfer of property is incidental, are not subject to sales and use taxes in the State of California (California Department of Tax and Fee Administration, Publication 61, 2018). The use provides no other tangible benefits to the community or surrounding residents while lacking compatibility to the surrounding land uses. Furthermore, the express carwash is designed to operate in a largely automated format with few staff. Very few, if any, employment opportunities will result from the approval of the project.

Housing Element

The site has been identified as an underutilized site as part of the housing inventory of the City's Housing Element (2013-2021). The underutilized sites inventory identifies sites that are developed with existing commercial, manufacturing and/or residential uses that are suitable for redevelopment into higher density residential uses. Lawndale is an older urbanized City with limited development opportunities on vacant lands. As such, the City has limited capacity to meet the City's current and upcoming share of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. Many of these sites are occupied by small businesses with large parking areas and are located along Hawthorne Boulevard. Similarly, the existing site is improved with underutilized commercial buildings where an automotive use to be operated. The project is not consistent with the following Housing Element Goals:

Goal 1: Assist in the provision of adequate housing that meets the existing and future needs of the community. Establish a balanced approach to meeting the housing needs of both renter- and owner-households.

The development of an express carwash on the subject site would preclude the site from accommodating any housing to meet the future housing needs of the community and is inconsistent with Goal 1's purpose to provide for adequate housing that meets the existing and future needs of the community. The site is approximately 54,370 square feet in area and can accommodate up to 41 residential units at a density of 1 unit per 1,320 square feet. Developing the site with a carwash development would be inconsistent with the General Plan's Housing Element because it would remove sites explicitly identified as part of the sites inventory list that are suitable for providing adequate housing to meet existing and future needs of the community.

Goal 2: Provide adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City's Share of regional housing needs.

The site has been identified as an underutilized site as part of the housing inventory of the City's Housing Element (2013-2021). The underutilized site is ideal for redevelopment into a higher density residential development. Lawndale is an older urbanized City with limited development opportunities on vacant properties. As such, the City has limited capacity to meet the City's current and upcoming share of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. Developing the subject property as a carwash development would preclude the site from being utilized as a future housing site.

SECTION 4. Pursuant to the Development Permit requirements in Chapter 6 of the Hawthorne Boulevard Specific Plan, the City Council has analyzed the findings that each must be made before the granting of the development permit, and finds as follows:

- 1) The Project is consistent with the development stands and design guidelines of the Hawthorne Boulevard Specific Plan.

Finding can be made. The Project has met the development standards for setbacks, landscaping, lot coverage site configuration, and building requirements for the General Commercial zone, it has also satisfied the design guidelines by having a well-articulated mass and bulk, a significant amount of landscaping, and use of contemporary façade material types that provide texture to exterior walls. The overall height of the project will also comply with the height requirements of the HBSP.

- 2) The project will not interfere with the use and enjoyment of neighboring existing or future developments, and will not create traffic or pedestrian hazards.

Finding can be made. The proposed carwash is allowed with approval of a Special Use Permit. The subject property is sufficient to accommodate the use of the facilities and will not negative impact the surrounding neighborhood. The project is located on Hawthorne Boulevard, which is a major thoroughfare that can adequately accommodate the traffic generated by the project.

- 3) The Project maintains and enhances the attractive and orderly development contemplated by the Hawthorne Boulevard Specific Plan.

Finding can be made. The project meets all of the development standards and design guidelines. The project improves the aesthetic appeal of Hawthorne Boulevard, because the existing buildings will be replaced with a new more attractive development. The building is designed to have a contemporary aesthetic and its façade materials provide an improved exterior. The project, as proposed, will comply with the Hawthorne Boulevard Specific Plan requirements for new developments.

- 4) The Project provides a desirable environment for its occupants, community residents, and visiting public through good aesthetic use of materials, texture and color.

Finding can be made. The building is designed to have a contemporary modern architectural style and is enhanced with a well-articulated roof. The façade will be improved with stucco and accented by cultured stone veneer. These design features produce a better aesthetic in comparison to the existing buildings which exist on the site.

- 5) The Project would not be detrimental to the public, health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

Finding cannot be made. The State has identified the existence of a housing crisis within California and has recently enacted new housing legislation that identifies the existence of a housing crisis and attempts to combat issues pertaining to housing access and affordability. This includes the adoption of SB 330 (Housing Crisis Act of 2019), AB 1763 (Planning and zoning: density bonuses: affordable housing), AB 1485 (Housing development: streamlining), AB 101 (Housing Development and Financing), AB 68 (Land use: accessory dwelling units), SB 13 (Accessory dwelling units), AB 671 (Accessory dwelling units: incentives), AB 2753 (Density bonuses: density bonus application), AB 3194 (Housing Accountability Act: project approval), SB 828 (Land use: housing element), SB 35 (Streamline Approval Process), AB 72 (Enforce Housing Element Law), AB 1397 (Adequate Housing Element Sites) and SB 166 (No Net Loss).

The housing crisis presents unique challenges to the City of Lawndale. The City of Lawndale is an older urbanized City with limited development opportunities on vacant lands. As discussed in the City's current Housing Element, the City has been largely built out, and previous housing growth has primarily been satisfied through single-family infill such as allowing the majority of residential lots in the community to have more than one housing unit. The Housing Element further identifies how housing development in the future will likely need to take place as mixed-use development as part of the revitalization project along Hawthorne Boulevard and various other infill and underutilized parcels throughout the community.

The current Housing Element, which addressed the previous RHNA planning period for the fifth cycle, identified how the City had to accommodate a total of 381 residential units and how the City only had approximately 19.6 acres of developable land on 29 parcels

with the capacity to yield 425 units. However, the City's upcoming regional housing needs assessment allocation for the 6th housing cycle for the City is 2,497 housing units.

This severe increase in housing units needed to accommodate basic housing needs, combined with the City's limited opportunities for growth on vacant lands, threatens the City's ability to provide for the housing needs of its growing population, especially where the City does have additional capacity of developable land. The City's vacant sites do not have the capacity to meet the City's current and upcoming share (i.e. 2,497 housing units for the sixth cycle allocation) of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. The development of an express carwash on the subject site would preclude the site from accommodating any housing to meet the future housing needs of the community and eliminate a site identified in the Housing Element's Site Inventory of a site that is approximately 54,370 square feet in area and can accommodate up to 41 residential units at a density of 1 unit per 1,320 square feet, from potential housing development, and exacerbate the existing housing crisis within the City.

SECTION 5. That the City Council hereby denies the Project (Case No. 21-25) in its entirety, including the Special Use Permit and Development Permit, based on the findings of fact.

PASSED, APPROVED AND ADOPTED this 4th day of October, 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-2110-042 at a regular meeting of said Council held on the 4th day of October, 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					
Bernadette Suarez					
Rhonda Hofmann Gorman					
Sirley Cuevas					

Erica Harbison City Clerk

APPROVED AS TO FORM:

Gregory M. Murphy, City Attorney

Attachment "G"

Housing Element - Sites Inventory

IV. HOUSING RESOURCES

This section identifies resources that are available for the development, rehabilitation, and preservation of housing in the City of Lawndale. The analysis includes an assessment of land resources for future housing development, the City's ability to satisfy its share of the region's future housing need, the financial resources available to support housing activities and the administrative resources available to assist in implementing the City's housing programs. Additionally, this section examines opportunities for energy conservation.

A. Residential Development Potential

1. Regional Housing Needs Allocation

State Housing Element law requires that a local jurisdiction accommodates a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that the jurisdiction must provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA.

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six-county region.¹¹ For the 2013 Housing Element update, the City of Lawndale is allocated a RHNA of 381 units by SCAG as follows:

- Extremely Low/Very Low-Income (up to 50 percent of AMI): 96 units (24.8 percent)¹²
- Low-Income (51 to 80 percent of AMI): 57 units (15.4 percent)
- Moderate-Income (81 to 120 percent of AMI): 62 units (16.4 percent)
- Above Moderate-Income (more than 120 percent of AMI): 166 units (43.4 percent)

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units.

¹¹ Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

¹² The City has a RHNA allocation of 96 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to the CHAS data developed by HUD using 2006-2008 ACS data, the City had 31.2 percent very low income households (14.0 percent extremely low income and 17.2 percent very low income) as shown in Table 7. Therefore the City's RHNA of 96 very low income units may be split into 43 extremely low and 53 very low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

2. Residential Sites Inventory

The RHNA planning period for the fifth Housing Element update cycle extends from January 1, 2014 to October 31, 2021 and the City must meet its RHNA requirement using potential development on suitable vacant and/or underutilized sites within the community. The City must document how zoning and development standards on existing sites facilitate housing to accommodate the 381-unit RHNA identified earlier.

The State, through AB 2348, has established "default" density standards for local jurisdictions. State law assumes that a density standard of 30 units per acre for metropolitan jurisdictions, such as Lawndale, is adequate for facilitating the production of housing affordable to lower income households. Using this guideline, a number of the sites included in the inventory with an allowable density of 30 units per acre or greater are counted towards the City's lower income RHNA. However, many of the underutilized sites in the inventory, while meeting the established density standards set by the State for lower income sites, have been conservatively credited as moderate or above moderate income sites based on the physical characteristics of the lot, staff knowledge of the property, and the expressed intent and plans of developers.

Density Factor and Assumptions

Before the recent housing market crash, an economic research consultant was commissioned to conduct a feasibility study of mixed use developments in the South Bay. Eight hypothetical models of various urban development forms ranging from medium density residential to high density mixed use were formulated for feasibility testing. Each model involves the recycling of low-intensity uses to medium- to high-intensity uses. Residential density assumptions used in this study were between 25.0 and 38.0 units per acre. Lawndale's maximum density of 33.0 units per acre and realistically achievable density of 26.4 units per acre fall within this range. When determining the realistic capacity of commercially zoned sites, a number of performance standards and criteria were taken into account as well as the potential for the sites to develop with uses other than residential in zones GC and OC districts. These include: lot size, location, and configuration (such as potential for lot consolidation, street frontage, access, etc.); parking standards; height limits; required commercial component; existing and adjacent uses; and appropriateness for mixed use developments. The South Bay feasibility study shows that at these densities, stand-alone residential uses and mixed use with a residential component all yield very high internal rates of return, justifying the recycling of existing properties.

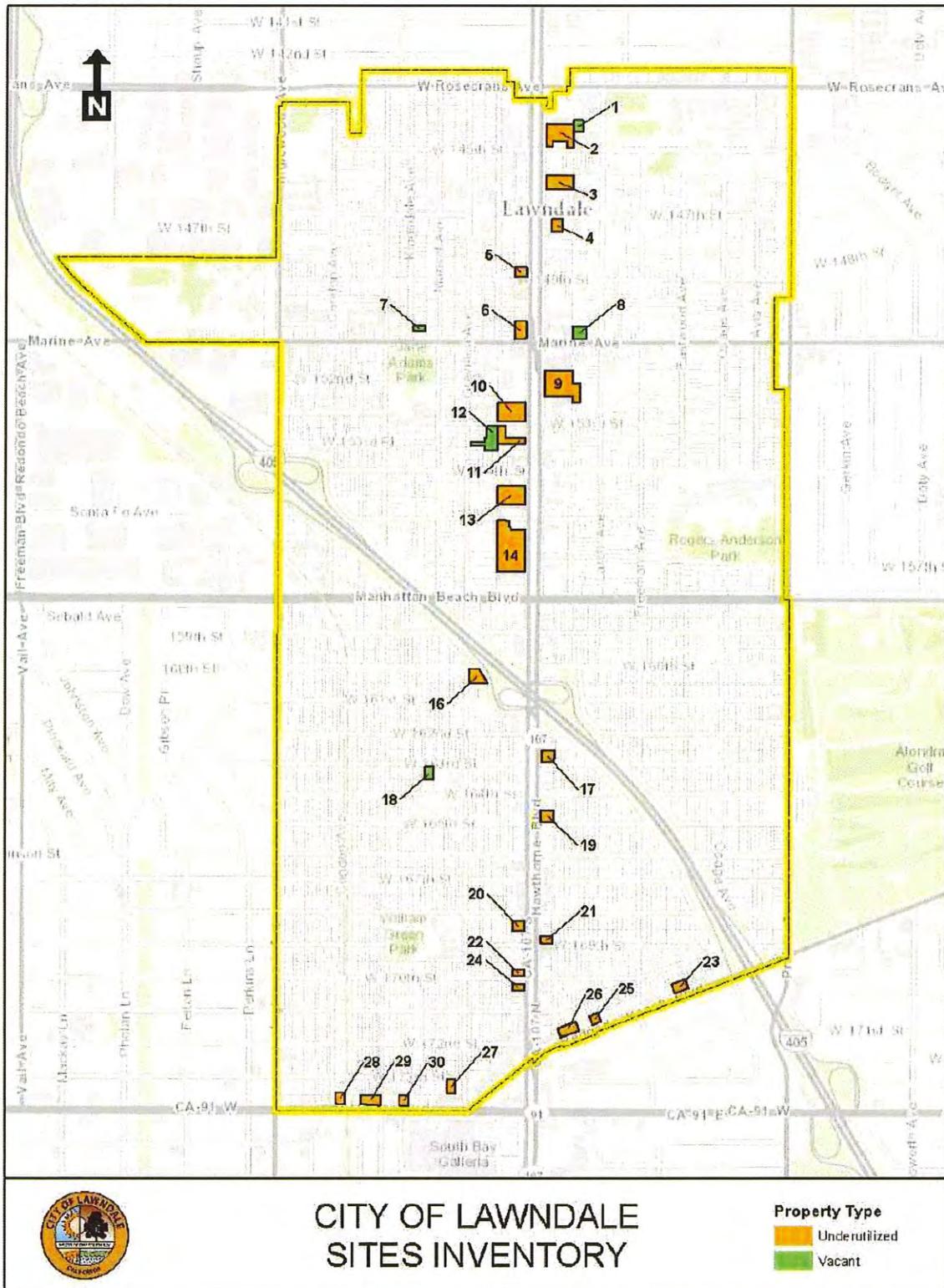
Due to the depressed housing market, limited residential development has occurred since adoption of the 2008-2014 Housing Element. Three development applications in recent years were used to assess the development density that can be achieved considering the City's development standards.

One 0.26-acre R-3 site was being proposed for eight attached homes at a density of 30 units per acre. Another affordable housing proposal was a 38-unit senior housing project on the 0.87-acre site (Site 3). This project would yield a density of 43.7 units per acre, inclusive of a 35-percent density bonus. Excluding the density bonus, this project would still yield a density of 33.0 units per acre. While these projects did not proceed due to the economy, this

analysis demonstrated the feasibility of using 26.4 units per acre as the potential density in calculating capacity, based on the City's development standards. Capacity for most sites in the inventory is based on the potential 26.4 units per acre; no density bonus was used in estimating capacity.

The City's overall sites inventory consists of 19.6 acres of developable land on 29 parcels with the capacity to yield at least 425 new units during the RHNA period. The sites are depicted in (Figure 7Error! Reference source not found.)Error! Reference source not found. and summarized in Table 29. A parcel-by-parcel listing of these sites with specific analysis of potential yield is included in Appendix A.

Figure 7: Lawndale Sites Inventory



Vacant Sites

The inventory of vacant residential and commercial land is limited to less than two acres. Of this acreage, 1.7 acres are zoned to allow residential uses at a maximum allowable density of 33.0 units per acre (average density at 26.4 units per acre). The remaining small vacant site is zoned R-2 and can accommodate up to 17.4 units per acre (average density at 13.9 units per acre). The combined capacity of the vacant 1.94 acres, given existing land use controls and zoning standards, is at least 47 new dwelling units (see Appendix A).

Underutilized Sites

A total of 24 underutilized sites on 16.05 acres of commercial and residential land have been identified in the City's sites inventory. Although some portions of each of these sites are developed with existing commercial, manufacturing, and/or residential uses, these sites are ripe for redevelopment into higher density residential uses. An estimated minimum 378 new dwelling units can be accommodated on the selected underutilized sites. It should be noted, however, that the underutilized sites identified in the 2013-2021 Housing Element represent a very small percentage of total underutilized parcels in the City zoned to accommodate up to 33.0 dwelling units per acre.

Table 29: Sites Inventory Summary						
Status/Zoning	# of Parcels	Total Acreage	Max. Density	Realistic Density	Net Unit Capacity	Income Level
Vacant						
C-M	1	0.42	33.0	26.4	11	Lower
R-3	3	1.28	33.0	26.4	33	Lower
R-2	1	0.24	17.4	13.9	3	Above Moderate
<i>Subtotal</i>	<i>5</i>	<i>1.94</i>				<i>Lower Income: 44 units Above Moderate Income: 3 units Total: 47 units</i>
Underutilized						
GC	3	4.71	33.0	26.4	121	Lower
	2	4.37			114	Moderate
	8	3.04			70	Above Moderate
NC	9	3.27	33.0	26.4	64	Above Moderate
R-3-P	1	0.26	33.0	26.4	5	Above Moderate
R-2	1	0.40	17.4	13.9	4	Above Moderate
<i>Subtotal</i>	<i>24</i>	<i>16.05</i>				<i>Lower Income: 121 units Moderate Income: 114 units Above Moderate: 143 units Total: 378 units</i>
Total	29	17.99			425 units	

3. Availability and Suitability of Sites

Lawndale is an older urbanized City with limited development opportunities on vacant land. As such, the City's vacant sites do not have the capacity to meet the City's share of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. As shown in (Figure 7)Error! Reference source not found., most sites are along Hawthorne Boulevard. Most of the underutilized parcels identified by the City in the residential sites inventory are occupied by small independent businesses with large parking areas.

Improvement-to-Land Value Ratio (ILR)

According to the methodology developed by the University of California for the State of California Business, Transportation, and Housing Agency, the ratio of land improvements to land value (ILR) can facilitate identification of underutilized sites with potential for infill or redevelopment with higher density residential uses. An improved site may be considered underutilized if it is located in a non-single-family area (e.g., commercial, industrial, multifamily, etc.) if the total value of improvements on the site is less than the total value of the underlying land (i.e., $ILR < 1.0$). Improved sites within single-family residential areas that have improvements valued at less than half of the land value (i.e., $ILR < 0.5$) may also be considered underutilized. Each of the 24 underutilized sites identified in Appendix A and summarized in Table 29 meets these criteria.

Existing Uses

Determining a site's ILR is rarely enough to establish that a site has a reasonable potential to redevelop with higher density residential uses within the planning period. Improved properties included in the City's sites inventory have been carefully screened to eliminate parcels with commercial structures built within the past 15 years, residential structures built within the past 30 years, as owners of newer structures may not be inclined to redevelop their properties even though the land value may be more than the value of improvements. Oddly-shaped parcels may be difficult to achieve minimum density thresholds and have therefore also been excluded from the sites inventory.

All the sites identified include marginal uses such as independent auto repair shops or used car sales, small homes on large lots, small commercial offices or retail businesses that have outdated configuration and marginal operations.

Prior to the recession, various developers and property owners had expressed interest in redevelopment opportunities in the City, particularly along Hawthorne Boulevard. However, development in the City has been at a near standstill since 2007. The City anticipates resumed interests as the economy recovers.

Small Lot Development

Most of the City's parcels were created long ago and are relatively small. To facilitate redevelopment of properties within the Hawthorne Boulevard Specific Plan area, the Specific Plan contains incentives for lot consolidation:

- Required parking may be reduced up to a maximum of 20 percent provided that a finding can be made that adequate parking will be available to serve the subject project.

Section J of the Specific Plan outlines development incentives which may be granted at the discretion of the City Council to achieve a high quality development, one of those incentives being a potential reduction (20 percent maximum) in the parking required by code. In order to grant this incentive, an applicant would need to demonstrate that a proposed project would be adequately parked with fewer parking spaces than the Municipal Code calls for. An applicant might demonstrate this by way of a comparative analysis of similar uses in different locations and/or jurisdictions; however, the figures must be defensible.

For example, the community center project in the City (although just outside the boundaries of the Specific Plan area), the architect looked at the parking provided by other recently constructed community centers and calculated the number of parking spaces per thousand-square-foot for each project, which equated to figures significantly less than what the Lawndale Municipal Code would otherwise require. The City Council found the argument to be legitimate and that the community center project would be adequately parked. Each case would be reviewed individually and there are multiple ways for an applicant to justify a parking reduction; however, the provision of less than required parking must be defensible.

- Area of permitted signs may be increased by a maximum of 10 percent provided that a finding can be made that the increased area does not distract from the beautification and pedestrian-oriented objectives set in the Specific Plan and that the increased size of signs on one parcel will not adversely affect the visibility of signs on adjacent parcels.

The original Specific Plan also included a provision for increased FAR as an incentive for lot consolidation. As the City subsequently removed FAR restrictions in the Specific Plan area, this incentive is no longer needed. Recent commercial developments along Hawthorne Boulevard have involved lot consolidation. The City has been actively encouraging potential developers to look into developing mixed used projects along Hawthorne Boulevard, where lot consolidation would be necessary.

Infrastructure Availability

As discussed in the previous Housing Constraints chapter of this Element, the City has adequate water and sewer capacity to accommodate the RHNA of 381 units. However, older infrastructure and narrow streets have constrained development in the City. Therefore, the City focuses future development in the Hawthorne Boulevard Specific Plan area where existing infrastructure and planned improvements can facilitate additional mixed use development in the community.

4. Adequacy of Sites to Meet the RHNA

An estimated minimum 425 new housing units can be accommodated on 29 vacant and underutilized sites in Lawndale. The City's RHNA is 381 units, including 96 very low income, 57 low income, 62 moderate income, and 166 above moderate income units. The sites summarized in Table 29 above have the potential to yield at least 425 net new dwelling units by the end of the 2014–2021 RHNA period. State law (AB 2348) established a default density of 30 units per acre to facilitate the development of lower income housing in urbanized communities. Strictly based on density, the City offers the potential for 460 units to be developed on vacant and underutilized properties zoned for 33 units or more per acre. Thus, up to 418 lower income units could potentially be developed on the identified sites, far exceeding the City's RHNA of 153 lower income units. However, when considering lot sizes, many small sites were conservatively classified as moderate or above moderate income housing sites. Therefore, the City's sites inventory by income/feasibility as presented in Table 30 represents a conservative estimate - at least 165 lower income, 114 moderate income, and 146 above moderate income units. This estimate does not preclude the actual use of these sites for affordable housing.

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	96	57	62	166	381
<i>Residential Sites Inventory</i>					
Vacant Sites	44	0	0	3	47
Underutilized Sites	121	114	114	143	378
Total	165	114	114	146	425
Surplus	+12	+52	+52	-20	+44

B. Financial Resources

As a small and built out community, Lawndale has limited financial resources available for affordable housing. The City leverages, to the maximum extent feasible, local funds with federal and State funds in meeting its housing and community development objectives.

1. Housing Choice Voucher (Section 8) Rental Assistance

The Housing Choice Voucher Program (formerly known as Section 8) represents a significant housing resource for very low income, especially for extremely low income households. Specifically, pursuant to HUD regulations, each housing authority must set aside a portion of the Housing Choice Vouchers for extremely low income households.

The Lawndale Housing Authority contracts with the Housing Authority of the County of Los Angeles to administer its Section 8 Housing Choice Voucher program. This program provides rental assistance to very low income households. As of March 2013, 212 Lawndale



City of Lawndale



NOTICE OF A PUBLIC HEARING BEFORE
THE CITY COUNCIL OF THE CITY OF
LAWDALE FOR FOR AN APPEAL FOR
CASE NO. 21-25
ADDRESS: 15413-15425 HAWTHORNE
BOULEVARD

Notice is hereby given that at **6:30 p.m. on Monday, October 4, 2021**, the City Council of the City of Lawndale will hold a public hearing in the City of Lawndale City Council Conference Room located at 14717 Burin Avenue, Lawndale, California, to review the following proposal:

CASE 21-25: PUBLIC HEARING FOR AN APPEAL REQUEST APPEALING THE PLANNING COMMISSION'S DECISION TO DENY CASE NO. 20-17 REQUESTING APPROVAL OF A SPECIAL USE PERMIT, DEVELOPMENT PERMIT FOR A NEW 7,779 SQUARE-FOOT EXPRESS CAR WASH FACILITY ON A GC (GENERAL COMMERCIAL) ZONED PROPERTY LOCATED AT 15413-15425 HAWTHORNE BOULEVARD

The files for this proposal are available for review Monday through Thursday, 7:00 a.m. to 6:00 p.m., in the Community Development Department offices located at 14717 Burin Ave., Lawndale, California.

This notice has been sent to you because you own or rent property within 500 feet of the subject property and you may have an interest in this matter. You are not required to do anything in response to this notice; it is for informational purposes only. It is the intent of this notice to invite you and all citizens of Lawndale and the greater public to attend this meeting and voice any opinions you may have.

Any grounds for opposing this project must be made at the time of the meeting, or made through written correspondence. If you challenge this matter in court you may be limited to raising only those issues you or someone else raised in the meeting.

The City of Lawndale's contact person for this case is Rafael Garcia, Associate Planner, Community Development Department, at (310) 973-3240.

Public Hearing on October 4, 2021 at 6:30 p.m. **CASE 21-25**; An appeal request appealing the Planning Commission's decision to deny Case No. 20-17 requesting approval of a Special Use Permit, Development Permit for a new 7,779 square foot express car wash facility on a GC (General Commercial) zoned lot located at 15413-15425 Hawthorne Boulevard



City of Lawndale	
Community Development Department	
APPLICATION/CASE NO:	Case No. 21-25
APPLICANT:	Tim Berger
SITE ADDRESS:	15413-15425 Hawthorne Boulevard Lawndale, CA 90260

City of Lawndale
14717 Burin Avenue
Lawndale, CA 90260

NOTICE OF PUBLIC HEARING

Daily Breeze

1771 S. Lewis Street
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LAWNSDALE, CA 90260

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA County of Los Angeles

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of THE DAILY BREEZE, a newspaper of general circulation, printed and published in the City of Torrance*, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of June 10, 1974, Case Number SWC7146. The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

09/30/2021

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Torrance, California
On this 30th day of September, 2021.

Pauline Fernandez

Signature

*The Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawnsdale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington.

Legal No. **0011491778**

PUBLIC NOTICE CITY OF LAWNSDALE CASE NO: 21-28

Notice is hereby given that at **6:30 p.m. on Wednesday, October 13, 2021** the Planning Commission of the City of Lawnsdale will hold a public hearing in the City Council Chambers located at 14717 Burin Avenue, Lawnsdale, California to review the following proposal:

CASE NO. 21-28: CONSIDERATION TO AMEND TITLE 17 OF THE LAWNSDALE MUNICIPAL CODE PERTAINING TO THE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE

Pursuant to the California Environmental Quality Act (CEQA) the City of Lawnsdale has determined that the project is categorically exempt.

The files for this proposal are available for review Monday through Thursday, 7:00 a.m. to 6:00 p.m., in the Community Development Department offices located at 14717 Burin Avenue, Lawnsdale, California. Any grounds for opposing this project must be made at the time of the meeting or made in written correspondence. If you challenge this matter in court, you may be limited to raising only those issues that you or someone else raised during the meeting.

The City of Lawnsdale's contact person is Rafael Garcia, Associate Planner, Community Development Department at (310) 973-3240.

**Pub Sep 30, 2021
(1t)DB(11491778)**



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

DATE: October 4, 2021
TO: Honorable Mayor and City Council
FROM: Matthew R. Ceballos, Assistant City Clerk 
SUBJECT: Mayor/Councilmember Report of Attendance at Meetings and/or Events

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