



CITY OF LAWDALE

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

AGENDA LAWDALE CITY COUNCIL REGULAR MEETING Monday, April 4, 2022 - 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 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. **PUBLIC SAFETY REPORT**
- D. **PRESENTATION**
 - 1. **Recognition of Lawndale High School Lady Cardinals Basketball Champions 2022 CIF-SS Division 4AA Championship**
- E. **ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA** (Public Comments)
- F. **COMMENTS FROM COUNCIL**
- G. **CONSENT CALENDAR**

Items 2 through 5, will be considered and acted upon under one motion unless a City Councilmember removes individual items for further City Council consideration or explanation.

- 2. **Motion to read by title only and waive further reading of all ordinances listed on the Agenda**
Recommendation: that the City Council approve.

3. **National April 2022 - DMV/ Donate for Life Month Proclamation**

Recommendation: that the City Council receive and file the report.

4. **Accounts Payable Register**

Recommendation: that the City Council adopt Resolution No. CC-2204-016, authorizing the payment of certain claims and demands in the amount of \$136,653.40

5. **Minutes of the Lawndale City Council Regular Meeting – March 21, 2022**

Recommendation: that the City Council approve.

H. **ADMINISTRATION**

6. **California State Proposition 68 Per Capita Grant Agreement**

Recommendation: that the City Council (a) authorize the City Manager to sign the attached 2018 Parks Bond Act agreements such as Contract No. C9801318 and Contract No. C9802118 provided by the California State Department of Parks and Recreation.

7. **Approval to Authorize Budget Amendment for Inglewood Avenue Phase I Street Improvement Project**

Recommendation: that the City Council authorize the Director of Finance Department: (a) decrease the appropriations from the 2009 Tax Allocation Bond funds for the Inglewood Avenue Street Improvement Project (307-610-700.151) by \$456,469 (b) decrease the appropriations from the Proposition C funds for the Redondo Beach Blvd (Hawthorne Blvd – Artesia Blvd) Improvement Project (207-310-700.277) by \$487,276.71 and (c) appropriate \$487,276.71 to the Proposition C funds for the Inglewood Avenue Street Improvement Project (207-310-700.151) from Proposition C unappropriated fund balance.

8. **Case No. 21-18: Proposal for a Special Use Permit, General Plan Amendment, Density Bonus and Design Review to Develop a 10-Unit Apartment Building at the Property Located at 14723 Prairie Avenue with conditions; second reading of Ordinance No. 1187-22.**

Recommendation: that the City Council (a) read by title only, waive further reading, and (b) adopt Ordinance No. 1187-22.

9. **Authorize the Repair of the Heating, Ventilating and Air Conditioning (HVAC) System at the Harold E. Hofmann Community Center**

Recommendation: that the City Council authorize the repair of the HVAC System at Community Center by South Coast Facility Services in the amount not to exceed \$33,456.

10. **Authorize the Purchase and Installation of Touchless Main Entrance Doors at the Harold E. Hofmann Community Center**

Recommendation: that the City Council authorize the purchase and installation of touchless main entrance doors from Vortex Industries in the amount not to exceed \$24,112.49

I. **ITEMS FROM CITY COUNCILMEMBERS**

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

J. ADJOURNMENT

The next regularly scheduled meeting of the City Council will be held at 6:30 p.m. on Monday, April 18, 2022 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 April 4, 2022 was posted not less than 72 hours prior to the meeting.

Cynthia Rodriguez, Administrative Assistant



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

DATE: April 4, 2022

TO: Honorable Mayor and City Council

FROM: Cynthia Rodriguez, Administrative Assistant II 

SUBJECT: Presentation for the Recognition of Lawndale High School Lady Cardinals
Basketball Champions 2022 CIF-SS Division 4AA Championship

A copy of the certificate is attached for your information.

**Presentation
April 4, 2022
Lawndale City Council Meeting**

Certificate of Commendation for Athletic Achievement
Lawndale High School Lady Cardinals Basketball Champions
2022 CIF-SS Division 4AA Championship

Scheduled to be in attendance with the Team

Dr. Stephen Nellman, Superintendent, Centinela Valley Union High School District
Dr. Paula Hart Rodas, Principal, Lawndale High School

Certificate of Commendations for Presentation to:

PLAYERS

Nia Ford
Jashu Bendezu
Corin Chindah
Jazmyne Shamburger
Amarachi Esiobu
Leah Sarabia
Ashley Perales
Any Matamoros
Kimiko Kennedy
Tiara Eatmon
Skyy Felder

TEAM MANAGERS

Lindsay Young
Kyaira Haley

COACHES

Jacquoby Ward (Head Coach)
Marshann Gordon (Assistant Coach)
Syreeta Barrow (Assistant Coach)
Taja Ward (Assistant Coach)

Certificate of Commendation

Recognizing Outstanding Athletic Achievement



Presented To

Lawndale High School
Lady Cardinals Basketball Champions
2022 CIF-SS Division 4AA Championship

Presented this 4th Day of April 2022

Mayor Robert Pullen-Miles

Mayor Pro Tem Rhonda Hofmann Gorman

Councilmember Pat Kearney

Councilmember Bernadette Suarez

Councilmember Sirley Cuevas



CITY OF LAWDALE
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PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: April 4, 2022
TO: Honorable Mayor and City Council
FROM: Cynthia Rodriguez, Administrative Assistant II 
SUBJECT: Motion Pertaining to the Reading of Ordinances

BACKGROUND

California Government Code reads, in part, as follows:

"Except when, after reading the title, further reading is waived by regular motion adopted by majority vote, all ordinances shall be read in full either at the time of introduction or passage."

RECOMMENDATION

Staff recommends that the City Council read by title only and waive further reading of all ordinances listed on the agenda.



CITY OF LAWNDALE

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

DATE: April 4, 2022

TO: Honorable Mayor and City Council

FROM: Cynthia Rodriguez, Administrative Assistant II 

SUBJECT: **April 2022 – DMV Donate Life California Month**

A copy of the proclamation is attached for your information.

City of Lawndale Proclamation

DMV/Donate Life Month – April 2022



WHEREAS, organ, eye, tissue, marrow and blood donation are life-giving acts recognized worldwide as expressions of compassion to those in need; and

WHEREAS, more than 106,000 individuals nationwide and more than 20,000 in California are currently on the national organ transplant waiting list, and on average, 17 people die each day while waiting; and

WHEREAS, the need for donated organs is especially urgent in Hispanic, Latino, and African American communities; and

WHEREAS, a single individual's donation of the heart, lungs, liver, kidneys, pancreas and small intestine can save up to eight lives; and

WHEREAS, donation of tissue can save and heal the lives of more than 75 others; and

WHEREAS, organ donors saved more than 40,000 lives last year, the most ever; and

WHEREAS, any person can register to be an organ, eye and tissue donor regardless of age or medical conditions; and

WHEREAS, being a registered donor does not impact the quality of life-saving medical care a person receives in an emergency; and

WHEREAS, California residents can sign up with the Donate Life California Donor Registry online at any time by visiting www.donateLIFecalifornia.org or, for Spanish-speakers, www.doneVIDAcalifornia.org; and

WHEREAS, California residents can sign up to be an organ, eye and tissue donor when applying for or renewing their driver's licenses or ID cards at the California Department of Motor Vehicles; and

WHEREAS, California residents interested in saving a life through living kidney donation may visit www.LivingDonationCalifornia.org; and

NOW, THEREFORE, BE IT RESOLVED that in recognition of National Donate Life Month, the month of April 2022 is hereby proclaimed "DMV/Donate Life Month" in the City of Lawndale and in doing so we encourage all Californians to check "YES!" online, or when applying for or renewing their driver's license or I.D. card at the DMV.

Proclaimed this 4th Day of April 2022

R. Pullen Miles

Mayor Robert Pullen Miles

Rhonda H. Gorman
Mayor Pro Tem Rhonda H. Gorman



Pat Kearney
Councilmember Pat Kearney

Bernadette Suarez
Councilmember Bernadette Suarez

Sirley Cuevas
Councilmember Sirley Cuevas



Facts about Donation and Transplantation: Did you know...?

- THE GIFT – One **organ** donor can save the lives of up to **eight (8) people** by donating their heart, lungs, kidneys, liver, pancreas and small intestines.
- THE GIFT – On average, one **tissue** donor can enhance the lives of **more than 75 people** by donating their corneas, skin, bones, and heart valves, among others.
- THE NEED – More than 39,000 organ transplants were performed in the U.S. in 2020, which was possible through the generosity of deceased and living donors.
- THE NEED – Over **107,000 people** are **currently waiting** for an organ transplant in the U.S.; over 21,000 in California alone.
- THE NEED – **17 patients die every day** while waiting because the organ they needed did not become available in time.
- THE NEED – The need for transplants is **disproportionately high among minority populations**. Communities of color often suffer higher incidences of conditions such as high blood pressure or diabetes, which can lead to the need for a kidney transplant.
- DONOR REGISTRATION – To register to be an organ, eye and tissue donor Californians can go to www.donateLIFECalifornia.org, or its Spanish counter-part www.doneVIDAcalifornia.org.
- THE FACTS – **Patients are fairly matched** with a donor based on the severity of their illness, body size, tissue type, blood type and other important medical information.
- THE FACTS – Over 39,000 patients have their sight restored every year through cornea transplants.
- THE FACTS – Nearly one third of all deceased donors are age 50 or older. People of **all ages and medical histories** should consider themselves potential donors.
- THE FACTS – Every major religion in the United States supports organ, eye and tissue donation as one of the highest expressions of compassion and generosity.
- LIVING DONATION – A living donor can provide a kidney or a portion of their liver, lung, pancreas or intestine. To explore living donation, visit www.LivingDonationCalifornia.org

Updated: 2/17/2021

**DID
YOU
KNOW?**

Every day **17 people die** while waiting for a lifesaving organ transplant.

By saying "**YES**" to organ, eye and tissue donation, you can help save lives.



Register Today at www.OneLegacy.org/Register

RESOLUTION NO. CC-2204-016

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWDALE, CALIFORNIA
AUTHORIZING CERTAIN CLAIMS AND DEMANDS
IN THE SUM OF \$136,653.40**

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

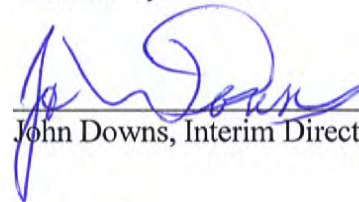
SECTION 1. That in accordance with Sections 37202 and 37209 of the Government Code, the Interim Director of Finance, as certified below, hereby attests to the accuracy of these demands and to the availability of funds for the payment thereof.

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 202438 through 202509 for the aggregate total of \$136,653.40 are hereby authorized.

Effective Date: April 4th, 2022

Certified by:



John Downs, Interim Director of Finance

Approved by:



Sean M. Moore, City Manager

PASSED, APPROVED AND ADOPTED this 4th day of April, 2022.

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-2204-016 at a regular meeting of said Council held on the 4th day of April, 2022, by the following roll call vote:

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

Erica Harbison, City Clerk

Claims and Demands Paid By Check:

		Check Number		
Check Date	Beginning		Ending	Aggregate Total
3/17/2022		202438	202464	70,708.09
3/24/2022		202465	202509	65,945.31
Total Checks				136,653.40

Claims and Demands Paid By Electronic ACH Transfer:

[illegible]

Check Register Report

Date: 03/17/2022
Time: 8:18 am
Page: 1

BANK: WELLS FARGO BANK N.A

City of Lawndale

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
202438	03/17/2022	Printed		1056	AT&T GLOBAL SERVICES, INC.	TELEPHONE SYSTEM MAINTENANCE	865.67
202439	03/17/2022	Printed		7836	BUCKNAM INFRASTRUCTURE GROUP	PAVEMENT MGMT SYSTEM -	10,019.38
202440	03/17/2022	Printed		7233	CHRISTINA CARROLL	PRSSC MEETING STIPEND	50.00
202441	03/17/2022	Printed		7564	COLANTUONO, HIGHSMITH, &	SCE COALITION SHARE OF COSTS -	137.76
202442	03/17/2022	Printed		0219	COUNTY OF LA DEPT OF PUBLIC WK	TRAFFIC SIGNAL MAINTENANCE -	5,379.30
202443	03/17/2022	Printed		0218	DEPARTMENT OF JUSTICE	FINGERPRINTING APPS(1)-FEB-22	32.00
202444	03/17/2022	Printed		0242	FEDEX	SHIPPING CHARGES	32.55
202445	03/17/2022	Printed		1022	GLADWELL GOVERNMENTAL SVC INC	RECORDS RETENTION REVIEW	250.00
202446	03/17/2022	Printed		0441	GOLDEN STATE WATER CO.	WATER USAGE SERVICES	218.97
202447	03/17/2022	Printed		3377	HF & H CONSULTANTS, LLC	SOLID WASTE CONSULTING SERVICE	16,671.50
202448	03/17/2022	Printed		7801	IGNATIUS LIN	PRSSC MEETING STIPEND	50.00
202449	03/17/2022	Printed		6428	MINUTEMAN PRESS OF GARDENA	BUSINESS CARDS	372.36
202450	03/17/2022	Printed		5068A	QUADIENT FINANCE USA INC	CITY HALL POSTAGE USAGE -	500.00
202451	03/17/2022	Printed		5068	QUADIENT LEASING USA, INC	MAIL MACHINE LEASING SERVICES	712.16
202452	03/17/2022	Printed		4533	SOUTH BAY LANDSCAPING INC	REMOVE LARGE PHOENIX DATE PALM	21,575.00
202453	03/17/2022	Printed		0440	SOUTHERN CALIFORNIA GAS CO.	UTILITY GAS CHARGES	1,299.36
202454	03/17/2022	Printed		0346	SPARKLETT'S	BOTTLE WATER SERVICE-	475.71
202455	03/17/2022	Printed		0444	SPCA LA	ANIMAL SHELTERING SERVICES -	6,265.00
202456	03/17/2022	Printed		4582	STATE CONTROLLER'S OFFICE	FY 20/21 ANNUAL STREET REPORT	2,700.00
202457	03/17/2022	Printed		0462	TODD PIPE & SUPPLY LLC ANAHEIM	PLUMBING PARTS	35.06
202458	03/17/2022	Printed		3672-PWD	U.S. BANK	CREDIT CARD PAYMENT	937.58
202459	03/17/2022	Printed		2883	UNDERGROUND SERVICE ALERT SC	DIG ALERT TICKETS& MAINT. FEE	57.85
202460	03/17/2022	Printed		7768	UNITED SITE SERVICES	PORTABLE RESTROOM RENTAL	103.19
202461	03/17/2022	Printed		4526	URBAN RESTORATION GROUP	GRAFFITI REMOVAL SUPPLIES	834.29
202462	03/17/2022	Printed		3373	VERIZON WIRELESS	CELL PHONE SERVICES	636.88
202463	03/17/2022	Printed		0480	VISTA PAINT	GRAFFITI SUPPLIES	446.52
202464	03/17/2022	Printed		6897	DANIEL T WOODS	PRSSC MEETING STIPEND	50.00

Total Checks: 27 Checks Total (excluding void checks): 70,708.09

Total Payments: 27 Bank Total (excluding void checks): 70,708.09

Total Payments: 27 Grand Total (excluding void checks): 70,708.09

Check Register Report

03/24/2022

Date: 03/24/2022
Time: 7:35 am
Page: 1

BANK: WELLS FARGO BANK N.A.

City of Lawndale

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A. Checks							
202465	03/24/2022	Printed		4185-WEST	AMERICAN STRUCTURAL PEST	CSD 3RD FLOOR KITCHEN	940.00
202466	03/24/2022	Printed		0372C	AT & T - CALNET3	PHONE CHARGES	2,440.29
202467	03/24/2022	Printed		7876	KAREN BERMUDEZ	CLASS FEE REFUND	85.00
202468	03/24/2022	Printed		7877	MAYRA BERMUDEZ	CLASS FEE REFUND	85.00
202469	03/24/2022	Printed		7878	VICTORIA CAMPOS	CLASS FEE REFUND	85.00
202470	03/24/2022	Printed		0163	CAPITAL OF SOUTH BAY INC.	LIGHT BULBS FOR HOPPER PARK	251.37
202471	03/24/2022	Printed		0190	COLONIAL LIFE & ACCIDENTS, INC	MAR. 2022-INS PRE-TAX/POST TAX	2,338.16
202472	03/24/2022	Printed		0219	COUNTY OF LA DEPT OF PUBLIC WK	INDUSTRIAL WASTE THRU	1,860.96
202473	03/24/2022	Printed		7872	MARISOL CUEVA	CLASS FEE REFUND	85.00
202474	03/24/2022	Printed		3886	SIRLEY CUEVAS	MILEAGE REIMBURSEMENT	32.76
202475	03/24/2022	Printed		0216	DELTA DENTAL	MAR. 2022 DENTAL PREMIUM	1,636.24
202476	03/24/2022	Printed		0389	DELTA DENTAL INS	MAR. 2022 DENTAL PREMIUM	195.13
202477	03/24/2022	Printed		0218A	DEPARTMENT OF JUSTICE	2018 RRF-1 CABLE CORPORATION	25.00
202478	03/24/2022	Printed		0218A	DEPARTMENT OF JUSTICE	2019 RRF-1 CABLE CORPORATION	25.00
202479	03/24/2022	Printed		4240	DIRECT APPLICATIONS INC	2021 HOLIDAY DECORATION AWARDS	439.35
202480	03/24/2022	Printed		0246	FRANCHISE TAX BOARD	CA CORP #1541271/2018 FORM 199	10.00
202481	03/24/2022	Printed		0246	FRANCHISE TAX BOARD	CA CORP #0747927/2018 FORM 199	10.00
202482	03/24/2022	Printed		0246	FRANCHISE TAX BOARD	CA CORP #1541271/2019 FORM 199	10.00
202483	03/24/2022	Printed		0246	FRANCHISE TAX BOARD	CA CORP #0747927/2019 FORM 199	10.00
202484	03/24/2022	Printed		0441	GOLDEN STATE WATER CO.	WATER USAGE SERVICES	11,780.84
202485	03/24/2022	Printed		7870	SELINA GONZALEZ	CLASS FEE REFUND	85.00
202486	03/24/2022	Printed		7466	HAWTHORNE ELECTRIC SUPPLY	BALLAST FOR CITY HALL	466.36
202487	03/24/2022	Printed		0283	HINDERLITER, DE LLAMAS & ASSOC	CONTRACT/AUDIT SVCS SALES TAX	1,295.46
202488	03/24/2022	Printed		5425	HOLIDAY GOO	CANDY-FILLED PLASTIC EGGS -	1,482.02
202489	03/24/2022	Printed		6051	INFANTE BROS LAWNMOWER SHOP	EQUIP. MAINTENANCE FOR STUMP	857.25
202490	03/24/2022	Printed		7662	ITERIS INC	PROFESSIONAL ENGINEERING SVCS-	1,385.00
202491	03/24/2022	Printed		7869	KIDSREPTILEPARTIES.COM	REPTILE BOOTH OF FUN - DEPOSIT	100.00
202492	03/24/2022	Printed		7868	ILYA KISELEV	TOWING FEE REFUND	323.01
202493	03/24/2022	Printed		7873	RUBY LAGUNA	CLASS FEE REFUND	85.00
202494	03/24/2022	Printed		0308	LOS ANGELES COUNTY	TRAFFIC ENFORCEMENT SPECIAL	29,482.08
202495	03/24/2022	Printed		0337	MANAGED HEALTH NETWORK	EMPLOYEE ASSIST PROGRAM	83.60
202496	03/24/2022	Printed		7871	EUGENIA MIRANDA	CLASS FEE REFUND	85.00
202497	03/24/2022	Printed		7875	MELODY NGAUE	CLASS FEE REFUND	85.00
202498	03/24/2022	Printed		7227	OCCUPATIONAL HEALTH CENTERS	PREEMPLOY PHYSICAL/DRUG SCREEN	49.00
202499	03/24/2022	Printed		0367	OFFICE DEPOT	OFFICE SUPPLIES	728.79
202500	03/24/2022	Printed		1140	PACIFIC TIRE SERVICE	NEW TIRE FOR 2018 FORD TRANSIT	390.00
202501	03/24/2022	Printed		3111	QSTAR TECHNOLOGY, L L C	FLASH CAMERA REPAIR	225.00
202502	03/24/2022	Printed		6499	RJS CONSTRUCTION SUPPLIES	1 WHEEL BARROW	145.62
202503	03/24/2022	Printed		0211	SOUTHERN CALIFORNIA NEWS GROUP	LEGAL ADS	875.56
202504	03/24/2022	Printed		2002	THE STANDARD, UNIT 22	LIFE,AD&D,LTD INSURANCE PREM	1,413.50
202505	03/24/2022	Printed		0469	U.S. POSTAL SERVICE	PERMIT#34 RENEWAL	265.00
202506	03/24/2022	Printed		0479	VISION SERVICE PLAN	VISION PREMIUM MAR. 2022	680.92
202507	03/24/2022	Printed		0480	VISTA PAINT	PAINT & SUPPLIES FOR CSD	687.04

Check Register Report

03/24/2022

Date: 03/24/2022
Time: 7:35 am
Page: 2

BANK: WELLS FARGO BANK N.A

City of Lawndale

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
202508	03/24/2022	Printed		7794	W.G. ZIMMERMAN ENGINEERING INC	ENGINEERING SERVICES - MANSEL	2,240.00
202509	03/24/2022	Printed		7874	EDITH YOUNG	CLASS FEE REFUND	85.00
				Total Checks:	45	Checks Total (excluding void checks):	65,945.31
				Total Payments:	45	Bank Total (excluding void checks):	65,945.31
				Total Payments:	45	Grand Total (excluding void checks):	65,945.31

**MINUTES OF THE
LAWNDAL CITY COUNCIL REGULAR MEETING
March 21, 2022**

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:35 p.m. in the City Hall council chamber, 14717 Burin Avenue, Lawndale, California.

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

Other Participants: City Clerk Erica Harbison, City Manager Sean M. Moore, Assistant City Attorney Joseph M. Montes, Assistant to the City Manager/Human Resources Director Raylette Felton, Los Angeles County Sheriff's Department Captain Duane Allen, Municipal Services Director Michael Reyes, Public Works Director Julian Lee

B. CEREMONIALS

Councilmember Sirley Cuevas led the flag salute and Pastor Jimmy Orellana, with Calvary Chapel South Bay, provided the inspiration.

C. PUBLIC SAFETY REPORT

Los Angeles County Sheriff's Department Captain Duane Allen summarized the recent law enforcement activities and provided follow-up information on catalytic converter burglaries on vehicles and prevention tips.

D. ITEMS FROM CITY CLERK

City Clerk Erica Harbison provided information on the Vote By Mail Drop Boxes (VBM) for the April 5, 2022 Assembly District 62 Special Election.

E. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA (Public Comments)

Gary Adams, Resident, spoke about theft prevention of catalytic converters on vehicles and the continuous potential code violations of RJ's Construction Supply, business, located on 4505 Manhattan Beach Blvd. and potential sidewalk safety risks believed to be caused by the business.

Rose Rodriguez, Resident, spoke in opposition to the Metro C Line (Green) Extension Project.

Ryan Rodriguez, Resident, spoke in opposition to the Metro C Line (Green) Extension Project.

Randall Abram, Resident, spoke about the Safe & Sane Fireworks ballot measure and future illegal firework suppression efforts.

F. COMMENTS FROM COUNCIL

The City Council responded generally to the public comments.

City Manager Sean M. Moore provided additional information regarding RJ's Construction Supply and City's approach in addressing code enforcement approach.

Councilmember Bernadette Suarez requested an update from the Metro C Line (Green) Extension Subcommittee.

Mayor Pro Tem Rhonda Hofmann Gorman requested staff to inspect the sidewalk near the address 4505 Manhattan Beach Boulevard and address potential "trip and fall accident".

Mayor Pro Tem Rhonda Hofmann Gorman and Mayor Robert Pullen-Miles provided an update regarding Metro C Line (Green) Extension.

G. CONSENT CALENDAR

1. **Motion to read by title only and waive further reading of all ordinances listed on the Agenda**

Recommendation: that the City Council approve.

2. **Authorize the Purchase of Wireless Equipment and Data Services Plan**

Recommendation: that the City Council approve and authorize the City Manager or designee to purchase wireless equipment and data service plan with Verizon Wireless.

3. **Accounts Payable Register**

Recommendation: that the City Council adopt Resolution No. CC-2203-013, authorizing the payment of certain claims and demands in the amount of \$728,491.46

4. **Minutes of the Lawndale City Council Regular Meeting – March 7, 2022**

Recommendation: that the City Council approve.

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

H. PUBLIC HEARING

5. **Amendment to the Lawndale Municipal Code to Comply with the Requirements of Senate Bill 9**

Recommendation: that the City Council (a) conduct a public hearing (b) determine that Ordinance No. 1186-22 is exempt from the California Environmental Quality Act ("CEQA") pursuant to Division 13 (commencing with Section 21000) of Public Resources Code and Government Code sections 65858.21(j) and 66411.7(n) because an ordinance adopted to implement the rules of Senate Bill 9 is not considered a project under Division 13 and (c) adopt by four fifths (4/5) vote of the City Council Ordinance No. 1186-22.

City Manager Sean M. Moore provided the staff report proposing an urgency ordinance to address Senate Bill 9 which require zoning changes to allow urban dwelling units and provided summary of the key elements.

Councilmember Bernadette Suarez inquired if Senate Bill 9 originally required the housing affordability or if this was included by staff.

City Manager Sean M. Moore responded the housing affordability was supplemented by staff and mentioned Senate Bill 9 is state mandated, not initiated by the City.

Mayor Robert Pullen-Miles inquired on the duration of time the owner must occupy the residence.

City Manager Sean M. Moore responded the owner must live at the residence permanently cannot sell the property.

Mayor Robert Pullen-Miles opened and closed the public hearing immediately at 7:18 p.m., since there being no one wanting to testify on this matter.

A motion by Councilmember Bernadette Suarez to (a) determine that Ordinance No. 1186-22 is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Division 13 (commencing with Section 21000) of Public Resources Code and Government Code sections 65858.21(j) and 66411.7(n) because an ordinance adopted to implement the rules of Senate Bill 9 is not considered a project under Division 13 and (b) adopt by four fifths (4/5) vote of the City Council Ordinance No. 1186-22. Mayor Pro Tem Rhonda Hofmann Gorman second the motion which carried by a vote of 5-0.

6. Case No. 21-18 A Proposal for a Special Use Permit, General Plan Amendment, Density Bonus and Design Review to Develop a 10-Unit Apartment Building at the Property Located at 14723 Prairie Avenue, a Mitigated Negative Declaration, and a Mitigation Monitoring Program

Recommendation: that the City Council conduct a public hearing and (a) find and determine that as described in the Initial Study and Mitigated Negative Declaration prepared for the project, based on the information contained therein and the entire record including the required mitigation measures, that there is not substantial evidence that the Project will have a significant adverse effect on the environment (b) find and determine that the amendment to the General Plan, as incorporated herein by this reference is consistent with the goals and objectives of the adopted General Plan of the City of Lawndale (c) find and determine that the proposed Zone Change to the Lawndale Municipal Code, as incorporated herein by this reference is consistent with the goals and objectives of the adopted General Plan of the City of Lawndale and (d) adopt Resolution CC-2203-015 setting forth findings of fact and conditions of approval relative to the submitted application and recommending City Council approve the project.

City Manager Sean M. Moore provided the staff report for Case No. 21-18 A Proposal for a Special Use Permit, General Plan Amendment, Density Bonus and Design Review to Develop a 10-Unit Apartment Building at the Property Located at 14723 Prairie Avenue, a Mitigated Negative Declaration, and a Mitigation Monitoring Program. City Manager Sean M. Moore

mentioned the Planning Commission has reviewed and recommended the project. He mentioned the agenda was updated to include the correct Resolution No. CC-2203-015 that was sent to City Council. City Manager Sean M. Moore reported the staff is recommending the project to be conditionally approved.

City Manager Sean M. Moore mentioned the City Attorney reminded this is the First Reading of Ordinance No. 1187-22.

City Attorney Joseph M. Montes read in additional language to be included in the first reading of the ordinance, *"Section 5- Based upon the foregoing and as described here in the City Council hereby approves the General Plan Amendment and Zone change relative to Case No. 21-18"*

The public hearing was opened at 7:24 p.m.

Public Comment

Gary Adams, Resident, spoke about requiring designated parking for all the units and requested the open space size be reconsidered and addressed.

The public hearing was opened at 7:25 p.m.

Mayor Pro Tem Rhonda Hofmann Gorman inquired if adequate parking is available for the residents and guests.

City Manager Sean M. Moore responded the parking size was reduced by a foot for the required density bonus units parking. He added there is also a reduction in the common open space, as requested by the applicant as a concession for the density bonus, which is also a state requirement.

Mayor Pro Tem Rhonda Hofmann Gorman inquired if the parking spaces will be tandem parking type.

City Manager Sean M. Moore responded the parking will not be tandem parking and added two-car garage parking is encouraged.

Mayor Pro Tem Rhonda Hofmann Gorman inquired why allowing for apartments.

City Manager Sean M. Moore responded the applicants requested apartments and added apartments or condominiums are allowed.

Councilmember Sirley Cuevas inquired if the project will be developed on the property where there is a pending code violation for hedges height.

City Manager Sean M. Moore responded there is a current code enforcement case pending on the property and the developer will be subjected to the requirements following the close of escrow on property.

Councilmember Sirley Cuevas inquired if the project was approved by the Planning Commission.

City Manager Sean M. Moore confirmed the Planning Commission approved the project by vote of 5-0.

A dialogue ensued between staff and City Council regarding the parking for residents and visitors, City's parking space preference, and potential concessions allowed.

A motion by Councilmember Bernadette Suarez to (a) find and determine that as described in the Initial Study and Mitigated Negative Declaration prepared for the project, based on the information contained therein and the entire record including the required mitigation measures, that there is not substantial evidence that the Project will have a significant adverse effect on the environment (b) find and determine that the amendment to the General Plan, as incorporated herein by this reference is consistent with the goals and objectives of the adopted General Plan of the City of Lawndale (c) find and determine that the proposed Zone Change to the Lawndale Municipal Code, as incorporated herein by this reference is consistent with the goals and objectives of the adopted General Plan of the City of Lawndale and (d) adopt Resolution CC-2203-015 setting forth findings of fact and conditions of approval relative to the submitted application and recommending City Council approve the project. Councilmember Pat Kearney second the motion which carried by a vote of 5-0.

I. ADMINISTRATION

7. Audit of 2021 Fireworks Financial Statements

Recommendation: that the City Council consider one of the following options (a) City Council per LMC 8.12.100(B) bar Christian Heritage Church, Lawndale Chamber of Commerce, Wesleyan Church of Lawndale and Lawndale Foursquare Church from receiving a fireworks stand permit for a period of five years and that the participants receive written notice of the City Council consideration of such actions or (b) Grant Christian Heritage Church, Lawndale Chamber of Commerce, Wesleyan Church of Lawndale and Lawndale Foursquare Church a one-time waiver and allow them to participate in the 2022 Fireworks season program.

City Manager Sean M. Moore provided the staff report for audit of 2021 Fireworks Financial Statements.

Mayor Pro Tem Rhonda Hofmann Gorman inquired if Lawndale Foursquare is an established and active non-profit organization.

City Manager Sean M. Moore responded staff visited the business address and were closed but staff determined there is online activity.

Public Comment

Randall Abram, Resident, commended the City Manager Sean M. Moore and Interim Finance Director John Downs for completing the recent audits of the Fireworks sales financial statements and spoke about the organizations that failed the Lawndale Municipal Codes.

Mathew Harbison, Pastor of Wesleyan Church of Lawndale, reported Wesleyan Church was not notified of this item before City Council offered to produce any requested documentation to allow them to participate in the Fireworks program.

Mayor Pro Tem Rhonda Hofmann Gorman inquired if the application forms provided to the non-profits can be reviewed for simplification and clear understanding of the Fireworks program requirements and supporting documentation.

City Manager Sean M. Moore responded staff can update the forms. He reported City Council could use discretion to accept the firework audit as is and allow all applicants to move forward this time and conduct outreach with organizations for next year Fireworks program.

Councilmember Sirley Cuevas inquired if the four organizations that did not provide the documentation informed of today's meeting.

City Manager Sean M. Moore responded the Interim Finance Director John Downs contacted the organizations to request documentation and additional information but uncertain if they were directly informed of today's meeting.

A dialogue ensued between staff and City Council regarding previous years gone without an audit by Finance Department, reviewing and updating the application and program requirements.

City Manager Sean M. Moore responded staff will invite all of the organizations to a meeting and go over all requirements to participate in the Fireworks program and staff will also update the forms.

A motion by Councilmember Pat Kearney to Grant Christian Heritage Church, Lawndale Chamber of Commerce, Wesleyan Church of Lawndale and Lawndale Foursquare Church a one-time waiver and allow them to participate in the 2022 Fireworks season program, was seconded by Mayor Pro Tem Rhonda Hofmann Gorman and carried by a vote of 4-0. Councilmember Sirley Cuevas abstained.

8. 2022 Fireworks Permits- Conditional Approval

Recommendation: that the City Council consider one of the following options (a) award three (3) conditional 2022 Fireworks permits to, Lawndale Little League, Lawndale Rotary Club, Lawndale Parks Recreation and Social Services Commission or (b) award seven (7) conditional permits to Christian Heritage Church, Lawndale Foursquare Church, Lawndale Chamber of Commerce, Lawndale Little League, Lawndale Rotary Club, Lawndale Parks, Recreation and Social Services Commission, and Wesleyan Church of Lawndale

City Manager Sean M. Moore provided the report for 2022 Fireworks Permits- Conditional Approval.

A motion by Councilmember Bernadette Suarez to award seven (7) conditional permits to Christian Heritage Church, Lawndale Foursquare Church, Lawndale Chamber of Commerce, Lawndale Little League, Lawndale Rotary Club, Lawndale Parks, Recreation and Social Services Commission, and Wesleyan Church of Lawndale, was seconded by

Councilmember Pat Kearney and carried by a vote of 4-0. Councilmember Sirley Cuevas abstained.

9. Approval of the Funding Agreement including Project Readiness Certification for the Redondo Beach Boulevard Improvement Project From Artesia Boulevard to Prairie Avenue Project FTIP No. LAF9101, Project No. 2021-02 Bid No. BN-2110-10

Recommendation: that the City Council approve the Funding Agreement including the Project Readiness Certification for the Redondo Beach Boulevard Improvement Project.

Public Works Director Julian Lee reported on the approval of the Funding Agreement including Project Readiness Certification for the Redondo Beach Boulevard Improvement Project From Artesia Boulevard to Prairie Avenue Project FTIP No. LAF9101, Project No. 2021-02 Bid No. BN-2110-10.

Councilmember Pat Kearney inquired if South Bay Galleria shopping mall will provide funds for the Redondo Beach Boulevard project.

City Manager Sean M. Moore responded this project does not impact the agreement with Redondo Beach South Bay Galleria project.

A motion by Councilmember Sirley Cuevas to approve the Funding Agreement including the Project Readiness Certification for the Redondo Beach Boulevard Improvement Project, was seconded by Councilmember Bernadette Suarez and carried by a vote of 5-0.

10. Approval of Plans and Specifications for FY 2021-22 Citywide Sign Replacement Project No. 2022-12

Recommendation: that the City Council (a) approve the project plans and specifications and authorize staff to solicit bids for the construction contract (b) allocate \$505,543 from Proposition C Unappropriated Fund Balance to the account number 207-310-700.281 Capital Improvement Program for FY 2021-22 Citywide Sign Replacement Project and (c) allocate in the amount of \$529,457 from Measure M Unappropriated Fund Balance to the account number 272-310-700.281 Capital Improvement Program for FY 2021-22 Citywide Sign Replacement Project.

Public Works Director Julian Lee reported on the approval of Plans and Specifications for FY 2021-22 Citywide Sign Replacement Project No. 2022-12.

Councilmember Sirley Cuevas inquired if Measure M funding will also expire this year.

Public Works Director Julian Lee responded Measure M funding will not expire this year.

Mayor Pro Tem Rhonda Hofmann Gorman inquired if the post will also be replaced or the signs alone.

Public Works Director Julian Lee responded sign post will also be replaced.

Mayor Robert Pullen-Miles inquired if street name signs will be replaced.

Public Works Director Julian Lee responded the no parking and no stopping signs and eroded posts are urgent and will be first to be replaced.

Mayor Robert Pullen-Miles inquired if the signs will have graffiti protection.

Public Works Director Julian Lee responded all signs will have graffiti protection.

A motion by Councilmember Sirley Cuevas to approve the project plans and specifications and authorize staff to solicit bids for the construction contract, allocate \$505,543 from Proposition C Unappropriated Fund Balance to the account number 207-310-700.281 Capital Improvement Program for FY 2021-22 Citywide Sign Replacement Project and allocate in the amount of \$529,457 from Measure M Unappropriated Fund Balance to the account number 272-310-700.281 Capital Improvement Program for FY 2021-22 Citywide Sign Replacement Project, was seconded by Mayor Pro Tem Rhonda Hofmann Gorman and carried by a vote of 5-0.

11. Case No. 22-01: General Plan Annual Progress Report 2021

Recommendation: that the City Council (a) review the 2021 draft Annual Report (b) make any desired revisions and (c) direct staff to forward the report to the State Department of Housing and Community Development and the Governor's Office of Planning and Research.

City Manager Sean M. Moore provided the report for Case No. 22-01: General Plan Annual Progress Report 2021.

A dialogue ensued between staff and City Council regarding the commercial kitchen project on 162nd and Hawthorne and mentioned they are opened for delivery service.

A motion by Councilmember Pat Kearney to review the 2021 draft Annual Report, make any desired revisions and direct staff to forward the report to the State Department of Housing and Community Development and the Governor's Office of Planning and Research, was seconded by Councilmember Bernadette Suarez and carried by a vote of 5-0.

12. Proposition A Funding-Eligible Projects

Recommendation: that the City Council receive and file the report.

City Manager Sean M. Moore provided the report for proposition A Funding-Eligible Projects.

Councilmember Sirley Cuevas inquired if trash receptacles placed at bus stops qualify for Proposition A funding.

City Manager Sean M. Moore responded staff will look into the qualifications.

A dialogue ensued between staff and City Council regarding use of Proposition A and Proposition C funding for cleaning and maintenance of bus stops and whether or not the City is providing any transit ridership fare subsidies for seniors and students.

City Council reached a unanimous consensus to receive and file the report.

J. ITEMS FROM CITY COUNCILMEMBERS

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

Councilmember Pat Kearney attended the Sherriff's Liability Trust Fund Oversight Committee meeting.

Councilmember Bernadette Suarez announced the South Bay Cities Council of Governments 22nd General Assembly on Thursday, March 24th, 2022. Councilmember Bernadette Suarez requested staff reach out and arrange ribbon cutting event for the nursery on Marine Avenue and Freeman Avenue.

Councilmember Sirley Cuevas attended a Southern California Association of Governments forum with the Los Angeles County District Attorney George Gascon on March 16, 2022.

Mayor Pro Tem Rhonda Hofmann Gorman attended a meeting with the Metro regarding C Line (Green) project and reminded all residents this week is March Clean-up Week. Mayor Pro Tem Rhonda Hofmann Gorman requested staff provide information on what residents can and cannot do in regards to coyotes.

Municipal Services Director Michael Reyes responded he can draft a coyote plan, provided general information on coyotes and mentioned coyotes are considered wildlife and have some protections.

Mayor Robert Pullen-Miles attended the Los Angeles County Sanitation District regular meeting. Mayor Robert Pullen-Miles requested staff to check the feasibility of adding a left turn traffic signal at the traffic light located on 166th Street and Inglewood Avenue.

Mayor Pro Tem Rhonda Hofmann Gorman reminder all residents of the Coffee with a Cop event on March 30, 2022.

Councilmember Sirley Cuevas inquired if future Coffee with a Cop events can also be scheduled for evenings or weekends.

Municipal Services Director Michael Reyes responded staff does try to alternate the times and will have an evening event in the near future.

K. CLOSED SESSION

At 8:27 p.m. the City Council entered into Closed Session.

14. Conference with Labor Negotiator

The City Council will conduct a closed session, pursuant to Government Code section 54957.6, with the city manager, city attorney and the City's negotiators, regarding labor negotiations with unrepresented employees, the central management team.

At 8:44 p.m. the City Council entered back into open session.

City Attorney Joseph M. Montes reported that the City Council met in Closed Session to discuss the item listed on the Closed Session agenda. The City Council was updated on the item and there was no reportable action taken.

L. ADJOURNMENT

There being no further business to conduct, the Mayor adjourned the meeting at 8:46 p.m.

Robert Pullen-Miles, Mayor

ATTEST:

Erica Harbison, City Clerk

Approved: / /2022

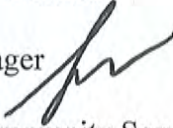


CITY OF LAWDALE

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

April 4, 2022

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager 

PREPARED BY: Mike Estes, Director of Community Services 

SUBJECT: California State Proposition 68 Grant Agreements

BACKGROUND

On June 5, 2018, California voters passed Proposition 68 by a margin of 57.6%. The “2018 Parks Bond Act” allocated \$185,000,000 for local park rehabilitation, creation and improvement grants to local governments on a per capita basis. In addition, the “Urban County” per capita grant program allocated an additional \$13,875,000.00 to provide parks and recreation services within jurisdictions of fewer than 200,000 residents.

STAFF REVIEW

Introduction:

On November 2, 2020, the Lawndale City Council approved Resolution CC-2011-061 approving the filing of grant applications for the City’s Recreation Facility Security Camera Replacement Project. However, subsequent to the City Council’s approval of Resolution CC-2011-061, the City was notified that it was awarded an additional \$20,435.00 in California State Urban County per capita grant funds allowing the City to identify a second project – Hogan Park Monument Sign Project.

Project Scope #1:

The Recreation Facility Security Camera Replacement Project will replace existing security cameras and/or add new security cameras at the following locations: 1) Hogan Park, 2) Hopper Park, 3) Harold E. Hofmann Community Center; 4) McKenzie Gardens; and 5) Rudolph Park.

The McKenzie Community Garden facility is void of any security camera system and will be last in line for security camera installation and will likely only be included in the project scope if the funding will allow for a fifth location.

Project Scope #2:

This project will be comprised of the design and installation of a park monument sign for Hogan Park to be located at the west terminus of W. 168th Street. Currently, the curb-lined planter area located in the roundabout on W. 168th Street is acting as a flower bed. As well, Hogan Park does not have any meaningful signage identifying the park to visitors. This project will allow the community to identify with the park and will turn the existing flower bed into an attractive landscaped area that will complement the neighborhood and the park.

Existing Systems (Project #1):

The existing security camera systems at the facilities mentioned above, outside of McKenzie Community Garden, have systems that are outdated and provide inadequate facility coverage. For example, the three City-owned parks, Hogan, Hopper and Rudolph, are limited to no more than four or five security cameras at each facility, which for the most part are focused on entry gates and in some cases playgrounds. In addition, some facilities have Standard Definition (SD) cameras, which is severely outdated technology, while others have High Definition (HD) cameras, which is now becoming outdated technology due to the recent advances in security camera-related technology.

In addition, the existing security camera systems do not have a centralized management system and instead need to be checked on site via computer and monitor.

System Requirements (Project #1):

The City is seeking to replace all existing security cameras with the highest quality cameras that the awarded grant funding will allow. The City will require the following security camera features below:

- A centralized management system which will allow remote access from each designated location to an isolated area at which meaningful footage can be reviewed;
- A system which records on motion while automatically adjusting to daylight and night time conditions;
- A system at which footage can be viewed from any location inside or outside the City via computer and/or mobile device(s);
- A system at which critical footage can be extracted and emailed to other City personnel and/or outside public safety entities and applicable workstations;
- A system that will monitor each of the designated facilities from wall-to-wall, or full facility coverage;
- A system that will allow for future growth by allowing additional security cameras at any of the designated locations as a result of facility expansion, or the addition of new recreation facilities in the City;
- A system that includes the highest definition cameras that the project budget will allow such as 2K, 4K, etc.;
- A system able to view fine details such as, facial features, clothing, attire and colors, graffiti content, resulting vandalism, etc.; and
- A system which allows for remote adjustments for focus settings, camera angles and positioning, or similar adjustments via the centralized management system.

Project Budget (Project #1):

The City has been awarded \$177,952.00 for the Recreation Facility Security Camera Replacement Project which requires a City match amount of \$4,750.00 which will be paid for with Los Angeles County Measure A grant funds. The match is required due to one park being located in an area of the City that is not considered severely disadvantaged.

Project Budget (Project #2):

The City has been awarded \$20,435.00 for the Hogan Park Monument Sign Project which requires a City match amount of \$6,097.00 which will be paid for with Los Angeles County Measure A grant funds. The match is required due to this particular park being located in an area of the City that is not considered severely disadvantaged.

Next Steps (Project #1):

City staff will release a Request for Proposals (RFP) this spring for the Recreation Facility Security Camera Replacement Project and move forward with selecting a vendor to complete all phases of the project this summer.

Next Steps (Project #2):

City staff will release a Request for Proposals (RFP) this summer for the Hogan Park Monument Sign Project and move forward with selecting a vendor this coming fall to complete all phases of the project.

Conclusion:

The grant funds are available to the City on a reimbursable basis. The City can apply for reimbursement in increments no less than \$10,000.00 until both projects have been fully funded by the State. The attached agreements have a term ending June 30, 2024 at which time both projects must be closed out; however, both projects must be physically completed no later than March 31, 2024.

LEGAL REVIEW

The City Attorney has reviewed the attached agreements and has approved them as to form..

FISCAL IMPACT

The City will be required to include funding in the FY 2022-23 Budget in the amount of \$198,387.00. The State grant funds will be drawn down by the City incrementally until the project has been fully funded and the City's budgeted funds have been replaced.

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to sign the attached 2018 Parks Bond Act agreements such as Contract No. C9801318 and Contract No. C9802118 provided by the California State Department of Parks and Recreation.

Attachments:

1. Resolution CC-2011-061, Approving Application for California State Per Capita Grant Funds
2. Contract No. C9801318, Agreement for \$177,952.00 in California State 2018 Parks Bond Act funding for the Recreation Facility Security Camera Replacement Project
3. Contract No. C9802118, Agreement for \$20,345.00 in California State 2018 Parks Bond Act funding for the Hogan Park Monument Sign Project
4. Photo, Hogan Park Monument Sign Project, Eventual Monument Sign Location

RESOLUTION NO. CC-2011-061

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNSDALE, CALIFORNIA
APPROVING APPLICATION(S) FOR CALIFORNIA
STATE PER CAPITA GRANT FUNDS**

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Per Capita Grant Program, setting up necessary procedures governing application(s); and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the grantee's Governing Body to certify by resolution the approval of project application(s) before submission of said applications to the State; and

WHEREAS, the grantee will enter into a contract(s) with the State of California to complete project(s); and

WHEREAS, the City Council of the City of Lawnsdale desires to apply for grants from the Per Capita Grant Program.

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

SECTION 1. That the City Council:

1. Approves of the filing of project application(s) for Per Capita program grant project(s); and
2. Certifies that the City has or will have available, prior to commencement of project work utilizing Per Capita funding, sufficient funds to complete the project(s); and
3. Certifies that the City has or will have sufficient funds to operate and maintain the project(s); and
4. Certifies that all projects proposed will be consistent with the park and recreation element of the City of Lawnsdale general plan (PRC §80063(a)); and
5. Certifies that these funds will be used to supplement, not supplant, local revenues in existence as of June 5, 2018 (PRC §80062(d)); and
6. Certifies that it will comply with the provisions of §1771.5 of the State Labor Code; and
7. Agrees that pursuant to Public Resources Code § 80001(b)(8)(A-G), to the extent practicable, as identified in the "Presidential Memorandum--Promoting Diversity and Inclusion in Our National Parks, National Forests, and Other Public Lands and Waters," dated January 12, 2017, the City of Lawnsdale will consider a range of actions that include, but are not limited to, the following:
 - (A) Conducting active outreach to diverse populations, particularly minority, low-income, and disabled populations and tribal communities, to increase awareness within those communities and the public generally about specific programs and opportunities.

(B) Mentoring new environmental, outdoor recreation, and conservation leaders to increase diverse representation across these areas.

(C) Creating new partnerships with state, local, tribal, private, and nonprofit organizations to expand access for diverse populations.

(D) Identifying and implementing improvements to existing programs to increase visitation and access by diverse populations, particularly minority, low-income, and disabled populations and tribal communities.

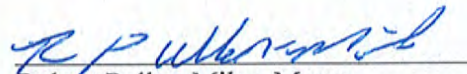
(E) Expanding the use of multilingual and culturally appropriate materials in public communications and educational strategies, including through social media strategies, as appropriate, that target diverse populations.

(F) Developing or expanding coordinated efforts to promote youth engagement and empowerment, including fostering new partnerships with diversity-serving and youth-serving organizations, urban areas, and programs.

(G) Identifying possible staff liaisons to diverse populations.

8. Agrees that, to the extent practicable, the project(s) will provide workforce education and training, contractor and job opportunities for disadvantaged communities (PRC §80001(b)(5)).
9. Certifies that the City shall not reduce the amount of funding otherwise available to be spent on parks or other projects eligible for funds under this division in its jurisdiction. A one-time allocation of other funding that has been expended for parks or other projects, but which is not available on an ongoing basis, shall not be considered when calculating the City's annual expenditures. (PRC §80062(d)).
10. Certifies that the City has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Procedural Guide; and
11. Delegates the authority to the City Manager, or his or her designee, to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope(s) under the Per Capita Grant Program; and
12. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

PASSED, APPROVED AND ADOPTED this 2nd day of November, 2020.

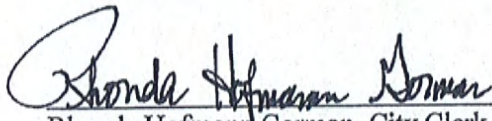

Robert Pullen-Miles, Mayor

ATTEST:

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

I, Rhonda Hofmann Gorman, 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-2011-061 at a regular meeting of said Council held on the 2nd day of November, 2020, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor	X				
Bernadette Suarez, Mayor Pro Tem	X				
James H. Osborne	X				
Pat Kearney	X				
Daniel Reid	X				


Rhonda Hofmann Gorman, City Clerk

APPROVED AS TO FORM:



Tiffany J. Israel, City Attorney

State of California - Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

GRANT CONTRACT
2018 Parks Bond Act
Per Capita Grant Program

GRANTEE City of Lawndale

THE PROJECT PERFORMANCE PERIOD is from July 01, 2018 through June 30, 2024

CONTRACT PERFORMANCE PERIOD is from July 01, 2018 through June 30, 2048

The GRANTEE agrees to the terms and conditions of this Contract, and the State of California, acting through its Director of the Department of Parks and Recreation, pursuant to the State of California, agrees to fund the total State grant amount indicated below.

The GRANTEE agrees to complete the GRANT SCOPE(s) as defined in the GRANT SCOPE/Cost Estimate Form or acquisition documentation for the application(s) filed with the State of California.

The General and Special Provisions attached are made a part of and incorporated into the Contract.

City of Lawndale

Grantee

By

(Signature of Authorized Representative)

STATE OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

Title City Manager

By

Date

Date

CERTIFICATION OF FUNDING
(For State Use Only)

CONTRACT NO C9801318	AMENDMENT NO	FISCAL SUPPLIER I.D. 0000039846			PROJECT NO. 18-19-059; 18-19-060; 18-19-061 18-19-062; 18-19-063
AMOUNT ENCUMBERED BY THIS DOCUMENT \$177,952.00		FUND. Drought, Water, Cln Air, Cstl Protc, Outdoor Fund			
PRIOR AMOUNT ENCUMBERED FOR THIS CONTRACT		ITEM 3790-101-6088	CHAPTER 29	STATUTE 18	FISCAL YEAR 2021/22
TOTAL AMOUNT ENCUMBERED TO DATE \$ \$177,952.00		Reporting Structured. 37900091	Account/Alt Account. 5432000-5432000000	ACTIVITY CODE 69801	PROJECT / WORK PHASE 379000001819059; 379000001819060 379000001819061; 379000001819062; 379000001819063

I. RECITALS

This CONTRACT is entered into between the California Department of Parks and Recreation (hereinafter referred to as "GRANTOR," "DEPARTMENT" or "STATE") and City of Lawndale (hereinafter referred to as "GRANTEE").

The DEPARTMENT hereby grants to GRANTEE a sum (also referred to as "GRANT MONIES") not to exceed \$177,952, subject to the terms and conditions of this AGREEMENT and the 2018/19 California State Budget, Chapter 29, statutes of 2018, Item number – 3790-101-6088 (appropriation chapter and budget item number hereinafter referred to as "PER CAPITA GRANT"). These funds shall be used for completion of the GRANT SCOPE(S).

The Grant Performance Period is from July 01, 2018 to June 30, 2024.

II. GENERAL PROVISIONS

A. Definitions

As used in this CONTRACT, the following words shall have the following meanings:

1. The term "ACT" means the California Drought, Water, Parks Climate, Coastal Protection, and Outdoor Access for All Act of 2018, as referred to in section I of this CONTRACT.
2. The term "APPLICATION" means the individual project APPLICATION packet for a project pursuant to the enabling legislation and/or grant program process guide requirements.
3. The term "DEPARTMENT" or "STATE" means the California Department of Parks and Recreation.
4. The term "DEVELOPMENT" means capital improvements to real property by means of, but not limited to, construction, expansion, and/or renovation, of permanent or fixed features of the property.
5. The term "GRANTEE" means the party described as the GRANTEE in Section I of this CONTRACT.
6. The term "GRANT SCOPE" means the items listed in the GRANT SCOPE/Cost Estimate Form or acquisition documentation found in each of the APPLICATIONS submitted pursuant to this grant.
7. The term "PROCEDURAL GUIDE" means the document identified as the "Procedural Guide for California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018 Per Capita Program." The

PROCEDURAL GUIDE provides the procedures and policies controlling the administration of the grant.

B. Project Execution

1. Subject to the availability of GRANT MONIES, the STATE hereby grants to the GRANTEE a sum of money not to exceed the amount stated in Section I of this CONTRACT, in consideration of, and on condition that, the sum be expended in carrying out the purposes as set forth in the scope described in the enabling legislation and referenced in the APPLICATION, Section I of this CONTRACT, and under the terms and conditions set forth in this CONTRACT.

The GRANTEE shall assume any obligation to furnish any additional funds that may be necessary to complete the GRANT SCOPE(S).

The GRANTEE agrees to submit any change or alteration from the original GRANT SCOPE(S) in writing to the STATE for prior approval. This applies to any and all changes that occur after STATE has approved the APPLICATION. Changes in the GRANT SCOPE(S) must be approved in writing by the STATE.

2. The GRANTEE shall complete the GRANT SCOPE(S) in accordance with the time of the Performance Period set forth in Section I of this CONTRACT, and under the terms and conditions of this CONTRACT.
3. The GRANTEE shall comply with the California Environmental Quality Act (Public Resources Code, Section 21000, et seq., Title 14, California Code of Regulations, Section 15000 et seq.).
4. The GRANTEE shall comply with all applicable current laws and regulations affecting DEVELOPMENT projects, including, but not limited to, legal requirements for construction contracts, building codes, health and safety codes, and laws and codes pertaining to individuals with disabilities, including but not limited to the Americans With Disabilities Act of 1990 (42 U.S.C. §12101 et seq.) and the California Unruh Act (California Civil Code §51 et seq.).

C. Project Costs

1. GRANTEE agrees to abide by the PROCEDURAL GUIDE.
2. GRANTEE acknowledges that STATE may make reasonable changes to its procedures as set forth in the PROCEDURAL GUIDE. If STATE makes any changes to its procedures and guidelines, STATE agrees to notify GRANTEE within a reasonable time.

D. Project Administration

1. If GRANT MONIES are advanced for DEVELOPMENT projects, the advanced funds shall be placed in an interest bearing account until expended. Interest earned on the advanced funds shall be used on the project as approved by the STATE. If grant monies are advanced and not expended, the unused portion of the

grant and any interest earned shall be returned to the STATE within 60 days after project completion or end of the Grant Performance Period, whichever is earlier.

2. The GRANTEE shall submit written project status reports within 30 calendar days after the STATE has made such a request. In any event, the GRANTEE shall provide the STATE a report showing total final project expenditures within 60 days of project completion or the end of the grant performance period, whichever is earlier. The Grant Performance Period is identified in Section I of this CONTRACT.
3. The GRANTEE shall make property or facilities acquired and/or developed pursuant to this contract available for inspection upon request by the STATE.

E. Project Termination

1. Project Termination refers to the non-completion of a GRANT SCOPE. Any grant funds that have not been expended by the GRANTEE shall revert to the STATE.
2. The GRANTEE may unilaterally rescind this CONTRACT at any time prior to the commencement of the project. The commencement of the project means the date of the letter notifying GRANTEE of the award or when the funds are appropriated, whichever is later. After project commencement, this CONTRACT may be rescinded, modified or amended only by mutual agreement in writing between the GRANTEE and the STATE, unless the provisions of this CONTRACT provide that mutual agreement is not required.
3. Failure by the GRANTEE to comply with the terms of the (a) PROCEDURAL GUIDE, (b) any legislation applicable to the ACT, (c) this CONTRACT as well as any other grant contracts, specified or general, that GRANTEE has entered into with STATE, may be cause for suspension of all obligations of the STATE unless the STATE determines that such failure was due to no fault of the GRANTEE. In such case, STATE may reimburse GRANTEE for eligible costs properly incurred in performance of this CONTRACT despite non-performance of the GRANTEE. To qualify for such reimbursement, GRANTEE agrees to mitigate its losses to the best of its ability.
4. Any breach of any term, provision, obligation or requirement of this CONTRACT by the GRANTEE shall be a default of this CONTRACT. In the case of any default by GRANTEE, STATE shall be entitled to all remedies available under law and equity, including but not limited to: a) Specific Performance; b) Return of all GRANT MONIES; c) Payment to the STATE of the fair market value of the project property or the actual sales price, whichever is higher; and d) Payment to the STATE of the costs of enforcement of this CONTRACT, including but not limited to court and arbitration costs, fees, expenses of litigation, and reasonable attorney fees.
5. The GRANTEE and the STATE agree that if the GRANT SCOPE includes DEVELOPMENT, final payment may not be made until the work described in the GRANT SCOPE is complete and the GRANT PROJECT is open to the public.

F. Budget Contingency Clause

If funding for any fiscal year is reduced or deleted by the budget act for purposes of this program, the STATE shall have the option to either cancel this contract with no liability occurring to the STATE, or offer a CONTRACT amendment to GRANTEE to reflect the reduced grant amount. This Paragraph shall not require the mutual agreement as addressed in Paragraph E, provision 2, of this CONTRACT.

G. Hold Harmless

1. The GRANTEE shall waive all claims and recourse against the STATE including the right to contribution for loss or damage to persons or property arising from, growing out of or in any way connected with or incident to this CONTRACT except claims arising from the concurrent or sole negligence of the STATE, its officers, agents, and employees.
2. The GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, damages, costs, expenses or liability costs arising out of the ACQUISITION, DEVELOPMENT, construction, operation or maintenance of the property described as the project which claims, demands or causes of action arise under California Government Code Section 895.2 or otherwise except for liability arising out of the concurrent or sole negligence of the STATE, its officers, agents, or employees.
3. The GRANTEE agrees that in the event the STATE is named as codefendant under the provisions of California Government Code Section 895 et seq., the GRANTEE shall notify the STATE of such fact and shall represent the STATE in the legal action unless the STATE undertakes to represent itself as codefendant in such legal action in which event the GRANTEE agrees to pay the STATE's litigation costs, expenses, and reasonable attorney fees.
4. The GRANTEE and the STATE agree that in the event of judgment entered against the STATE and the GRANTEE because of the concurrent negligence of the STATE and the GRANTEE, their officers, agents, or employees, an apportionment of liability to pay such judgment shall be made by a court of competent jurisdiction. Neither party shall request a jury apportionment.
5. The GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, costs, expenses or liability costs arising out of legal actions pursuant to items to which the GRANTEE has certified. The GRANTEE acknowledges that it is solely responsible for compliance with items to which it has certified.

H. Financial Records

1. The GRANTEE shall maintain satisfactory financial accounts, documents, including loan documents, and all other records for the project and to make them available to the STATE for auditing at reasonable times. The GRANTEE also agrees to retain such financial accounts, documents and records for five years following project

termination or issuance of final payment, whichever is later.

2. The GRANTEE shall keep such records as the STATE shall prescribe, including records which fully disclose (a) the disposition of the proceeds of STATE funding assistance, (b) the total cost of the project in connection with such assistance that is given or used, (c) the amount and nature of that portion of the project cost supplied by other sources, and (d) any other such records that will facilitate an effective audit.
3. The GRANTEE agrees that the STATE shall have the right to inspect and make copies of any books, records or reports pertaining to this contract or matters related thereto during regular office hours. The GRANTEE shall maintain and make available for inspection by the STATE accurate records of all of its costs, disbursements and receipts with respect to its activities under this contract. Such accounts, documents, and records shall be retained by the GRANTEE for at least five years following project termination or issuance of final payment, whichever is later.
4. The GRANTEE shall use a generally accepted accounting system.

I. Use of Facilities

1. The GRANTEE agrees that the GRANTEE shall operate and maintain the property acquired or developed with the GRANT MONIES, for the duration of the Contract Performance Period.
2. The GRANTEE agrees that, during the Contract Performance Period, the GRANTEE shall use the property acquired or developed with GRANT MONIES under this contract only for the purposes of this grant and no other use, sale, or other disposition or change of the use of the property to one not consistent with its purpose shall be permitted except as authorized by the STATE and the property shall be replaced with property of equivalent value and usefulness as determined by the STATE.
3. The property acquired or developed may be transferred to another entity if the successor entity assumes the obligations imposed under this CONTRACT and with the approval of STATE.
4. Any real Property (including any portion of it or any interest in it) may not be used as security for any debt or mitigation, without the written approval of the STATE provided that such approval shall not be unreasonably withheld as long as the purposes for which the Grant was awarded are maintained. Any such permission that is granted does not make the STATE a guarantor or a surety for any debt or mitigation, nor does it waive the STATE'S rights to enforce performance under the Grant CONTRACT.

5. All real property, or rights thereto, acquired with GRANT MONIES shall be subject to an appropriate form of restrictive title, rights, or covenants approved by the STATE. If the project property is taken by use of eminent domain, GRANTEE shall reimburse STATE an amount at least equal to the amount of GRANT MONIES received from STATE or the pro-rated full market value of the real property, including improvements, at the time of sale, whichever is higher.
6. If eminent domain proceedings are initiated against GRANTEE, GRANTEE shall notify STATE within 10 days of receiving the complaint.

J. Nondiscrimination

1. The GRANTEE shall not discriminate against any person on the basis of sex, race, color, national origin, age, religion, ancestry, sexual orientation, or disability in the use of any property or facility developed pursuant to this contract.
2. The GRANTEE shall not discriminate against any person on the basis of residence except to the extent that reasonable differences in admission or other fees may be maintained on the basis of residence and pursuant to law.
3. All facilities shall be open to members of the public generally, except as noted under the special provisions of this project contract or under provisions of the enabling legislation and/or grant program.

K. Severability

If any provision of this CONTRACT or the application thereof is held invalid, that invalidity shall not affect other provisions or applications of the CONTRACT which can be given effect without the invalid provision or application, and to this end the provisions of this CONTRACT are severable.

L. Liability

1. STATE assumes no responsibility for assuring the safety or standards of construction, site improvements or programs related to the GRANT SCOPE. The STATE'S rights under this CONTRACT to review, inspect and approve the GRANT SCOPE and any final plans of implementation shall not give rise to any warranty or representation that the GRANT SCOPE and any plans or improvements are free from hazards or defects.
2. GRANTEE will secure adequate liability insurance, performance bond, and/or other security necessary to protect the GRANTEE'S and STATE'S interest against poor workmanship, fraud, or other potential loss associated with completion of the grant project.

M. Assignability

Without the written consent of the STATE, the GRANTEE'S interest in and responsibilities under this CONTRACT shall not be assignable by the GRANTEE either in whole or in part.

N. Use of Grant Monies

GRANTEE shall not use any grant funds (including any portion thereof) for the purpose of making any leverage loan, pledge, promissory note or similar financial device or transaction, without: 1) the prior written approval of the STATE; and 2) any financial or legal interests created by any such leverage loan, pledge, promissory note or similar financial device or transaction in the project property shall be completely subordinated to this CONTRACT through a Subordination Agreement provided and approved by the STATE, signed by all parties involved in the transaction, and recorded in the County Records against the fee title of the project property.

O. Section Headings

The headings and captions of the various sections of this CONTRACT have been inserted only for the purpose of convenience and are not a part of this CONTRACT and shall not be deemed in any manner to modify, explain, or restrict any of the provisions of this CONTRACT.

P. Waiver

Any failure by a party to enforce its rights under this CONTRACT, in the event of a breach, shall *not* be construed as a waiver of said rights; and the waiver of any breach under this CONTRACT shall *not* be construed as a waiver of any subsequent breach.

City of Lawndale
GRANTEE

By: _____
Signature of Authorized Representative

Title: _____

Date: _____

STATE OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

By: _____

Date: _____

State of California - Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

GRANT CONTRACT
2018 Parks Bond Act
Per Capita Grant Program

GRANTEE City of Lawndale

THE PROJECT PERFORMANCE PERIOD is from July 01, 2018 through June 30, 2024

CONTRACT PERFORMANCE PERIOD is from July 01, 2018 through June 30, 2038

The GRANTEE agrees to the terms and conditions of this Contract, and the State of California, acting through its Director of the Department of Parks and Recreation, pursuant to the State of California, agrees to fund the total State grant amount indicated below.

The GRANTEE agrees to complete the GRANT SCOPE(s) as defined in the GRANT SCOPE/Cost Estimate Form or acquisition documentation for the application(s) filed with the State of California.

The General and Special Provisions attached are made a part of and incorporated into the Contract.

City of Lawndale

Grantee

By

(Signature of Authorized Representative)

STATE OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

Title

By

Date

Date

CERTIFICATION OF FUNDING
(For State Use Only)

CONTRACT NO C9802118	AMENDMENT NO	FISCAL SUPPLIER I.D. 0000039846			PROJECT NO. 18-19-058
AMOUNT ENCUMBERED BY THIS DOCUMENT \$20,435.00		FUND. Drought, Water, Cln Air, Cstl Prot, Outdoor Fund			
PRIOR AMOUNT ENCUMBERED FOR THIS CONTRACT		ITEM 3790-101-6088	CHAPTER 23	STATUTE 19	FISCAL YEAR 2021/22
TOTAL AMOUNT ENCUMBERED TO DATE \$ \$20,435.00		Reporting Structured. 37900091	Account/Alt Account. 5432000-5432000000	ACTIVITY CODE 69803	PROJECT / WORK PHASE 379000001819058

I. RECITALS

This CONTRACT is entered into between the California Department of Parks and Recreation (hereinafter referred to as "GRANTOR," "DEPARTMENT" or "STATE") and City of Lawndale (hereinafter referred to as "GRANTEE").

The DEPARTMENT hereby grants to GRANTEE a sum (also referred to as "GRANT MONIES") not to exceed \$20,435, subject to the terms and conditions of this AGREEMENT and the 2019/20 California State Budget, Chapter 23, statutes of 2019, Item number – 3790-101-6088 (appropriation chapter and budget item number hereinafter referred to as "PER CAPITA GRANT"). These funds shall be used for completion of the GRANT SCOPE(S).

The Grant Performance Period is from July 01, 2018 to June 30, 2024.

II. GENERAL PROVISIONS

A. Definitions

As used in this CONTRACT, the following words shall have the following meanings:

1. The term "ACT" means the California Drought, Water, Parks Climate, Coastal Protection, and Outdoor Access for All Act of 2018, as referred to in section I of this CONTRACT.
2. The term "APPLICATION" means the individual project APPLICATION packet for a project pursuant to the enabling legislation and/or grant program process guide requirements.
3. The term "DEPARTMENT" or "STATE" means the California Department of Parks and Recreation.
4. The term "DEVELOPMENT" means capital improvements to real property by means of, but not limited to, construction, expansion, and/or renovation, of permanent or fixed features of the property.
5. The term "GRANTEE" means the party described as the GRANTEE in Section I of this CONTRACT.
6. The term "GRANT SCOPE" means the items listed in the GRANT SCOPE/Cost Estimate Form or acquisition documentation found in each of the APPLICATIONS submitted pursuant to this grant.
7. The term "PROCEDURAL GUIDE" means the document identified as the "Procedural Guide for California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018 Per Capita Program." The

PROCEDURAL GUIDE provides the procedures and policies controlling the administration of the grant.

B. Project Execution

1. Subject to the availability of GRANT MONIES, the STATE hereby grants to the GRANTEE a sum of money not to exceed the amount stated in Section I of this CONTRACT, in consideration of, and on condition that, the sum be expended in carrying out the purposes as set forth in the scope described in the enabling legislation and referenced in the APPLICATION, Section I of this CONTRACT, and under the terms and conditions set forth in this CONTRACT.

The GRANTEE shall assume any obligation to furnish any additional funds that may be necessary to complete the GRANT SCOPE(S).

The GRANTEE agrees to submit any change or alteration from the original GRANT SCOPE(S) in writing to the STATE for prior approval. This applies to any and all changes that occur after STATE has approved the APPLICATION. Changes in the GRANT SCOPE(S) must be approved in writing by the STATE.

2. The GRANTEE shall complete the GRANT SCOPE(S) in accordance with the time of the Performance Period set forth in Section I of this CONTRACT, and under the terms and conditions of this CONTRACT.
3. The GRANTEE shall comply with the California Environmental Quality Act (Public Resources Code, Section 21000, et seq., Title 14, California Code of Regulations, Section 15000 et seq.).
4. The GRANTEE shall comply with all applicable current laws and regulations affecting DEVELOPMENT projects, including, but not limited to, legal requirements for construction contracts, building codes, health and safety codes, and laws and codes pertaining to individuals with disabilities, including but not limited to the Americans With Disabilities Act of 1990 (42 U.S.C. §12101 et seq.) and the California Unruh Act (California Civil Code §51 et seq.).

C. Project Costs

1. GRANTEE agrees to abide by the PROCEDURAL GUIDE.
2. GRANTEE acknowledges that STATE may make reasonable changes to its procedures as set forth in the PROCEDURAL GUIDE. If STATE makes any changes to its procedures and guidelines, STATE agrees to notify GRANTEE within a reasonable time.

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1. If GRANT MONIES are advanced for DEVELOPMENT projects, the advanced funds shall be placed in an interest bearing account until expended. Interest earned on the advanced funds shall be used on the project as approved by the STATE. If grant monies are advanced and not expended, the unused portion of the

grant and any interest earned shall be returned to the STATE within 60 days after project completion or end of the Grant Performance Period, whichever is earlier.

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1. Project Termination refers to the non-completion of a GRANT SCOPE. Any grant funds that have not been expended by the GRANTEE shall revert to the STATE.
2. The GRANTEE may unilaterally rescind this CONTRACT at any time prior to the commencement of the project. The commencement of the project means the date of the letter notifying GRANTEE of the award or when the funds are appropriated, whichever is later. After project commencement, this CONTRACT may be rescinded, modified or amended only by mutual agreement in writing between the GRANTEE and the STATE, unless the provisions of this CONTRACT provide that mutual agreement is not required.
3. Failure by the GRANTEE to comply with the terms of the (a) PROCEDURAL GUIDE, (b) any legislation applicable to the ACT, (c) this CONTRACT as well as any other grant contracts, specified or general, that GRANTEE has entered into with STATE, may be cause for suspension of all obligations of the STATE unless the STATE determines that such failure was due to no fault of the GRANTEE. In such case, STATE may reimburse GRANTEE for eligible costs properly incurred in performance of this CONTRACT despite non-performance of the GRANTEE. To qualify for such reimbursement, GRANTEE agrees to mitigate its losses to the best of its ability.
4. Any breach of any term, provision, obligation or requirement of this CONTRACT by the GRANTEE shall be a default of this CONTRACT. In the case of any default by GRANTEE, STATE shall be entitled to all remedies available under law and equity, including but not limited to: a) Specific Performance; b) Return of all GRANT MONIES; c) Payment to the STATE of the fair market value of the project property or the actual sales price, whichever is higher; and d) Payment to the STATE of the costs of enforcement of this CONTRACT, including but not limited to court and arbitration costs, fees, expenses of litigation, and reasonable attorney fees.
5. The GRANTEE and the STATE agree that if the GRANT SCOPE includes DEVELOPMENT, final payment may not be made until the work described in the GRANT SCOPE is complete and the GRANT PROJECT is open to the public.

F. Budget Contingency Clause

If funding for any fiscal year is reduced or deleted by the budget act for purposes of this program, the STATE shall have the option to either cancel this contract with no liability occurring to the STATE, or offer a CONTRACT amendment to GRANTEE to reflect the reduced grant amount. This Paragraph shall not require the mutual agreement as addressed in Paragraph E, provision 2, of this CONTRACT.

G. Hold Harmless

1. The GRANTEE shall waive all claims and recourse against the STATE including the right to contribution for loss or damage to persons or property arising from, growing out of or in any way connected with or incident to this CONTRACT except claims arising from the concurrent or sole negligence of the STATE, its officers, agents, and employees.
2. The GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, damages, costs, expenses or liability costs arising out of the ACQUISITION, DEVELOPMENT, construction, operation or maintenance of the property described as the project which claims, demands or causes of action arise under California Government Code Section 895.2 or otherwise except for liability arising out of the concurrent or sole negligence of the STATE, its officers, agents, or employees.
3. The GRANTEE agrees that in the event the STATE is named as codefendant under the provisions of California Government Code Section 895 et seq., the GRANTEE shall notify the STATE of such fact and shall represent the STATE in the legal action unless the STATE undertakes to represent itself as codefendant in such legal action in which event the GRANTEE agrees to pay the STATE's litigation costs, expenses, and reasonable attorney fees.
4. The GRANTEE and the STATE agree that in the event of judgment entered against the STATE and the GRANTEE because of the concurrent negligence of the STATE and the GRANTEE, their officers, agents, or employees, an apportionment of liability to pay such judgment shall be made by a court of competent jurisdiction. Neither party shall request a jury apportionment.
5. The GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, costs, expenses or liability costs arising out of legal actions pursuant to items to which the GRANTEE has certified. The GRANTEE acknowledges that it is solely responsible for compliance with items to which it has certified.

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1. The GRANTEE shall maintain satisfactory financial accounts, documents, including loan documents, and all other records for the project and to make them available to the STATE for auditing at reasonable times. The GRANTEE also agrees to retain such financial accounts, documents and records for five years following project

termination or issuance of final payment, whichever is later.

2. The GRANTEE shall keep such records as the STATE shall prescribe, including records which fully disclose (a) the disposition of the proceeds of STATE funding assistance, (b) the total cost of the project in connection with such assistance that is given or used, (c) the amount and nature of that portion of the project cost supplied by other sources, and (d) any other such records that will facilitate an effective audit.
3. The GRANTEE agrees that the STATE shall have the right to inspect and make copies of any books, records or reports pertaining to this contract or matters related thereto during regular office hours. The GRANTEE shall maintain and make available for inspection by the STATE accurate records of all of its costs, disbursements and receipts with respect to its activities under this contract. Such accounts, documents, and records shall be retained by the GRANTEE for at least five years following project termination or issuance of final payment, whichever is later.
4. The GRANTEE shall use a generally accepted accounting system.

I. Use of Facilities

1. The GRANTEE agrees that the GRANTEE shall operate and maintain the property acquired or developed with the GRANT MONIES, for the duration of the Contract Performance Period.
2. The GRANTEE agrees that, during the Contract Performance Period, the GRANTEE shall use the property acquired or developed with GRANT MONIES under this contract only for the purposes of this grant and no other use, sale, or other disposition or change of the use of the property to one not consistent with its purpose shall be permitted except as authorized by the STATE and the property shall be replaced with property of equivalent value and usefulness as determined by the STATE.
3. The property acquired or developed may be transferred to another entity if the successor entity assumes the obligations imposed under this CONTRACT and with the approval of STATE.
4. Any real Property (including any portion of it or any interest in it) may not be used as security for any debt or mitigation, without the written approval of the STATE provided that such approval shall not be unreasonably withheld as long as the purposes for which the Grant was awarded are maintained. Any such permission that is granted does not make the STATE a guarantor or a surety for any debt or mitigation, nor does it waive the STATE'S rights to enforce performance under the Grant CONTRACT.

5. All real property, or rights thereto, acquired with GRANT MONIES shall be subject to an appropriate form of restrictive title, rights, or covenants approved by the STATE. If the project property is taken by use of eminent domain, GRANTEE shall reimburse STATE an amount at least equal to the amount of GRANT MONIES received from STATE or the pro-rated full market value of the real property, including improvements, at the time of sale, whichever is higher.
6. If eminent domain proceedings are initiated against GRANTEE, GRANTEE shall notify STATE within 10 days of receiving the complaint.

J. Nondiscrimination

1. The GRANTEE shall not discriminate against any person on the basis of sex, race, color, national origin, age, religion, ancestry, sexual orientation, or disability in the use of any property or facility developed pursuant to this contract.
2. The GRANTEE shall not discriminate against any person on the basis of residence except to the extent that reasonable differences in admission or other fees may be maintained on the basis of residence and pursuant to law.
3. All facilities shall be open to members of the public generally, except as noted under the special provisions of this project contract or under provisions of the enabling legislation and/or grant program.

K. Severability

If any provision of this CONTRACT or the application thereof is held invalid, that invalidity shall not affect other provisions or applications of the CONTRACT which can be given effect without the invalid provision or application, and to this end the provisions of this CONTRACT are severable.

L. Liability

1. STATE assumes no responsibility for assuring the safety or standards of construction, site improvements or programs related to the GRANT SCOPE. The STATE'S rights under this CONTRACT to review, inspect and approve the GRANT SCOPE and any final plans of implementation shall not give rise to any warranty or representation that the GRANT SCOPE and any plans or improvements are free from hazards or defects.
2. GRANTEE will secure adequate liability insurance, performance bond, and/or other security necessary to protect the GRANTEE'S and STATE'S interest against poor workmanship, fraud, or other potential loss associated with completion of the grant project.

M. Assignability

Without the written consent of the STATE, the GRANTEE'S interest in and responsibilities under this CONTRACT shall not be assignable by the GRANTEE either in whole or in part.

N. Use of Grant Monies

GRANTEE shall not use any grant funds (including any portion thereof) for the purpose of making any leverage loan, pledge, promissory note or similar financial device or transaction, without: 1) the prior written approval of the STATE; and 2) any financial or legal interests created by any such leverage loan, pledge, promissory note or similar financial device or transaction in the project property shall be completely subordinated to this CONTRACT through a Subordination Agreement provided and approved by the STATE, signed by all parties involved in the transaction, and recorded in the County Records against the fee title of the project property.

O. Section Headings

The headings and captions of the various sections of this CONTRACT have been inserted only for the purpose of convenience and are not a part of this CONTRACT and shall not be deemed in any manner to modify, explain, or restrict any of the provisions of this CONTRACT.

P. Waiver

Any failure by a party to enforce its rights under this CONTRACT, in the event of a breach, shall *not* be construed as a waiver of said rights; and the waiver of any breach under this CONTRACT shall *not* be construed as a waiver of any subsequent breach.

City of Lawndale
GRANTEE

By: _____
Signature of Authorized Representative

Title: _____

Date: _____

STATE OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

By: _____

Date: _____



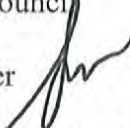


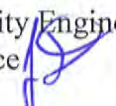
CITY OF LAWDALE

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

DATE: April 4, 2022

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager 

PREPARED BY: Julian Lee, Director of Public Works/City Engineer 
John Downs, Interim Director of Finance 

SUBJECT: **Budget Amendment for Inglewood Avenue Phase I Street Improvement Project**

BACKGROUND

Inglewood Avenue is a major highway that runs north and south providing access to the I-405 Freeway and connects to several major highway systems that transports average daily traffic of 54,000 commuters to surrounding South Bay cities. Over the years, the roadway pavement on Inglewood Avenue has deteriorated due to its large traffic volume. Hence, the City has budgeted and scheduled for the maintenance work on Inglewood Avenue in three phases.

In July 2020, the City Council approved the Phase I project plans and specifications and authorized staff to solicit bids for construction. This Phase I project limits were from Marine Avenue to railroad tracks north of Manhattan Beach Boulevard.

In September 2020, the City Council awarded the Phase I of the Inglewood Avenue Street Improvement Project construction contract to Shawnan for the construction contract in the amount of \$1,177,400. The contractor began the construction phase in April 2021.

STAFF REVIEW

In February 2022, Los Angeles County Metropolitan Transportation Authority (Metro) has informed the City that \$1,288,676 of Proposition C funds will be lapsing as of June 30, 2022. In order to prevent the funds from lapsing, staff recommends changing current funding of \$456,469 from 2009 Tax Allocation Bond Funds for the Inglewood Avenue Street Improvement Project and \$487,276.71 from the Redondo Beach Blvd (Hawthorne Blvd – Artesia Blvd) Improvement Project (207-310-700.277) funds to the Inglewood Avenue Street Improvement project (207-310-700.151) funds by \$487,276.71 to prevent the lapsing of Proposition C funds.

LEGAL REVIEW

None.

FISCAL IMPACT

The decrease in appropriations to the 2009 Tax Allocation Bond funds for Inglewood Avenue Street Improvement Project will increase the funds unappropriated fund balance by \$456,469. The transfers from the Redondo Beach Blvd (Hawthorne Blvd – Artesia Blvd) Improvement Project to the Inglewood Avenue Street Improvement Project of \$487,276.71 will offset each other with no impact to Proposition C's unappropriated fund balance.

RECOMMENDATION

Staff recommends that the City Council:

- Authorized the Director of Finance to decrease the appropriations from the 2009 Tax Allocation Bond funds for the Inglewood Avenue Street Improvement Project (307-610-700.151) by \$456,469.
- Authorize the Director of Finance to decrease the appropriations from the Proposition C funds for the Redondo Beach Blvd (Hawthorne Blvd – Artesia Blvd) Improvement Project (207-310-700.277) by \$487,276.71; and
- Authorize the Director of Finance to appropriate \$487,276.71 to the Proposition C funds for the Inglewood Avenue Street Improvement Project (207-310-700.151) from Proposition C unappropriated fund balance.



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200, FAX (310) 644-4556
www.lawndalecity.org

DATE: April 4, 2022

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager

PREPARED BY: Jared Chavez Acting Community Development Director

SUBJECT: **Case No. 21-18: A Proposal for a Special Use Permit, General Plan Amendment, Density Bonus and Design Review to Develop a 10-Unit Apartment Building at the Property Located at 14723 Prairie Avenue, a Mitigated Negative Declaration, and a Mitigation Monitoring & Reporting Program.**

BACKGROUND

The applicant is seeking approval of a Special Use Permit, General Plan Amendment, Zone Change, Density Bonus and Design Review to develop a 10 unit, three story apartment building with a total of 21 parking spaces located on an 11,800 square foot lot at 14723 Prairie Avenue within the R-2 (Two-family Residence) zone.

The applicant is requesting a General Plan Amendment and a Zone Change to amend the land use designation and zoning of the project property. The property's current zoning and land use designation is inconsistent with the existing standards for residential uses and density. The proposed amendments would rezone the property from an R-2 to an R-3 lot and re-designate the land use from commercial to residential.

In addition, the City is requesting a General Plan Amendment and Zone Change to the adjacent properties to maintain consistency with surrounding land use designations, zoning, and development standards. These changes would also prevent the effects of spot zoning a specific parcel. The tables in the "General Plan Amendment" and "Zoning Code and Change of Zone" sections below outline the proposed changes.

The applicant is also requesting a Density Bonus, which would allow an additional 2 units as part of the project. The applicant is proposing to demolish an existing single family dwelling unit located on the subject site.

ANALYSIS

The City Council introduced and approved Resolution No. CC-2203-015 and introduced Ordinance No. 1187-22, and it is recommended that the City Council adopt Ordinance No. 1187-22, waive full reading of the ordinance, and direct that it be read by title only.

LEGAL REVIEW

The City Attorney's office has reviewed and approved Ordinance No. 1187-22 as to form.

FUNDING

N/A

RECOMMENDATION

It is recommended that the City Council read by title only, waive further reading, and adopt Ordinance No. 1187-22.

ATTACHMENT:

A) Ordinance No. 1187-22

ATTACHMENT A

ORDINANCE NO. 1187-22

ORDINANCE NO. 1187-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA SETTING FORTH FINDINGS OF FACT AND DETERMINATIONS RELATIVE TO CASE NO. 21-18: GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR THE DEVELOPMENT OF A 10-UNIT APARTMENT BUILDING LOCATED AT 14723 PRAIRIE AVENUE AND A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM

SUMMARY: This ordinance amends the General Plan land use designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from “Commercial” to “Residential Multiple Family Medium”, and amends the land use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149th Street) from “Commercial” to “Residential Multiple Family Low”; and amends the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence) as part of a proposed 10-unit apartment building.

WHEREAS, an application has been filed by the property owner, Golden State Alliance, LLC (“Applicant”), for approval of a General Plan Amendment and Zone Change, (collectively, “Case No. 21-18”) for the development of a three-level, 10-unit apartment building, (“Project”) proposed at 14723 Prairie Avenue in the City of Lawndale (“Property”); and

WHEREAS, the General Plan Amendment is to amend the General Plan land use designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from “Commercial” to “Residential Multiple Family Medium”, and amend the land use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149th Street) from “Commercial” to “Residential Multiple Family Low”; and

WHEREAS, the Zone Change is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence); and

WHEREAS, an environmental assessment has been conducted for the Project in compliance with CEQA and, in accordance with the provisions of CEQA, an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared for the Project; and

WHEREAS, the Property is currently developed with an existing single family residence and garage, all of which are proposed to be demolished as part of the Project; and

WHEREAS, pursuant to Lawndale Municipal Code (“LMC”) §17.30.020(B), design review by the City Council at a public hearing is required for any project that will result in two or more dwelling units located on a single parcel of land; and

WHEREAS, the Planning Commission considered this ordinance at a properly noticed public hearing on January 26, 2022 and recommended adoption by the City Council; and

WHEREAS, the City Council, after notice duly given as required by law, held a public hearing on March 21, 2022 in the City Hall council chamber located at 14717 Burin Avenue, Lawndale, California, to consider this matter.

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

SECTION 1. The City Council of the City of Lawndale hereby makes the following findings:

- A. The above recitals are true and correct and incorporated fully herein.
- B. The City Council finds and determines that the proposed amendments to the General Plan, as incorporated herein by this referenced, are consistent with the goals and objectives of the adopted General Plan of the City of Lawndale. The General Plan Amendment is to amend the General Plan land use designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from "Commercial" to "Residential Multiple Family Medium", and amend the land use designation for an additional three properties (14817 Prairie Avenue, 4003 and 4007 W. 149th Street) from "Commercial" to "Residential Multiple Family Low." Specifically the City Council finds that the proposed amendment is consistent with the following policies of the General Plan: (i) Goal 1 of the Housing Element, which is to assist in the provision of adequate housing to meet existing and future needs; (ii) Policy 1.1 of the Housing Element, which is to ensure a variety of housing types to fulfill regional housing needs; (iii) Policy 1.2 of the Housing Element, which is to facilitate the development of affordable housing through regulatory incentives where feasible; and (iv) Policy 1.6 of the Housing Element, which is to encourage the provision of very low income affordable housing.
- C. The changes to the Zoning Code of the City of Lawndale made by this Ordinance are consistent with the General Plan of the City of Lawndale. The Zone Change is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence). Specifically the City Council finds that the proposed zone change is consistent with the following policies of the General Plan: (i) Goal 1 of the Housing Element, which is to assist in the provision of adequate housing to meet existing and future needs; (ii) Policy 1.1 of the Housing Element, which is to ensure a variety of housing types to fulfill regional housing needs; (iii) Policy 1.2 of the Housing Element, which is to facilitate the development of affordable housing through regulatory incentives where feasible; and (iv) Policy 1.6 of the Housing Element, which is to encourage the provision of very low income affordable housing.

SECTION 2. Pursuant to the change of zone requirements in LMC Sections 17.16.030.B, in approving this request, the City Council makes the following findings:

- A. When existing zoning was effective and whether there are changed conditions to warrant other or additional zoning. *The Zone Change is to amend the zoning designation for a total of three properties (14815, 14727 and 14723 Prairie Avenue) from R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence). This increase in density will allow the City to more easily meet its Regional Housing Needs Assessment housing allocation for the upcoming cycle. The density will be increased from 14.85 units per acre in the R-2 zone to 33 units per acre in the R-3 zone. The*

rezone will be consistent with the following goals/policies of the General Plan: (i) Goal 1 of the Housing Element, which is to assist in the provision of adequate housing to meet existing and future needs; (ii) Policy 1.1 of the Housing Element, which is to ensure a variety of housing types to fulfill regional housing needs; (iii) Policy 1.2 of the Housing Element, which is to facilitate the development of affordable housing through regulatory incentives where feasible; and (iv) Policy 1.6 of the Housing Element, which is to encourage the provision of very low income affordable housing.

- B. *Whether proposed change of zone will adversely affect the adjoining property as to value, precedent, or be detrimental to the area. The property is located at periphery of the city adjacent to Prairie Avenue. The site faces east and access is provided off Prairie Avenue. The property to the north is developed with a commercial shopping center and is commercial in nature while several of the properties to the south are improved with two-story, multifamily developments. The zone change will allow a 10 unit apartment complex at the subject property which is consistent with the multi-family residential development in the vicinity. Prairie Avenue is classified as a major highway by the Circulation Element and no significant impacts are anticipated as a result of traffic or the proposed land use. With this in mind there will be no adverse impact on any adjoining property with regards to value and the proposed project will not be detrimental to the area, in that, much of the properties in the area are already improved with multifamily residential developments.*
- C. *Whether change of zone will be in the interest of furtherance of public health, safety and general welfare. The State has declared a state of emergency with regards to housing. The RHNA housing allocation for the city as part of the 6th cycle will be 2,497 residential units. Most of the city is already built out and developed; and the city has to rely on reusing underutilized sites in order to achieve the housing allocation imposed by the State. The proposed rezone along with the density bonus request will result in the development of a 10 unit apartment building. The site is currently underdeveloped with one single family residence. The zone change is necessary, in that, it will assist in the furtherance of public health, safety and general welfare, in that, it will result in the development of additional residential units which would help to further meet the city's RHNA housing allocation.*

SECTION 3. As described in the Initial Study and Mitigated Negative Declaration prepared for the Project, based on the information contained therein and the entire record including the required mitigation measures, the City Council hereby finds that there is no substantial evidence that the Project will have a significant adverse effect on the environment.

In order to qualify as a "concession or incentive," the city must be able to find, based on substantial evidence, that the requested reductions in site development standards result in identifiable and actual cost reductions to provide for affordable housing costs or for rents for the targeted units to be set as specified in Section 17.50.030(C); and

A minimum of one residential unit shall be provided at the "Very Low Income" level which will constitute an affordability percentage of 12.5 percent (1 out of 8 units) pursuant to State Density Bonus Law (Governed Code Section 65915) which will allow a density bonus percentage of 38.75 and allows four more dwelling units than would otherwise be allowable in the R-3 zoning district for a total of 10 residential units; and

SECTION 4. That the City Council has reviewed and considered the information in the staff report, the Initial Study, the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The City Council hereby adopts and approves the Mitigated Negative Declaration for this Project in accordance with the provisions of CEQA and the City of Lawndale's local environmental guidelines.

SECTION 5. Based upon the foregoing and as described here in the City Council hereby approves the General Plan Amendment and Zone Change relative to Case 21-18.

SECTION 6. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 7. The City Clerk shall certify to the passage and adoption of this ordinance, and shall make a minute of the passage and adoption thereof in the records of and the proceedings of the City Council at which the same is passed and adopted. This ordinance shall be in full force and effect thirty (30) days after its final passage and adoption, and within fifteen (15) days after its final passage, the City Clerk shall cause it to be posted and published in a newspaper of general circulation in the manner required by law.

PASSED, APPROVED, AND ADOPTED this ____th day of April, 2022.

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 duly introduced the foregoing Ordinance No. 1187-22 at its regular meeting held on the 21st day of March, 2022, and duly approved and adopted said ordinance at its regular meeting held on the 4th day of April, 2022, by the following roll call vote:

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

Erica Harbison, City Clerk

Date

APPROVED AS TO FORM:

Gregory M. Murphy, City Attorney

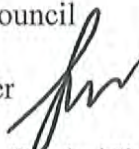


CITY OF LAWDALE

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

DATE: April 4, 2022

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager 

PREPARED BY: Julian Lee, Director of Public Works/City Engineer 
Mike Estes, Director of Community Services 
John Downs, Interim Director of Finance 

SUBJECT: **Authorize the Repair of Heating, Ventilation and Air Conditioning (HVAC) System at the Community Center**

BACKGROUND

On March 16, 2020, the City Council authorized the closure of the Harold E. Hofmann Community Center to the public beginning March 17, 2020 due to the COVID-19 pandemic. The community center has been closed to the public since this time due to the ongoing pandemic in addition to the various restrictions placed on indoor facilities by the California Department of Public Health (CDPH) and Los Angeles County Department of Public Health (LACDPH).

Since the community center has been closed, staff has recognized that there are a number of elements that need to be replaced and/or repaired prior to opening the facility to the public. Some elements are vital to the eventual reopening; however, other elements are not as vital, but necessary.

The most critical item that must be repaired in the community center is the Heating, Ventilation, and Air Conditioning (HVAC) system. Many months ago, the system began malfunctioning and no longer provides the necessary heating and air conditioning capabilities to allow the community center to be a comfortable facility. Since the system has been malfunctioning for quite some time, the community center is either too warm as a result of the system shutting down, or at the other extreme, the center is extremely cold and is unfit for public use due to the cold temperatures. LACDPH suggests the upgrade, or enhancement of existing ventilation systems in indoor public facilities to help with infection control as it relates to the COVID-19 virus and its variants. This expense is eligible for financing with non-general funds dollars.

STAFF REVIEW

On January 10, 2022, the City requested quotes from three (3) experienced contractors for the repair work on the HVAC system at the Community Center. The results of the three (3) proposals gathered for the project are as follows:

City Council Meeting – April 4, 2022
Award of Contract to for the Repair of Heating, Ventilation and Air
Conditioning (HVAC) system at Harold E. Hofmann Community Center

Rank	Proposer Name	Quotation Amount
1.	South Coast Facility Services	\$33,456.00
2.	Rusher Air Conditioning	\$38,884.00
3.	Honeywell Building Solutions	\$77,876.91

Staff reviewed the three proposals and evaluated accuracy, cost, experience, and references. As a result, staff recommends that the project is awarded to the lowest, most responsive, and responsible bidder, South Coast Facility Services, based on their fair pricing structure, clear and concise scope of work, and extensive qualifications as it relates to HVAC repair.

LEGAL REVIEW

None.

FISCAL IMPACT

On March 7, 2022, the City Council authorized the appropriation of up to \$90,000.00 in Federal American Rescue Plan Act funding for the repair of the HVAC system at the Harold E. Hofmann Community Center.

RECOMMENDATION

Staff recommends that the City Council authorize the repair of HVAC system at Community Center to South Coast Facility Services in the amount not to exceed \$33,456.00.

ATTACHMENTS

1. South Coast Facility Services HVAC Repair Proposal for the Community Center.

ATTACHMENT 1
South Coast Facility Services HVAC Repair
Proposal for the Community Center



PROPOSAL

1/21/22 | #MC1212022-1

QUOTED TO

Johnny Calderon
Maint. Supervisor

LOCATION

City of Lawndale
Community Center
Lawndale, CA

CONTACT

Matt Clarke
310-721-2535
mclarke@scfacilityservices.com



Date: 1/21/22

Lawndale Community Center
Lawndale, CA, 90260

Subject: Replace condenser coils on main HVAC Unit
Locations: Lawndale Community Center

Mr. Calderon

South Coast Facility Services is pleased to have this opportunity to present our proposal for service on your equipment. South Coast has developed this service recommendation for you after completion of a thorough survey and analysis of your system, in addition to our discussions with you to evaluate your individual needs and requirements.

South Coast Facility Services has been providing clients with unequalled service for 15 years to meet these goals as well as individual needs. Our dedication to customer satisfaction is unparalleled. We continue to strive to develop new and innovative ways to meet your needs now and in the future.

Your HVAC system represents a major investment and South Coast Facility Services is the right contractor to provide effective maintenance, repair, engineering, design, installation, electrical service, and system analysis. We look forward to partnering with you to care for your facility's systems!

Regards,

Matt Clarke
Account Manager
South Coast Facility Services
310-721-2535
mclarke@scfacilityservices.com

Pricing Summary

a) \$ 33,456.00.

b) *Base Assumptions regarding Pricing:*

1. Provide a customer agreed-upon schedule
2. All said work to be performed during regular business hours unless otherwise noted and agreed upon in advance for additional overtime rates.
3. The work area must be accessible during the installation.

Value Summary

South Coast possesses more than 30 years of extensive 'Best-of-Class' experience, having provided HVAC service and installation services for scores of Healthcare organizations and Fortune 500 class companies.

Most importantly, awarding South Coast Mechanical, Inc. this project will give you the confidence of knowing that this install is being expertly handled by an experienced team of professionals that understands how to work within the critical environments that surround your facilities.

South Coast Mechanical, Inc. is pleased to present the scope of work listed above. If you have any questions or concerns regarding the scope of work please contact me. With your authorized signature below South Coast Mechanical, Inc. will schedule the work with our project team.

We look forward to working with you in the future.

Agreed and Accepted

Agreed and Accepted

South Coast Mechanical, Inc.

By: _____

By: _____

Date: _____

Print Name: _____

Title: _____

Date: _____

Purchase order # _____

Note: Due to the volatile market of commodity items such as steel and copper, this price is only honored for 30 days from the date on the introduction page of this proposal. Any authorization to proceed beyond that date will be subject to a re-bid process.

Terms and Conditions

a) Engagement of Services: Once the customer authorizes work, South Coast Mechanical is committed to certain "ramp up" expenses both direct and indirect (i.e., specific training, travel, special tools, materials, project management, etc.), which are generally priced into the entire scope of the project. If the project is canceled, delayed, or significantly changed through no fault of South Coast, these expenses will be due and payable to South Coast on a pro-rata basis. Any such requests for reimbursement of these expenses will be itemized and defined.

b) Changes to Scope of Work: South Coast will notify the customer if there is a material change to the scope of work that will require South Coast Mechanical to expend more monies than originally budgeted. The customer agrees to pay South Coast Mechanical for such expenses plus reasonable profit and overhead if the customer desires to continue under the changed Scope of Work.

c) Permits and Taxes: Permits are not included unless specifically noted otherwise. Permits, inspection fees, drawings, etc., will be provided by South Coast at the cost of obtaining them. Taxes are not included in the proposed price unless specifically noted otherwise.

d) South Coast Employees: The customer agrees that it shall not hire any employee of South Coast who is currently working on a project for the customer or any employee of South Coast who has worked on a project for the customer within the last twelve months. The customer further agrees not to hire any former South Coast employee that performed any work on a project for the customer at any time within the prior twelve months. The customer agrees and understands that this provision is necessary so that South Coast can protect its investment of time and money in its employees, as well as any confidential or proprietary information known by its employees.

e) Payment Terms: Standard payment terms are net due in (30) days from invoice date unless stated differently on the front of this proposal. A service charge may be charged on all past due amounts. Charges are computed at the lower of 1.5% per month or the maximum allowed by law. Amounts will be considered past due (30) days after the date of invoice. You may avoid a service charge or additional service charges upon payment at any time of the unpaid balance.

f) Warranty: South Coast Mechanical will warranty all labor and material furnished and installed by South Coast, excluding lamps and fuses, on all mechanical service work for (1) year. South Coast will honor the manufacturer's warranty on all other products furnished by South Coast. South Coast must be notified of any potential warranty work. The disposition of the work in question will be determined by or its approved affiliate. Any alleged warranty work done by others will not be paid for by South Coast Mechanical.

g) Indemnity: The customer agrees to defend and indemnify South Coast from all third party claims, demands, actions, lawsuits, liability, damages, and/or costs, including reasonable attorneys' fees and expert fees, arising out of or relating to South Coast's work under this agreement or the Scope of Work under this agreement, unless claims relate to negligent acts of SCM or others hired by SCM.

h) Attorneys' Fees: If South Coast is required to hire attorneys to collect amounts owed under this agreement, the customer agrees to reimburse South Coast for attorneys' fees, expert fees, and other legal expenses that it may incur to collect such amount.

i) Incorporation by Reference: Unless expressly agreed in writing otherwise, these Standard Terms and Conditions are a part of, and hereby incorporated by reference, to all Proposals submitted by South Coast to the customer and Credit Agreement signed by the customer, and all terms and conditions of any such Proposals or Credit Agreements.

j) Confidentiality Notice: The information contained in this proposal and any attachments is considered a confidential and/or privileged communication between South Coast and the proposed Company.

k) THIS PROPOSAL IS CONTINGENT ON A LACK OF IMPACT BY THE CORONAVIRUS NATIONAL EMERGENCY. Given the existence of the coronavirus pandemic, South Coast Mechanical, Inc. will use its best efforts to staff and supply this project to be meet the scheduled completion date. However, South Coast Mechanical, Inc. reserves its right to seek an excusable extension of time if South Coast Mechanical, Inc. or its subcontractors and suppliers are unable to maintain planned crew sizes due to the illness, supply shortages, or governmental restraints on business, travel and/or assembly. To the extent that the project is suspended according to the terms of the proposed Contract, we intend to seek additional costs associated with the suspension.

*Exceptions apply to 1 Year Warranty, contact account executive for details.

End of Terms and Conditions

Service Approach

As part of our service proposal, South Coast will provide a dedicated account executive for all your questions and concerns. During normal business hours, our service is coordinated by our local service team. All after-hours or holiday responses are coordinated via our 24/7 emergency dispatch line. You will receive:

- 2-4 hour estimated response time for all emergencies
- Technicians will check in and check out with you on every visit
- Technicians are guaranteed to be wearing all necessary PPE
- The careful approval process for all non-covered items: we will work closely with you to ensure your procurement process is followed
- Detailed, in-depth communication
- Local, small business-style response and care with the highest level of professional and technical training and integrity
- Optional Pre-Approved Limit program for ease of addressing repair items
- 1 Year Warranty on labor and material*
- Fully insured services
- TIRR, DART, and other safety ratings well above industry standards
- Dedicated account executive to respond to any questions and concerns

Scope of Work, Exclusions, and Hours

SCOPE OF WORK

- Provide project management
- Provide straight time labor
- Lock and tag out the main AC unit
- Recover whatever refrigerant is left in the unit and properly store it for reuse
- Disconnect and remove all 8 condenser coils on the AC unit
- Remove and replace both liquid line driers
- Using a crane set all 8 new coils into place
- New coils are exact replacement OEM factory replacement coils
- Connect the new coils to the existing refrigerant lines
- Check our work for leaks
- Put the recovered refrigerant back into the unit
- Startup the unit and charge it with up to 50 pounds of new R410 A refrigerant
- Check the unit for proper operation
- Provide labor and material to clean off the job site
- Provide closeout and warranty documentation

EXCLUSIONS

- Overtime labor, additional refrigerant, additional repairs if needed on the AC unit
- Any scope not mentioned above

HOURS

South Coast Facility Services sets charges based on rates for straight time, overtime, holiday, and weekend time. As discussed, this service work will be performed on STRAIGHT TIME.



CITY OF LAWNDALE

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

DATE: April 4, 2022

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager 

PREPARED BY: Julian Lee, Director of Public Works/City Engineer 
Mike Estes, Director of Community Services
John Downs, Interim Director of Finance 

SUBJECT: **Authorize the Purchase and the Installation of Touchless Main Entrance Doors at the Community Center**

BACKGROUND

On March 16, 2020, the City Council authorized the closure of the Harold E. Hofmann Community Center to the public beginning March 17, 2020 due to the COVID-19 pandemic. The community center has been closed to the public since this time due to the ongoing pandemic in addition to the various restrictions placed on indoor facilities by the California Department of Public Health (CDPH) and Los Angeles County Department of Public Health (LACDPH).

Since the community center has been closed, staff has recognized that there are a number of elements that need to be replaced and/or repaired prior to opening the facility to the public. Some elements are vital to the eventual reopening; however, other elements are not as vital, but necessary.

The main entrance doors to the community center located on the first floor facing Burin Avenue have been used heavily since the center opened in January 2012. Over time these doors have become problematic and attempts to repair the doors for the long term have been unsuccessful. Although the doors are stable enough to keep the community center secure, the doors are simply worn out and nearing the end of their useful life. At some point, they will no longer be able to be repaired.

Because infection control is still a factor in the health and well-being of the community, the community center requires touchless doors similar to those of other departments. These touchless doors can allow traffic in and out of the community center at a quick pace and without the need for individuals to touch surfaces such as door handles, push bars, glass surfaces, metal frames, etc. to get in and out of the center. This will add a layer of infection control to the community center, while greatly reducing the potential for any type of infection to be transferred from one individual to the next. This expense is eligible for financing with non-general fund dollars.

City Council Meeting – April 4, 2022
Award of Contract for the Installation of Touchless Main
Entrance Doors at Harold E. Hofmann Community Center

STAFF REVIEW

On January 10, 2022, the City requested proposals from three (3) experienced contractors for the installation of touchless doors for the Harold E. Hofmann Community Center first-level public entrance adjacent to Burin Avenue. The results of the proposal solicitation for the touchless doors project are as follows:

Rank	Proposer Name	Quotation Amount
1.	Vortex Industries	\$24,112.49
2.	Tri-City Glass	\$56,450.00
3.	Waypoint Doors	\$14,750.00

Staff reviewed the three (3) proposals and evaluated the accuracy, cost, experience, and references of each proposal. Waypoint Doors was the apparent lowest bidder but did not provide the requested pricing for new automated doors at the Community Center. As a result, staff recommends that the project is awarded to the lowest, most responsive and responsible proposer, Vortex Industries, based upon their fair pricing structure, clear and concise scope of work, and extensive qualifications as it relates to touchless door installations.

LEGAL REVIEW

None.

FISCAL IMPACT

On March 7, 2022, the City Council authorized the appropriation of up to \$90,000.00 in Federal American Rescue Plan Act funding for the installation of touchless doors for the Harold E. Hofmann Community Center first-level public entrance adjacent to Burin Avenue.

RECOMMENDATION

Staff recommends that the City Council authorize the purchase and the installation of touchless main doors for the Community Center first-level public entrance adjacent to Burin Avenue to Vortex Industries in the amount not to exceed \$24,112.49.

ATTACHMENTS

1. Submitted Proposals for the Installation of the Touchless Main Entrance Doors at the Community Center

ATTACHMENT 1
Submitted Proposals for the Installation
of the Touchless Main Entrance Doors
at the Community Center



1-800-698-6783

PROPOSAL

To LAWNDAL PUBLIC WORKS 4722 MANHATTAN BEACH BLVD LAWNDAL CA 90260	Site LAWNDAL COMMUNITY CENTER 14700 BURIN AVE LAWNDAL CA 90260	Date 1/26/2022
Attn. JOHNNY CALDERON		
Ref. # SQ-473613	Phone (310) 901-3208 Fax	Job (310) 901-3208 Phone

In accordance with the terms and conditions stated hereinafter, and on the following pages, we propose to provide the following doors and / or repair work (hereinafter referred to as the "Product") on the following terms.

We propose to furnish, deliver, and install the following subject to the terms noted below:

Option: West Wall North Doors

One (1) new Pair of Glass and Aluminum Storefront Entrance Doors for your existing opening with the following benefits:

- ❑ New doors with medium-stiles and rail for full view
- ❑ 10" bottom rails for wheelchair access compliance
- ❑ New exterior offset pull handles
- ❑ New VON DUPRIN electrified concealed vertical rod panic assemblies
- ❑ New VON DUPRIN power supply for new electrified panic devices
- ❑ New armor door loops to conceal wires for new electrified panics
- ❑ New continuous geared hinge assemblies
- ❑ New surface mount hydraulic closer assemblies
- ❑ New threshold assembly
- ❑ New ¾" thick clear tempered glass secured by new glass stops
- ❑ Clear aluminum anodized finish door for corrosion resistance

One (1) new Low Energy Door Operator for your new doors to meet ADA Regulations. This includes the following benefits:

- ❑ Applicable to all interior and exterior applications of low energy (ADA) requirements
- ❑ Handles all types of traffic conditions and door sizes with weights up to 250 lbs.
- ❑ Adjustable hold-open time
- ❑ Reliable operation
- ❑ Can be integrated with all key and card security systems
- ❑ Power assist close guarantees latching
- ❑ Provides controlled access to secured areas
- ❑ Handicap compliant
- ❑ New interior and exterior wireless push button activations
- ❑ New built in overload protection

☒ Customer to list days or hours Vortex cannot do the work: _____	
Payment Terms: 25 % on deposit. Balance due upon Completion.	
This offer is good for 30 days. SIGNED COPY MUST BE RETURNED TO OUR OFFICE WITH DEPOSIT. Offer may be revoked by Vortex at any time prior to acceptance. Hidden or unanticipated damages and/or services not included in proposal. Proposal also does not include costs of prevailing wages, if required, unless specifically identified herein.	
NOTICE TO PROPERTY OWNER: If bills are not paid in full for the labor, services, equipment, or materials furnished or to be furnished, a mechanic's lien leading to the loss, through court foreclosure proceedings, of all or part of your property being so improved may be placed against the property even though you have paid your contractor in full. You may wish to protect yourself against this consequence by (1) requiring your contractor to furnish a signed release by the person or firm giving you this notice before making payment to your contractor or (2) any other method or device which is appropriate under the circumstances.	
Any questions concerning a contractor may be referred to the Registrar, Contractors' License Board, 3132 Bradshaw Road, Sacramento, California. Mailing address: P.O. Box 26000, Sacramento, California 95862.	
IMPORTANT: See following pages for additional terms, including limitations of warranty and limitations of liability which are part of this proposal, and will constitute terms of your contract with Vortex. Customer is added to our General Liability policy as Additional Insured only when required by written contract with Customer.	
Accepted:	("Customer") VORTEX INDUSTRIES, INC. ("VORTEX")
By	By Jimmy McManus (LGB)
Date	Date 1/26/2022



1-800-698-6783

PROPOSAL

To	Site	Date
LAWNDALE PUBLIC WORKS 4722 MANHATTAN BEACH BLVD LAWNDALE CA 90260	LAWNDALE COMMUNITY CENTER 14700 BURIN AVE LAWNDALE CA 90260	1/26/2022
Attn: JOHNNY CALDERON		
Ref. # SQ-473613	Phone (310) 901-3208 Fax	Job (310) 901-3208 Phone

In accordance with the terms and conditions stated hereinafter, and on the following pages, we propose to provide the following doors and / or repair work (hereinafter referred to as the "Product") on the following terms.

We will secure the new doors into place, align for proper clearance, lubricate all moving parts, adjust the closing speed for ADA Requirements, test the locking system, clean the glass and surrounding area, and perform our Quality Assurance & Safety Check to insure safe and proper operation of the complete door system.

FOR THE TOTAL NET SUM OF.....\$24,112.49

Please note this bid INCLUDES the following:

1. Vortex Exclusive three (3) year Limited Warranty.
2. Adjustments to meet ADA Compliance Codes where hardware is compliant.
3. Work to be scheduled during regular business hours (M-F 7:30a-4:30p) unless otherwise stated.
4. Removal and disposal of damaged material.

Please note this bid DOES NOT INCLUDE the following:

1. Re-keying to match existing keys.
2. Any hidden conditions, hidden damage, or finish paint.
3. Any item not called out above.
4. Any plans, permits, or engineering.

Please fax or email signed proposal to: LGBSC@VortexDoors.com
(310) 323-2960
(310) 323-2966 (Fax)

Thank you for the opportunity to bid on this project.

☒ Customer to list days or hours Vortex cannot do the work: _____	
Payment Terms: 25 % on deposit. Balance due upon Completion.	
This offer is good for 30 days. SIGNED COPY MUST BE RETURNED TO OUR OFFICE WITH DEPOSIT. Offer may be revoked by Vortex at any time prior to acceptance. Hidden or unanticipated damages and/or services not included in proposal. Proposal also does not include costs of prevailing wages, if required, unless specifically identified herein.	
NOTICE TO PROPERTY OWNER: If bills are not paid in full for the labor, services, equipment, or materials furnished or to be furnished, a mechanic's lien leading to the loss, through court foreclosure proceedings, of all or part of your property being so improved may be placed against the property even though you have paid your contractor in full. You may wish to protect yourself against this consequence by (1) requiring your contractor to furnish a signed release by the person or firm giving you this notice before making payment to your contractor or (2) any other method or device which is appropriate under the circumstances.	
Any questions concerning a contractor may be referred to the Registrar, Contractors' License Board, 3132 Bradshaw Road, Sacramento, California. Mailing address: P.O. Box 26000, Sacramento, California 95862.	
IMPORTANT: See following pages for additional terms, including limitations of warranty and limitations of liability which are part of this proposal, and will constitute terms of your contract with Vortex. Customer is added to our General Liability policy as Additional Insured only when required by written contract with Customer.	
Accepted:	("Customer") VORTEX INDUSTRIES, INC. ("VORTEX")
By	By Jimmy McManus (LGB)
Date	Date 1/26/2022



Yamashita Glass Co., Inc. dba Tri-City Glass
22232 S. Avalon Blvd. Carson, Ca 90745
Phone (310) 830-2410 Fax (310) 830-2459
Lic# 734899
www.tricityglass.net

Bid Proposal

Date	Estimate #
2/22/2022	186520

Name / Address City of Lawndale 14700 Burin Avenue Lawndale, CA 90260	Job Address Entrance door
Customer Contact Johnny Calderon	Customer Phone# 310-901-3208

Description	
* Estimate - Replace existing doors and modify/add ADA compliant power assist door opener. Option #1 Replace existing wide stile custom painted doors and hardware (match existing). * Does NOT include Von Duprin exit devices or power assist door opener. * Does NOT include perimeter frame, header or threshold. Price for option #1: \$31,440.00 Option #2 Replace Von Duprin electrified exit devices (installed onto new or existing doors). * Does NOT include new doors or power assist door opener. Price for option #2: \$6,400.00 Option #3 Replace Bottom Threshold (match existing). * Price to replace threshold only. Price for option #3: \$1,400.00 Option #4 Supply and Install (1) ED100 surface applied low energy dual panel 4" X 6" narrow cover operator with clear anodized finish, installed onto existing swing doors. * Doors will activated by (2) 36" Ingress will mounted wireless actuators. * Power source to our header to be provided by customer. * Does not include any additional wiring, switches, keypads, card readers or accessories unless noted; * Does not include interfacing or programing any accessories to our system. * Does not include any framing, drywall, stucco, plaster, flashing or painting. * Does not include access control devices, brake metal, alarms card readers, gang boxes, raceways or conductors. * Owner provided access control electrician must be available at time of installation. Price for option #4: \$17,210.00 Total price: \$56,450.00 Notes: * Price includes: material, tax and labor.	
This proposal is not valid unless our Standard Terms and Conditions page is signed, and both are submitted to us! If you are missing this page contact your estimator for a copy. Compare items listed on this bid carefully. We furnish no item/items not mentioned on this list. Pricing only valid for 30 days on all proposals!	Subtotal
	Sales Tax (10.25%)
	Total

We accept Visa, Mastercard, Discover & American Express Page 1

Sales Rep.

GY



Proposal

Waypoint Doors Corp.
Ca. License # 1070654
20617 Arnie # 9
Torrance, Ca. 90503
(310)662-3084
(310)955-8315
Waypointdoorscorp@gmail.com

DATE: 01/28/2022
EXPIRATION DATE DATE
03/14/2022

To: City of Lawndale
14717 Burin Ave
Lawndale, Ca. 90260

Job Site: Community Center Front Double Doors
14700 Burin Ave.
Lawndale, Ca. 90260

Scope: Waypoint Doors Corp. proposes to
Install 1x New Set of Medium Stile Glass Aluminum Doors
prepped to match the Existing Frame with New 1/4" Safety Glass in Clear Tint
with 2x New Top Offset Pivots,
1x Electrified Intermediate Offset Pivot and 1x Intermediate Offset Pivot
The Doors Existing Panic Bars with Concealed vertical rods will be Reinstalled onto the New Doors and
tested for Proper Operation.

Total Cost for All Labor, Materials and any required Taxes is \$14,750.00
Required Deposit of \$5,000.00 for Special Order Materials

Estimated work time is 8-9 hours on Site

ESTIMATED ORDER TIME	WARRANTY	PAYMENT DUE DATE	INSTALLATION WINDOW
3-6 Weeks	1 Year Labor & Materials	30 Days Upon Completion	Monday-Friday 8am-5pm

THANK YOU FOR YOUR BUSINESS!

Limited Warranty:

No Warranty unless payment is made in full. Waypoint Doors Corp. Warranty covers only the materials and labor listed on the proposal and service invoice. New doors and installations will be provided with a one year warranty on labor and materials from date of service invoice. Waypoint Doors Corp. is not liable for hidden damage as a result of service or installation on customer's property. All warranties for labor or materials will be void if under adverse abuse, improper use or if conditions such as earthquake, fire, water and/or wind damage has occurred. This also includes attempted or actual forced entry or service from unqualified technicians.

For any Questions regarding our services, contact Waypoint Doors Corp. at 310)662-3084

Date: _____

Name & Signature of Authorized Representative



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

DATE: April 4, 2022
TO: Honorable Mayor and City Council
FROM: Cynthia Rodriguez, Administrative Assistant II 
SUBJECT: Mayor/Councilmember Report of Attendance at Meetings and/or Events

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