CITY OF LAWNDALE

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

AGENDA
LAWNDALE CITY COUNCIL REGULAR MEETING
Monday, March 21, 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.

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. ITEMS FROM CITY CLERK

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

F. COMMENTS FROM COUNCIL

G. CONSENT CALENDAR

Items 1 through 4, will be considered and acted upon under one motion unless a City Councilmember removes individual items for further City Council consideration or explanation.

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.

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.

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 thein 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.

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.

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

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.

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.

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.

12. Proposition A Funding-Eligible Projects

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

J. ITEMS FROM CITY COUNCILMEMBERS

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

K. 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.

L. ADJOURNMENT

The next regularly scheduled meeting of the City Council will be held at 6:30 p.m. on Monday, April 4, 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 March 21, 2022 was posted not less than 72 hours prior to the meeting.

_____
Cynthia Rodriguez, Administrative Assistant

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

DATE: March 21, 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.

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CITY OF LAWNDALE

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

DATE: March 21, 2022

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager

PREPARED BY: Raylette Felton, Assistant to the City Manager/ Human Resources Director

SUBJECT: **Authorize the Purchase of Wireless Equipment and Data Services Plan**

BACKGROUND

Several departments within the City, including Public Works, Municipal Services and Community Services, use City-provided cell phones to conduct City business daily. The City provides basic cell phones that focus on making calls and receiving calls. However, the changes in technology and communication standards requires the need to upgrade the City's wireless equipment and data service plan.

STAFF REVIEW

Over the years, the City has provided staff with a cell phone that allows users to perform basic features such as, making and receiving calls, text messaging and taking photos. The basic cell phone reception is sometimes poor, provides limited connectivity and does not allow staff to perform some basic work tasks while in the field, which makes communication sometimes difficult.

While basic phones are affordable, today's technology and the need to provide staff with the ability to perform efficiently while in the field makes it important for the City to purchase smartphones and upgrade the City's data service plan. A smartphone will allow staff the ability to perform basic cell phone features, plus take/send/upload photos, send/receive text messages, check emails and access web-based City software systems to complete work tasks. This wireless equipment and service upgrade is also necessary to assist staff respond to emergency after hour calls for service.

The City currently participates in a cooperative purchasing agreement for cellular services between NASPO (National Association of State Procurement Officials) ValuePoint and Verizon Wireless. NASPO ValuePoint is a purchasing and contracting consortium for state and local agencies that facilitates the administration of the competitive bidding process. Staff recommends continuing with the Verizon Wireless/ NASPO ValuePoint cooperative purchasing agreement for the City's wireless technology needs as it streamlines the competitive pricing process, while leveraging cost savings to the City in compliance with the City's purchasing policy.

The City has over 50 wireless devices which consists of basic cell phones, wireless devices and equipment. At this time, the City is looking to upgrade 28 active cell phone lines and data services plans.

Verizon Wireless provided the City with a cost proposal to purchase 28 cell phones at $1,063.97. This one time cost will replace the City's current basic Kyocera DuraXV LTE flip cell phone with an IPhone SE 64GB (retailed at $399.99). In addition, the Verizon Wireless data plan per phone is $39.99, for a monthly total of approximately $1,119.72 per month.

Smartphone	NASPO Price	Verizon Direct Consumer Price
IPhone SE 64 GB, unlimited voice, text, data, and mobile broadband priority	Phone: $.99 plus tax per phone Data Plan: $39.99 per month	Phone: $399.99 plus tax per phone Data Plan: $45.00 per month for 5 phones

A business consumer would pay $11,063.97 plus tax to purchase the equipment alone directly from Verizon Wireless compared to utilizing the cooperative purchasing agreement. After consideration, staff believes the proposal from Verizon Wireless will best meet the current needs of the City.

LEGAL REVIEW

N/A

FUNDING

Funding for this upgrade is available in the FY 2021-22 General Operations Budget 160.515.100 for City-wide telecommunications. Funds are currently provided for in each department's telecommunication line-item. Funding for future years is subject to the annual budget process and contingent upon Council approval.

RECOMMENDATION

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

Attachments: 1) Verizon Wireless Services Quote

verizon

3/16/2022

Service and Device Quote

City of Lawndale
Raylette Felton
14717 Burin Ave
Lawndale, CA 90260

Monthly service plan descriptions	Monthly Charge	Discount	Net Cost	Qty	Sub Total
Mobile Broadband for Public Safety (Plan ID: 20300)	$ 39.99	$ -	$ 39.99	28	$ 1,119.72
Sales tax, regulatory fees, and other charges may apply			**Monthly recurring service charges**		**$ 1,119.72**

Equipment - One-time hardware costs	Retail Price	Instant Discount	Net Cost	Qty	Sub Total
iPhone-SE 64GB	$ 399.99	$ (399.99)	$ -	28	$ -
					$ -
	$ -	$ -	$ -	0	$ -
	$ -	$ -	$ -	0	$ -
	$ -	$ -	$ -	0	$ -
State of California e-Waste fee (tablets only)	$ -	$ -	$ -	0	$ -
Accessories					
					$ -
		$ -	$ -	0	$ -
			Equipment value (standard retail costs)		~~$ 11,199.72~~
				Discounted equipment cost	$ -
Sales tax Rate	**9.500%**			**Sales tax**	$ 1,063.97
				One-time equipment costs	**$ 1,063.97**

	Credit Amount	Qty	Sub Total
Negotiated Bill Credit Offer for Total Purchase (Port-in credit)	$ -	0	$ -
	$ -		$ -
Bill Incentive Credit applied as a lump sum credit after 2-3 bill cycles	**Negotiated Offers Total**		**$ -**

Start-up cost or credit after receiving the promotional Bill Incentive Credits	**$ 1,063.97**

*Monthly Service charges as quoted does not include taxes and surcharges. Equipment and accessory purchases are subject to sales tax. Depending on the state of your Company's principle place of use, this tax may be calculated on the full retail price of the equipment or accessory.

Quote is for estimating purposes only. Additional charges, taxes, fees and surcharges apply. Quote is based on pricing and equipment offers available under the contract between Verizon Wireless & NASPO ValuePoint Master Agreement #152. Please refer to the NASPO ValuePoint website for details, which can be found on the naspovaluepoint.org web site.

Alice Thetford
(661)747-7333
Alice.thetford@verizonwireless.com

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RESOLUTION NO. CC-2203-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA AUTHORIZING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $728,491.46

THE CITY COUNCIL OF THE CITY OF LAWNDALE, 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 202395 through 202437 for the aggregate total of $728,491.46 are hereby authorized.

Effective Date: March 21st, 2022

Certified by:

John Downs, Interim Director of Finance

Approved by:

Sean M. Moore, City Manager

PASSED, APPROVED AND ADOPTED this 21st day of March, 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-2203-013 at a regular meeting of said Council held on the 21st day of March, 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

City of Lawndale
Summary of Audited Claims and Demands

Claims and Demands Paid By Check:

Check Date	Check Number Beginning	Ending	Aggregate Total
3/3/2022	202395	202418	617,736.53
3/10/2022	202419	202437	110,754.93
Total Checks			**728,491.46**

Claims and Demands Paid By Electronic ACH Transfer:

Date	Name of Payee	Description	Amount
	Total ACH Payments		**0.00**
Total Audited Claims and Demands Paid			**728,491.46**

Check Register Report

Date: 03/03/2022
Time: 8:05 am
Page: 1

City of Lawndale

BANK: WELLS FARGO BANK N.A

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
202395	03/03/2022	Printed		0112	ALL CITY MANAGEMENT SVCS, INC	SCHOOL CROSSING GUARD SERVICES	7,008.75
202396	03/03/2022	Printed		7660	ARAMSCO INC	CUSTODIAL SUPPLIES	2,222.66
202397	03/03/2022	Printed		0372C	AT & T - CALNET3	PHONE CHARGES	2,395.09
202398	03/03/2022	Printed		7785	BERICOM DESIGN	NETWORK MAINTENANCE & SUPPORT	11,900.00
202399	03/03/2022	Printed		7836	BUCKNAM INFRASTRUCTURE GROUP	PAVEMENT MGMT SYSTEM -	5,866.44
202400	03/03/2022	Printed		6459	CASC ENGINEERING & CONSULTING	NPDES PERMIT COMPLIANCE SVCS -	510.00
202401	03/03/2022	Printed		7806	SYLVIA CHAVEZ	PRSSC MEETING STIPEND	50.00
202402	03/03/2022	Printed		0219	COUNTY OF LA DEPT OF PUBLIC WK	INDUSTRIAL WASTE THRU	39,273.38
202403	03/03/2022	Printed		7577	DE NOVO PLANNING GROUP	GENERAL PLAN & SPECIFIC PLAN	16,535.00
202404	03/03/2022	Printed		7865	JOHN DOWNS	CSMFO ANNUAL CONFERENCE	350.00
202405	03/03/2022	Printed		6636	FRONTIER COMMUNICATIONS	PHONE CHARGES	83.90
202406	03/03/2022	Printed		3377	HF & H CONSULTANTS, LLC	SOLID WASTE CONSULTING SERVICE	8,934.50
202407	03/03/2022	Printed		0321	LEAGUE OF CALIFORNIA CITIES	2022 MEMBERSHIP DUES	13,543.00
202408	03/03/2022	Printed		0308	LOS ANGELES COUNTY	PUBLIC SAFETY SERVICES -	502,651.41
202409	03/03/2022	Printed		7308	JESSICA MARTINEZ	PRSSC MEETING STIPEND	50.00
202410	03/03/2022	Printed		5560	MITSUBISHI ELECTRIC US, INC	ELEVATOR MAINTENANCE SERVICES	616.46
202411	03/03/2022	Printed		0367	OFFICE DEPOT	OFFICE SUPPLIES	1,004.51
202412	03/03/2022	Printed		1140	PACIFIC TIRE SERVICE	TIRE REPAIR FOR PRESSURE	25.00
202413	03/03/2022	Printed		5895	RICOH USA INC	LEASE CHARGES FOR COPIERS -	1,667.51
202414	03/03/2022	Printed		0458	THE SALVATION ARMY	MEALS FOR BEACH CITIES-	59.00
202415	03/03/2022	Printed		4142	TIME WARNER CABLE	SPECTRUM ENTERPRISE TV	1,247.84
202416	03/03/2022	Printed		7821	TRENCH SHORING COMPANY	ASPHALT COLD PATCH	900.00
202417	03/03/2022	Printed		0480	VISTA PAINT	GRAFFITI SUPPLIES	792.08
202418	03/03/2022	Printed		6697	DANIEL T WOODS	PRSSC MEETING STIPEND	50.00
			Total Checks: 24			**Checks Total (excluding void checks):**	**617,736.53**
			Total Payments: 24			**Bank Total (excluding void checks):**	**617,736.53**
			Total Payments: 24			**Grand Total (excluding void checks):**	**617,736.53**

Check Register Report

Date: 03/16/2022
Time: 9:12 am
Page: 1

City of Lawndale

BANK: WELLS FARGO BANK N.A

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
202419	03/10/2022	Printed		4185-WEST	AMERICAN STRUCTURAL PEST	MONTHLY PEST CONTROL- CITY	45.00
202420	03/10/2022	Reconciled		7470	ARAMARK REFRESHMENT SVCS LLC	COFFEE/TEA - FEB. 2022	223.95
202421	03/10/2022	Reconciled		0115	AT & T	LONG DISTANCE SERVICES	14.77
202422	03/10/2022	Reconciled		7766	BURKE, WILLIAMS &	LEGAL SERVICES - JAN. 2022	74,113.98
202423	03/10/2022	Reconciled		0163	CAPITAL OF SOUTH BAY INC.	ELECTRICAL CONNECTORS-	369.51
202424	03/10/2022	Printed		0615	CLEANSTREET	STREET SWEEPING CITYWIDE	13,212.46
202425	03/10/2022	Reconciled		1288	EWING IRRIGATION PRODUCTS INC	IRRIGATION SUPPLIES	173.61
202426	03/10/2022	Printed		6636	FRONTIER COMMUNICATIONS	PHONE CHARGES	119.30
202427	03/10/2022	Reconciled		7466	HAWTHORNE ELECTRIC SUPPLY	FLOOD LIGHT FOR CITY HALL	43.00
202428	03/10/2022	Printed		2984	MEDIA CONTROL SYSTEMS LLC	CABLECAST SOFTWARE & STREAMING	2,800.00
202429	03/10/2022	Reconciled		5216	POWERSTRIDE BATTERY	BATTERY REPLACEMENT FOR	106.78
202430	03/10/2022	Reconciled		7867	ANTHONY PRESTIA	PLANNING DEPOSIT REFUND	1,190.23
202431	03/10/2022	Reconciled		6123	PRUDENTIAL OVERALL SUPPLY	WEEKLY MOP CHARGES	235.80
202432	03/10/2022	Reconciled		0439	SOUTHERN CALIFORNIA EDISON CO.	UTILITIES ELECTRICITY	12,512.46
202433	03/10/2022	Reconciled		4142	TIME WARNER CABLE	INTERNET SERVICES	1,088.24
202434	03/10/2022	Reconciled		3672-FLEET	U.S. BANK VOYAGER FLEET SYS	FLEET SERVICES-FUEL	3,584.56
202435	03/10/2022	Printed		3672-CDD	U.S. BANK	CREDIT CARD PAYMENT	30.00
202436	03/10/2022	Printed		3672-FIN	U.S. BANK	CREDIT CARD PAYMENT	20.00
202437	03/10/2022	Printed		3672-MSD	U.S. BANK	CREDIT CARD PAYMENT	871.28

Total Checks: 19 — **Checks Total (excluding void checks): 110,754.93**

Total Payments: 19 — **Bank Total (excluding void checks): 110,754.93**

Total Payments: 19 — **Grand Total (excluding void checks): 110,754.93**

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MINUTES OF THE
LAWNDALE CITY COUNCIL REGULAR MEETING
March 7, 2022

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:33 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, City Attorney Gregory M. Murphy, Assistant to the City Manager/Human Resources Director Raylette Felton, Los Angeles County Sheriff's Department Captain Duane Allen, Interim Finance Director John Downs, Community Services Director Mike Estes, Municipal Services Director Michael Reyes, Acting Director of Community Development Jared Chavez, Public Works Director Julian Lee

B. CEREMONIALS

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

C. PUBLIC SAFETY REPORT

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

A dialogue ensued between Captain Duane Allen and City Council regarding theft prevention of catalytic converters on vehicles.

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

Gary Adams, Resident, spoke about the City need of monitoring the permit processing and requirements and of the continuous violations of the business located on 4505 Manhattan Beach Blvd.

Michelle Pino, Lawndale Library Manager, spoke about upcoming library programs and events.

Randall Abram, Resident, spoke about the illegally operated short-term rentals in the City and the effects on the community and recommended a placement of fines for the violation.

Jay Gould, Resident, spoke about the potential safety and home privacy issues the Metro C Line (Green) project would create along the railway running through the residential areas.

Gary Adams, Resident, spoke about the cages and damages to vehicles from the catalytic converters thefts.

E. COMMENTS FROM COUNCIL

The City Council responded generally to the public comments.

Councilmember Sirley Cuevas and Mayor Pro Tem Rhonda Hofmann Gorman requested staff to implement a plan to monitor and close down short-term rental violators.

City Council and City Attorney Gregory M. Murphy provided clarification on the authority to policy the Councilmembers have on the Metro C Line (Green) Extension Project subcommittee and zoning authority Metro has in the City.

F. CONSENT CALENDAR

1. Quarterly Investment Report for the Quarter ended September 30, 2021
Recommendation: that the City Council receive and file the report.

2. Quarterly Investment Report for the Quarter ended December 31, 2021
Recommendation: that the City Council receive and file the report.

3. Federally Funded Employment and Job Training – South Bay Workforce Investment Board Activities Summary
Recommendation: that the City Council receive and file the report.

4. Accounts Payable Register
Recommendation: that the City Council adopt Resolution No. CC-2203-011, authorizing the payment of certain claims and demands in the amount of $144,842.41

5. Minutes of the Lawndale City Council Special Meeting – February 22, 2022
Recommendation: that the City Council approve

6. Minutes of the Lawndale City Council Regular Meeting – February 22, 2022
Recommendation: that the City Council approve.

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

G. ADMINISTRATION

7. Audit of 2021 Fireworks Financial Statements
Recommendation: that the City Council receive and file the report.

Interim Finance Director John Downs provided the report for the above item.

Public Comment

DRAFT

Randall Abram, Resident, spoke about the previous year's audits of the Fireworks sales financial statements.

Councilmember Sirley Cuevas requested a report of the 2019 Fireworks audits and staff to complete audits before permitting fireworks stands.

Mayor Pro Tem Rhonda Hofmann Gorman requested staff to provide audit records of previous years.

City Attorney Gregory M. Murphy and Interim Finance Director John Downs responded staff will take a look to see if the audit reports can be provided and if so, will provided.

The City Council reached a general consensus to receive and file the Audit of 2021 Fireworks Financial Statements report.

8. <u>2022 Fireworks Permits</u>

Recommendation: that the City Council award seven (7) conditional 2022 Fireworks 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

Interim Finance Director John Downs reported on the 2022 Fireworks Permits.

Councilmember Bernadette Suarez inquired if staff verifies the certificate of "good standing" with the California Secretary of State or the fireworks organization.

Interim Finance Director John Downs responded the certificate is required from the organization and cross referenced with the California Secretary of State.

Councilmember Sirley Cuevas inquired why the Lawndale Chamber of Commerce is participating if they have not been involved with the community.

Interim Finance Director John Downs responded if the non-profit entities or organizations do not fulfill the requirements they will not be recommended to move forward.

Councilmember Sirley Cuevas inquired about the location of the Lawndale Foursquare Church.

A lengthy dialogue ensued between staff and City Council regarding the verification process for active organizations and requested to further review the applications.

City Manager Sean Moore recommended City Council may continue the above item to the next meeting for staff to present the documentation to City Council for review.

Mayor Robert Pullen-Miles requested staff review policy and return with an ordinance updating the Fireworks Permit qualifications for an active Lawndale organizations in the future.

The City Council reached a general consensus to continue Administration Item No. 8 to a subsequent City Council meeting.

DRAFT

9. Denial of appeal request (Case No. 21-25 appealing the Planning Commissions Decision to Deny Case No. 20-17 for the Development of a New 7,779 Square Foot Express Carwash facility on a GC (General Commercial) Zoned Property Located at 15413-15425 Hawthorne Boulevard

Recommendation: that the City Council adopt City Council Resolution No. CC-2203-012 denying the appeal for Case Number 21-17: Special Use Permit and Development Permit requesting to develop am express carwash facility.

Acting Director of Community Development Jared Chavez reported on the Denial of appeal request (Case No. 21-25 appealing the Planning Commission's Decision to Deny Case No. 20-17 for the Development of a New 7,779 Square Foot Express Carwash facility on a GC (General Commercial) Zoned Property Located at 15413-15425 Hawthorne Boulevard.

A motion by Councilmember Kearney to adopt City Council Resolution No. CC-2203-012 denying the appeal for Case Number 21-17: Special Use Permit and Development Permit requesting to develop am express carwash facility, was seconded by Mayor Pro Tem Hofmann Gorman. Motion approved 3-2, [yes: 3 and no: 2].

10. Harold E. Hofmann Community Center Reopening Considerations

Recommendation: that the City Council authorize use of approximately $90,000.00 in Federal American Rescue Plan Act funding for the items in the cost Estimates and Turnaround Times for Repair/Replacement items table.

Community Services Director Mike Estes reported on the Harold E. Hofmann Community Center Reopening Considerations.

Councilmember Pat Kearney inquired on the warranty life for the Heating, Ventilation and Air Conditioning (HVAC) system and the cost for a new HVAC system.

Community Services Director Mike Estes responded the warranty was for one (1) year and has expired and added a new HVAC systems projected cost ranges from $400,000-$500,000.

A lengthy dialogue ensued between staff and City Council regarding available American Rescue Plan Spending (ARPA) funds and guidelines, the design, planning, installation process and time frame for a new HVAC system.

A motion by Councilmember Kearney to authorize use of approximately $90,000.00 in Federal American Rescue Plan Act funding for the items in the cost Estimates and Turnaround Times for Repair/Replacement items table, was seconded by Councilmember Cuevas and carried by a vote of 5-0.

11. Lawndale Beat Fixed Route Contractual Status Report

Recommendation: that the City Council (a) authorize the full system to return beginning July 1, 2022 and direct staff to negotiate an amendment to Contract Services Agreement for Lawndale Beat Fixed-Route Transportation Services to exercise the first one-year option, (b) authorize the return of the system beginning July 1,2022 at a 50% level by

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terminating the Express route and directing staff to negotiate and amendment to Contract Services Agreement for Lawndale Beat Fixed-Route Transportation Services to exercise the first one-year option, (c) authorize the termination of the service by letting the agreement naturally expire on June 30, 2022 (c) provide further direction to staff.

Community Services Director Mike Estes reported on the Lawndale Beat Fixed Route Contractual Status Report.

Councilmember Pat Kearney inquired on the amount of calls received regarding the Lawndale Beat Bus.

Community Services Director Mike Estes responded an average of one or two calls a month.

A lengthy dialogue ensued between staff and City Council regarding ridership rates, activating contract after the Harold E. Hofmann Community Center Reopening, and the use of Prop A funds.

Mayor Pro Tem Rhonda Hofmann Gorman requested to return to this items for City Council review when ridership increases.

A motion by Councilmember Suarez to authorize the return of the system beginning July 1, 2022 at a 50% level by terminating the Express route and directing staff to negotiate and amendment to Contract Services Agreement for Lawndale Beat Fixed-Route Transportation Services to exercise the first one-year option, was seconded by Councilmember Cuevas and carried by a vote of 5-0.

12. <u>Consideration and Direction on Potential of Firework Ballot Measure</u>

Recommendation: that the City Council discuss this item and provide direction to staff to (a) proceed in adopting a resolution to place a legislative measure on the November 2022 ballot prohibiting the sale, use and possession of al fireworks or (b) take no action in this matter.

Assistant to the City Manager/Human Resources Director Raylette Felton reported on the Consideration and Direction on Potential of Firework Ballot Measure.

<u>Public Comments</u>

Randall Abram, Resident, spoke about Lawndale Chamber of Commerce use of funds for Administration Item No. 8 above. Randall Abram spoke in favor of placing a legislative measure on the November 2022 ballot prohibiting the sale, use and possession of al fireworks

Councilmember Sirley Cuevas inquired if the $11,677.96 estimated cost for the ballot measure would come from the City's General Fund.

Assistant to the City Manager/Human Resources Director Raylette Felton responded the estimated cost is an additional amount to the General Election cost and would come from the General Fund.

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Mayor Pro Tem Rhonda Hofmann Gorman spoke about her reasoning for wanting to have this item on agenda for City Council discussion, the frequent complaints and concerns on fireworks from Lawndale residents and how it will impact the children's programs produced by the fireworks sales.

Councilmember Bernadette Suarez commented regarding firework campaign contributions received in past and inquired about ballot language and if there is a need to hire a firm to prepare ballot language.

City Attorney Gregory M. Murphy responded the hiring of a firm will not be necessary in this case and added the City Attorney's office have and can prepare ballot language in this instance.

Councilmember Bernadette Suarez commented regarding the current use and control of illegal and safe and sane fireworks, potential concerns of placing a ballot measure absent a petition from residents, and other possible ballot measures that may arise.

Councilmember Pat Kearney concurred with Councilmember Bernadette Suarez and spoke in favor of continuing with safe and sane fireworks and residents pursuing a petition regarding a fireworks ballot measure.

Councilmember Sirley Cuevas spoke in favor of not pursuing a ballot measure and using funds for illegal fireworks prevention measures.

A lengthy dialogue ensued between City Council regarding the difference between legal and illegal fireworks, impacts of banning legal fireworks on noise reduction, potential impacts of safe and sane proceeds on community/charitable programs and services.

Public Comment

George Pelz, Resident, spoke in favor of permitting safe and sane fireworks to benefit the children's events.

The City Council came to a general consensus to receive and file the consideration and Direction on Potential of Firework Ballot Measure report.

13. City Council Subcommittees

Recommendation: that the City Council review the current subcommittee lists and direct staff on the modification, replacement and/or appointment of members.

Assistant to the City Manager/Human Resources Director Raylette Felton reported on the City Council Subcommittees.

Councilmember Pat Kearney inquired if this item can be continued until after the November 2022 Elections.

Assistant to the City Manager/Human Resources Director Raylette Felton clarified staff's need to know of any desired modifications to the Budget Subcommittee prior to November.

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Councilmember Sirley Cuevas and Councilmember Pat Kearney volunteered to serve on the Budget Subcommittee for fiscal year 2022-2023.

Mayor Pro Tem Rhonda Hofmann Gorman commented she would like to continue with current committees/subcommittees.

Mayor Robert Pullen-Miles requested the City Council Subcommittees remain with the same members and revisit the subcommittees after November 2022 Elections.

The City Council came to a general consensus to continue Administration Item No. 13 to a subsequent City Council meeting in November 2022.

H. ITEMS FROM CITY COUNCILMEMBERS

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

Councilmember Pat Kearney requested staff invite Lawndale Lady Cardinals to a subsequent City Council meeting to receive certificates and requested today's meeting be adjourned in memoriam of Norm Vickers, a long time Lawndale resident.

Councilmember Bernadette Suarez attended ribbon cutting grand opening event for new business Sabrino's Kitchen on Prairie Avenue in Lawndale, a South Bay Cities Council of Governments Board of Directors meeting, and two Metro C Line (Green) neighborhood walks event. Councilmember Bernadette Suarez requested staff review the permits Ordinance and process regarding deposits and fees.

Councilmember Sirley Cuevas attended 2022 Greater LA Homeless Count event and provided commendations to Diane Parsley and Bekim Berisha for their time and efforts. Councilmember Sirley Cuevas attended a phone meeting with South Bay Cities Council of Governments, attended two Metro C Line (Green) neighborhood walk event, League of California Cities general meeting, and concurred with reviewing deposits and fees for permits and asked staff to review the Lawndale Municipal Codes and Ordinances for consistency. Councilmember Sirley Cuevas inquired on the status of the new swings for William Green Park.

Community Services Director Mike Estes responded there is a slow-down in material production and delivery is expected near April 1st.

Councilmember Sirley Cuevas requested the return of Farmer's Market once the Hofmann Community Center is fully staffed. Community Services Director Mike Estes responded staff will look into it.

Councilmember Sirley Cuevas inquired on the plans for the empty lot located on Hawthorne Boulevard and Manhattan and Beach Boulevard.

City Manager Sean M. Moore responded staff will be meeting with the developers to discuss a mixed-used project for the lot and will keep City Council posted on developments.

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Mayor Pro Tem Rhonda Hofmann Gorman encouraged City Council to provide her with feedback for the next Metro C Line meeting, announced the March 21-25 Spring Clean Up Week, and residents opportunity for bulky items pickups by Republic Services. Mayor Pro Tem Rhonda also mentioned the backyard service program provided for seniors and disabled residents by Republic Services.

Mayor Robert Pullen-Miles attended the Sanitation District of Los Angeles County regular meeting, the Metro C Line (Green) neighborhood walk, and the ribbon cutting grand opening event for Sabrino's Kitchen.

I. CLOSED SESSION

At 9:06 p.m. the City Council entered into Closed Session.

15. Conference with Legal Counsel – Existing Litigation
The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(1), to confer with legal counsel regarding litigation to which the City is a Party. The title of such litigation is as follows: City of Lawndale v. LA Investment, LLC, et al (20TRCV00065).

At 9:27 p.m. the City Council entered back into open session.

City Attorney Gregory M. Murphy 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.

J. ADJOURNMENT

There being no further business to conduct, the Mayor adjourned the meeting in memoriam of Norm Vickers at 9:29 p.m.

_____
Robert Pullen-Miles, Mayor

ATTEST:

_____
Erica Harbison, City Clerk

Approved: ____/____

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CITY OF LAWNDALE

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

DATE: March 21, 2022

TO: Honorable Mayor and City Council

FROM: Sean. M. Moore, AICP, City Manager

PREPARED BY: Jared Chavez, Acting Director of Community Development

SUBJECT: **Case 21-31: Consideration to amend the Lawndale Municipal Code. The City Council will consider adopting an urgency ordinance that will establish rules and regulations to ministerially approve subdivisions of single family lots and construction of second units on single family lots in accordance with Senate Bill 9 within the City of Lawndale.**

BACKGROUND

On September 16, 2021, the Governor signed into law, Senate Bill (SB) 9, which went into effect on January 1st, 2022. SB 9 is part of the state of California Senate Housing package which aims to increase the supply of housing in California. The bill requires ministerial approval of two dwelling units on a parcel zoned for a single-family unit. The bill will also allow the subdivision of single-family parcels with a ministerial approval of a parcel map subject to qualifying criteria.

Pursuant to SB 9, jurisdictions are allowed to adopt a local ordinance for the purposes of implementing two-residential developments (also referred to as urban dwelling units) and urban lots splits on a parcel zoned to allow for a single-family unit, and may impose objective zoning standards, subdivision standards, and design review standards that do not conflict with SB 9. The minimum size of new lots is 1,200 square feet and lot must be at least 40% of the size of the original lot.

STAFF REVIEW

City Staff has drafted an urgency ordinance which establishes rules and regulations for the purpose of implementing urban dwelling units and urban lot splits on a parcel zoned to allow a single-family residential unit within the City of Lawndale.

Staff has reviewed Senate Bill 9 and has prepared an Urgency Ordinance which will establish requirements for the addition of urban dwelling units on single family zoned parcels:

- Second units will be limited to 800 sq. ft.
- Second units shall have a minimum size of 500 sq. ft.
- Provide a one-car garage per unit.
- Second units must be affordable.
- Must meet all design standards.

The following requirements will need to be met in order to qualify for a single-family zoned lot subdivision resulting in parcels that are smaller than the minimum lot size on the designated zone.

- One of the lots must be owner occupied.
- A reciprocal access easement must be recorded.
- Minimum street frontage must be 40 ft.

ENVIRONMENTAL ASSESSMENT

Staff is requesting that the City Council determine that the project 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.

LEGAL REVIEW

The City Attorney has reviewed Ordinance No. 1186-22 and has approved it as to form.

PUBLIC REVIEW

The Notice of public hearing was posted on the City's notice board located outside City Hall and published in the *Daily Breeze* on March 10, 2022.

COMMISSION REVIEW

Not applicable

FISCAL IMPACT

No additional funding required.

RECOMMENDATION

It is recommended that the City Council do the following;

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

ATTACHMENTS

A) Urgency Ordinance No. 1186-22

ATTACHMENT A

Urgency Ordinance No. 1186-22

ORDINANCE NO. 1186-22

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA ADDING LAWNDALE MUNICIPAL CODE CHAPTERS 16.__ & 17.48.__, ESTABLISHING RULES AND REGULATIONS TO PROVIDE FOR URBAN DWELLINGS AND URBAN LOT SPLITS UNDER THE R-1 ZONE.

SUMMARY: This ordinance establishes rules and regulations to ministerially approve urban lot splits and the construction of up to two residential units ("Dwelling Units") within "Urbanized areas" of the City, as designated by the US Census Bureau, subject to certain limitations; and

WHEREAS, the City has the authority under its police power, to enact regulations for the public peace, morals, and welfare of the City; and

WHEREAS, during the 2021 legislative session, the State of California and the Governor signed Senate Bill 9 (SB 9), which added Sections 65852.21 and 66411.7 to the Government Code to require local agencies to ministerially approve urban lot splits and development of two residential lot provided the projects meet certain conditions; and

WHEREAS, SB 9 went into effect January 1, 2022; and

WHEREAS, Government Code Sections 66411.7(a) limits eligibility of urban lot splits by size and proportionality; and

WHEREAS, Government Code Sections 65852.21(a)(2) and 66411.7(a)(3)(C) limit such urban lot splits and construction to sites that are not located on or within certain farmland, wetlands, very high fire hazard severity zones, hazardous waste sites, earthquake fault zones, special flood hazard areas, regulatory floodways, lands identified for conservation, habitats for protected species, and historic properties; and

WHEREAS, Government Code Sections 65852.21(a)(3) through (a)(5), limit eligibility of such construction of secondary units that proposes to demolish or alter housing subject to affordability restrictions, housing subject to rent or price controls, housing that has been occupied by a tenant in the last three years, housing that has been withdrawn from rent or lease within the past 15 years, and housing that requires demolition of existing structural walls unless authorized by local ordinance or has not been tenant-occupied within the past 3 years; and

WHEREAS, Government Code Sections 66411.7(a)(3)(D) also limits eligibility of an urban lot split that proposes to demolish or alter housing subject to affordability restrictions, housing subject to rent or price controls, housing that has been occupied by a tenant in the last three years, housing that has been withdrawn from rent or lease within the past 15 years, and housing that requires demolition of

existing structural walls unless authorized by local ordinance or has not been tenant-occupied within the past 3 years; and

WHEREAS, Government Code Sections 65852.21(a)(6) and 66411.7(a)(3)(E) allow a city to deny an urban lot split for properties within an historic district or listed on the State's Historic Resource Inventory or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance; and

WHEREAS, Government Code Sections 65852.21(b) and 66411.7(c) allow a city to establish objective zoning standards, objective subdivision standards, and objective design review standards, if it does not conflict with state law; and

WHEREAS, such objective zoning standards, objective subdivision standards, and objective design review standards may not have the effect of "precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet"; and

WHEREAS, Government Code Sections 65852.21 and 66411.7 allow a city to deny a proposed housing development or urban lot split if the project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact; and

WHEREAS, the LMC currently does not have any provisions that adequately address such urban lot splits and urban dwelling units, as required by SB 9, and because regular ordinance adoption procedures require a first and second reading, and at least 30 days before the ordinance may take effect, the city will not be able to adopt any such provisions before at least April 2022; and

WHEREAS, without such an ordinance, there will be a period where there will be no policies, procedures, or objective standards available to guide and promote the orderly development of such urban lot splits and urban dwelling units, and thus will prevent actions that will alleviate the housing crisis and serve to protect orderly planning and aesthetics related to such development; and

WHEREAS, the City Council has the power under Government Code sections 36934 and 36937 to adopt an ordinance that takes effect immediately if it is an ordinance for the immediate preservation of the public peace, health or safety, and is passed by a four-fifths vote of the City Council; and

WHEREAS, pursuant to California Government Code Section 65858, and in order to protect the public health, safety and welfare, the City Council may adopt as an urgency measure, an interim ordinance regulating any uses that may be in conflict with a contemplated general plan or zoning proposal that the City intends to study within a reasonable time; and

WHEREAS, this urgency ordinance is necessary to address the danger to public health, safety, and general welfare articulated by the state related to the housing crisis and immediately provide the provisions to implement SB 9-related development in a manner that protects the City's interest in orderly planning and aesthetics; and

WHEREAS, Accordingly, the City Council desires to adopt this ordinance as an urgency ordinance, effective immediately, pursuant to Government Code sections 36934, 36937 and 65858; and

WHEREAS, the City desires to adopt an ordinance that addresses the procedures for such Urban Dwellings and Urban Lot Splits, and provides objective standards, in accordance with State law.

.

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

SECTION 1. The City Council finds and determines that the recitals above are true and correct, and are hereby incorporated by reference.

SECTION 2. A new Chapter 16.___ entitled "Urban lot splits" is added to the Lawndale Municipal Code to read, in its entirety, as follows:

"Chapter 16.__ Urban lot splits"

16.__ Purpose
16.__ Definitions
16.__ General Requirements
16.__ Denials

16.__ Purpose

This Chapter applies to urban lot splits in single family zones in accordance with Government Code section 66411.7.

16.__ Definitions

"Single-Family zone" shall mean any parcel of land that is zoned R-1.

"Urban lot split" shall mean a parcel map subdivision permitted pursuant to SB 9 which creates two parcels.

"Urban dwelling unit" shall mean a second unit permitted pursuant to SB 9. An urban dwelling unit shall not mean an Accessory Dwelling Unit or a Junior Accessory Dwelling unit.

16.__ General Requirements

An urban lot split shall comply with the following requirements:

A. All requirements in Government Code section 66411.7.

B. All applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)), except as expressly provided in this Chapter.

C. All requirements of the Lawndale Municipal Code, except that requirements imposed by this Chapter shall take precedence over other conflicting requirements.

D. The rental of any unit created by an urban lot split must be for a term longer than 30 days.

E. The property owner must agree to an unannounced inspection every year for the first three years to ensure the property owner is living onsite. The property owner must pay the special inspection fee as set forth in the City's fee and fine resolution.

F. Objective Development Standards: The following objective development standards apply to urban lot splits:

1. Size and Number: The parcel map subdividing an existing parcel must create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision. The subdivision must not be done in a manner that leaves one lot with more than two units including existing and proposed main dwellings, ADUs, and JADUs. No more than four total units may be exist on the two new parcels.

2. Minimum Size: Both newly created parcels created by an urban lot split must be no smaller than 1,200 square feet.

3. Setbacks:

a. Existing Structures: No setback is required for an existing, permitted structure or a structure constructed in the same location and to the same dimensions as an existing, permitted structure.

b. New Structures and Additions: The minimum setback from the side and rear property line is four feet.

4. Building Separation: The units or structures involved in an urban lot split may be attached or detached provided that the structures meet building code safety standards and are sufficient to allow separate conveyance.

5. Frontage: Both resulting parcels shall have a minimum frontage of 40 feet. If each parcel cannot accommodate a frontage of 40 feet, then the access strip shall not be less than 20 feet in width.

6. Conjunction with Urban Dwellings: Only structures that meet the requirements of urban dwellings are allowed on urban lot splits.

7. Lot Configuration Standards: Urban lot splits must comply with the Urban Dwelling and Urban Lot Split Configuration Standards adopted by City Council Resolution and incorporated herein by reference.

8. An easement must be provided over the front parcel to the rear parcel for access to the public right of way, providing public services and facilities, maintenance of utilities, and (if required) fire department access.

G. Demolition and Alteration: A proposed urban lot split must not require demolition or alteration of any of the following types of housing:

1. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

3. Housing that has been occupied by a tenant in the last three years.

H. Disclosures: At the time of sale, a site with an urban dwelling must disclose to the seller:

1. The site must not be used for short term rentals;

2. The property owner must agree to an unannounced inspection every year for the first three years to ensure the property owner is living onsite. The property owner must pay the special inspection fee in the City's fee and fine resolution;

3. The property owner must provide all necessary information to the City required in the annual housing element report; and

4. The site cannot be the subject of future urban lot splits.

16.__ Denials

A. The Community Development Director may deny an application for an urban lot split upon making both of the following findings in writing based upon a preponderance of evidence.
    a. The proposal would have significant, adverse impact upon the public health and safety or the physical environment as defined and determined in Government Code Section 65589.5(d)(2).
    b. There is no feasible method to satisfactorily mitigate or avoid the specific impact.

SECTION 3. A new Chapter 17.48 entitled "Single-family lot subdivisions" is added to the Lawndale Municipal Code to read, in its entirety, as follows:

"Chapter 17.48 Single-family lot subdivisions"

17.48.__ Purpose
17.48.__ Definitions
17.48.__ General Requirements
17.48.__ Denials

17.48.___ Purpose

This Chapter applies to urban dwellings in single family zones in accordance with Government Code section 65852.21.

17.48.___ Definitions

For the purposes of this chapter, the following terms, phrases, words and their derivations shall have the meanings ascribed to them in this chapter.

"Single-Family zone" shall mean any parcel of land that is zoned R-1.

"Urban lot split" shall mean a parcel map subdivision permitted pursuant to SB 9 which creates two parcels.

"Urban dwelling unit" shall mean a second unit permitted pursuant to SB 9. An urban dwelling unit shall not mean an Accessory Dwelling Unit or a Junior Accessory Dwelling unit.

17.48.___ General Requirements

A. A property owner seeking approval of an urban dwelling unit shall comply with all of the following general requirements:

    a. The maximum size of an urban dwelling unit shall not exceed 800 sq. ft. in size.
    b. The minimum size of an urban dwelling unit shall not be less than 500 sq. ft.

c. Both units shall conform to all the development standards and design guidelines of the Lawndale Municipal Code.
d. The urban dwelling unit shall be designated an affordable unit of very low, or low affordability level.
e. Demolition and Alteration: A proposed urban dwelling may not require demolition or alteration of any of the following types of housing:
    i. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
    ii. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
    iii. Housing that has been occupied by a tenant in the last three years.
f. The rental of any urban dwelling must be for a term longer than 30 days.
g. The parcel for the proposed urban dwelling must contain no more than two units after construction of any urban dwelling. Existing and proposed ADUs and JADUs will be counted toward the maximum number of units. An urban dwelling development contains two residential units if the development proposes no more than two new units or if it proposes to add one new unit to one existing unit.
h. Setbacks:
    i. Existing Structures: No setback is required for an existing, permitted structure or a structure constructed in the same location and to the same dimensions as an existing, permitted structure.
    ii. New Structures and Additions: The minimum setback from the side and rear property line is four feet.
i. Height: 16 foot height limit
j. Parking: A parking space within a garage is required for all new dwellings under the urban lot split.

17.48.___ Denials

B. The Community Development Director may deny an application for an urban dwelling unit upon making both of the following findings in writing based upon a preponderance of evidence.
    a. The proposal would have significant, adverse impact upon the public health and safety or the physical environment as defined and determined in Government Code Section 65589.5(d)(2).
    b. There is no feasible method to satisfactorily mitigate or avoid the specific impact.

SECTION 4. No permit or approval shall be issued or approved for a project which is in conflict with the provisions of this ordinance.

SECTION 5. CEQA. This Ordinance is exempt from the requirements of 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.

SECTION 6. Severability. 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 each and every section, subsection, sentence, clause and phrase thereof not declared invalid or remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 7. Urgency. The City Council finds and declares that the adoption and implementation of this ordinance is necessary to address the danger to public health, safety, and general welfare as articulated above, and to immediately provide provisions to implement SB 9, which takes effect on January 1, 2022. The City Council therefore finds and determines that this ordinance be enacted as an urgency ordinance pursuant to Government Code sections 36937 and 65858 and takes effect immediately upon adoption by four-fifths of the City Council.

SECTION 8. Expiration. This ordinance shall take effect upon publication, and shall remain in effect for a period of 45 days from the date of adoption, in accordance with California Government Code section 65858, unless earlier rescinded by the adoption of another ordinance.

SECTION 9. Publication. The City Clerk is directed to certify this ordinance and cause it to be published in the manner required by law.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 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 approved and adopted said Ordinance No. 1186-22 at its regular meeting held on the 21st day of March 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 Kearney					
Bernadette Suarez					
Sirley Cuevas					

_____

Erica Harbison, City Clerk

APPROVED AS TO FORM:

_____

Gregory Murphy, City Attorney

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CITY OF LAWNDALE

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

DATE: March 21, 2022

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager

PREPARED BY: Jared Chavez, Acting Director of Community Development

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**

PROJECT DESCRIPTION

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.

Previous Planning Commission Meeting

During the Planning Commission meeting held on November 10, 2021 staff received comments from the Planning Commission. The commission expressed concerns regarding the amount of parking provided and the amount of open space provided as part of the project. The applicant decided to reduce the units from 12 units to 10 units to meet the parking requirements and provide more common open

space to residents. The applicant initially proposed 400 sq. ft. of common open space, however the applicant decided to increase the proposed common open space to 924 sq. ft.

The proposed updated project was then continued to December 8, 2021 and again to January 12, 2022. Due to a new surge in Covid-19 cases the Planning Commission public hearing was cancelled and rescheduled for January 26, 2022. The project was re-noticed for virtual public hearing.

APPLICANT: Golden State Alliance, LLC
11631 Grevillea Avenue
Hawthorne, CA 90250

PROPERTY:
LOCATION: 14723 Prairie Avenue (the "Subject Property")

APN: 4077-016-020

ZONE: R-2 (Two-Family Residence) to R-3 (Limited Multiple Residence)

GENERAL PLAN AMENDMENT

The City's General Plan designates the property as "Commercial," which permits a residential density of 33 dwelling units per acre. 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". The amendment will allow greater density at the subject property while making the general plan land use designation consistent with the zoning.

Property Address	Existing Designation	Proposed Designation
14723 Prairie Avenue	Commercial	Residential Multifamily Medium
14727 Prairie Avenue	Commercial	Residential Multifamily Medium
14815 Prairie Avenue	Commercial	Residential Multifamily Medium
14817 Prairie Avenue	Commercial	Residential Multifamily Low
4003 W. 149th Street	Commercial	Residential Multifamily Low
4007 W. 149th Street	Commercial	Residential Multifamily Low

ZONING CODE AND CHANGE OF ZONE

The site is currently zoned R-2 (Two-family Residence) even though it has a General Plan Land Use designation of Commercial. Two residential units are permitted on a lot or parcel of not less than 5,000 square feet, provided that one additional residential dwelling unit may be constructed per each additional 3,000 sq. ft. of land above the required 5,000 sq. ft. in the R-2 zone. The Zone Change request 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). The residential 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.

Property Address	Existing Zoning	Proposed Zoning
14723 Prairie Avenue	R-2	R-3
14727 Prairie Avenue	R-2	R-3
14815 Prairie Avenue	R-2	R-3

SURROUNDING LAND USES

North:	GC (General Commercial Zone) Zone
South:	R-2 (Two-family Residence) Zone
East:	Los Angeles County area
West:	R-2 (Two-family Residence) Zone

ANALYSIS

Existing Site Conditions

The property is currently developed with a single story, single family dwelling unit with a garage. The property is located along the west side of Prairie Avenue and has a street frontage of approximately 100 feet and a length of 118 feet. As part of this project the existing single family residence with garage will be demolished. The property's overall size is approximately 11,800 sq. ft. in area, which meets the zoning code's minimum area requirement for lot size.

DESIGN REVIEW

Description of Proposed Dwelling Units

Per Lawndale Municipal Code ("LMC") Section 17.30.020, a Design Review by the Planning Commission at a public hearing is required for any project that will result in two or more dwelling units being located on a single parcel of land.

The proposed project entails the development of a 10 unit apartment building, each with an attached two-car garage. All of the units will be two bedrooms, two and a half baths and they will range in size between 1,152 to 1,234 sq. ft. in size. The units will be an attached 3-story building at 35 feet in height.

Compliance with Development Standards

With approval of the General Plan Amendment and Zone Change, the project is subject to the development standards of the R-3 (Limited Multiple Residence) zoning district as set forth in the LMC. The following matrix identifies the development standards and proposed development characteristics.

Development Standards	Required	Proposed	Compliance
Density	1 unit per 1,320 sq. ft. of lot area	10 units w/density bonus on a 11,800 sq. ft. lot	Yes
Front Yard Setback	15 feet	15 feet	Yes
Side Yard Setback	5 feet	5 feet	Yes
Rear Yard Setback	15 feet	15 feet	Yes
Height	35 feet maximum	35 feet	Yes
# of Parking Spaces for Non-Density Bonus Units	2 per unit within a garage	16 spaces	Yes
# of Parking for Density Bonus Units	0.5 Spaces Per Unit	1 space	Yes

# of Visitor Spaces (for Non-Density Bonus Units)	0.5 Spaces Per Unit	4 spaces	Yes
Private Open Space			
Per Unit	150 sq. ft. per unit	150 sq. ft. per unit	Yes
Common Open Space	200 sq. ft. per unit	924 sq. ft. total	No (Concession)

The R-3 (Limited Multiple Residence) zone allows one residential unit for every 1,320 sq. ft. of net land area. The subject property is 11,800 sq. ft. in size, which complies with the R-3 zone's minimum lot size for the zoning district. The property allows for a maximum of eight units onsite. In addition, the applicant is requesting a residential density bonus by providing one unit (12 percent) at the "very low income" level which allows a density bonus increase of 38.75 percent. The density bonus percentage increase of 38.75 allows for an additional 3.1 residential units which is rounded up to a total of four units as per LMC Section 17.50.070.B. With the additional density bonus units, the project is allowed to provide a total of 12 residential units in all, however, the applicant is requesting 10 units. The proposed lot coverage is 57 percent, which is less than the allowable maximum 70 percent lot coverage.

Parking

Section 17.48.140 of the LMC, pertaining to residential parking requirements, requires each dwelling unit to have two covered parking spaces in a garage for every dwelling with three bedrooms or less. Additionally, the code requires one-half of a visitor parking space for each unit.

The applicant is proposing a total of 16 enclosed parking stalls, four guest parking spaces and one additional parking space to service the two density bonus units. The required parking for the density bonus units is 0.5 parking spaces per unit as per LMC Section 17.50.100. This requires that the applicant provide a total of one parking space for the two density bonus units. Vehicular access to the parking will be provided from a driveway providing access off Prairie Avenue. As proposed; and with the approval of the concession for the parking to be reduced in size from 9 ft. by 20 ft. to 8 ft. by 20 ft., the Project meets the parking requirements.

Building Design and Site Improvements

The proposed units are designed to have a traditional architectural style with contemporary finishes and treatments. The design includes asphalt shingles, stucco, and decorative elements. The design will include architectural eaves and decorative stone in earth tone colors. The applicant has worked diligently with staff to reduce the bulk and massing along the top floor level. The height, as measured from the top of ridge, is 35' while the zoning district allows for 35 feet. The project design consistent with the city's Residential Design Guidelines.

DENSITY BONUS AND CONSESSIONS

The applicant is requesting a residential density bonus by providing one unit (12 percent) at the "very low income" level which allows a density bonus increase of 38.75 percent. The density bonus percentage increase of 38.75 allows for an additional 3.1 residential units which is rounded up to a total of 4 units as per LMC Section 17.50.070.B However the applicant is requesting two density bonus units. With the

additional density bonus units, the project is allowed to provide a total of 12 residential units in all however the applicant is requesting 10 in total. In addition, the applicant is also requesting two concessions as per LMC Section 17.50.080.C.2. (Table 2). The LMC allows for up to two concessions for any project that provides a minimum of 10 percent of its units at the "very low income" level. The proposed project is providing 12.5 percent of its units at the "very low income" level which qualifies the project for the following concessions:

1. A reduction in common open space from the required 2,000 square feet of common open space to 924 square feet. The code requires 200 square feet of common open space per unit for each of the 10 units.

2. A reduction in size from 9 ft. by 20ft to 8ft. by 20 ft. for the required parking space provided as part of the two density bonus units from two spaces (0.5 parking spaces are required for each unit) one parking space required for both units.

SPECIAL USE PERMIT

Per Section 17.28.020 of the LMC the approval of a Special Use Permit is required for a condominium project. Accordingly, the Applicant has filed for consideration of a special use permit.

ENVIRONMENTAL ASSESSMENT

An environmental assessment has been conducted for the Project in compliance with the provisions of the California Environmental Quality Act (CEQA). An Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared for the Project. 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, there is no substantial evidence indicating that the Project will have a significant adverse effect on the environment.

PUBLIC REVIEW

Notices of a public hearing were posted on the bulletin board outside City Hall and published in the *Daily Breeze* on March 11, 2022.

PLANNING COMMISSION REVIEW

At a public hearing held on January 26, 2022, the Planning Commission adopted Resolution No. 21-14 recommending that the City Council review and approve the project.

LEGAL REVIEW

The City Attorney has reviewed and approved Resolution No. CC -2203-014 and as to form.

FISCAL IMPACT

Not Applicable

RECOMMENDATION

It is recommended that the City Council conduct a public hearing and:

1) 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 no substantial evidence that the Project will have a significant adverse effect on the environment
2) 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
3) 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.
4) 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.

ATTACHMENTS

A. CC Resolution No. CC-2203-015
B. PC Resolution No. 21-14
C. Architectural Plans
D. Vicinity Map
E. Photos
F. Draft Ordinance
G. Initial Study and Mitigated Negative Declaration
H. Mitigation Monitoring and Reporting Program

ATTACHMENT A

CC Resolution CC-2203-015

RESOLUTION NO. CC-2203-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA ACCEPTING THE GENERAL PLAN ANNUAL PROGRESS REPORT 2021 AND APPROVING THE TRANSMITTAL OF THE REPORT TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND FINDING OF EXEMPTION FROM CEQA REQUIREMENTS

WHEREAS, the City of Lawndale ("City") has a General Plan, which was adopted in 1999, with the Housing Element being subsequently revised in 1997, 2001, 2010, 2014 and 2021; and

WHEREAS, in January 2022, the City adopted a Housing Element covering the period of 2021-2029, which is currently under review by the California Department of Housing and Community Development ("HCD"); and

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

WHEREAS, the General Plan Annual Progress Report for calendar year 2021 was considered by the Planning Commission on March 9, 2022 and on this date, the Planning Commission approved Resolution 22-01 recommending that the City Council accept the General Plan Annual Progress Report 2021; and

WHEREAS, evidence was heard and presented from all persons interested in the General Plan Annual Progress Report for 2021, and the City Council has reviewed, analyzed and studied the General Plan Annual Progress Report for 2021.

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

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

Section 2. The City Council hereby accepts the General Plan Annual Progress Report for the 2021 calendar year. The General Plan Annual Progress Report for calendar year 2021 appropriately and accurately summarizing the City's progress during 2021 in implementing the action policies in its adopted general plan.

Section 3. The City Council hereby directs City staff to forward the General Plan Annual Progress Report 2021 to the Governor's Office of Planning and Research and the California Department of Housing and Community Development Department in accordance with Government Code § 65400.

Section 4. The City Council finds that the General Plan Annual Progress Report for 2021 is exempt from the requirements of the California Environmental Quality Act ("CEQA") under the general

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

PASSED, APPROVED AND ADOPTED this 21st day of March, 2022.

_____
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-2203-014 at a regular meeting of said Council held on the 21st day of March 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 Kearney					
Bernadette Suarez					
Sirley Cuevas					

_____
Erika Harbison, City Clerk

APPROVED AS TO FORM:

_____
George Murphy, City Attorney

ATTACHMENT B

PC Resolution No. 21-14

RESOLUTION NO 21-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNDALE, CALIFORNIA SETTING FORTH FINDINGS OF FACT AND DETERMINATIONS AND RECOMMENDING THE CITY COUNCIL APPROVE CASE NO. 21-18: SPECIAL USE PERMIT, GENERAL PLAN AMENDMENT, ZONE CHANGE, DESIGN REVIEW AND A DENSITY BONUS FOR THE DEVELOPMENT OF A 10-UNIT APARTMENT BUILDING LOCATED AT 14723 PRARIE AVENUE, A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, an application has been filed by the property owner, Golden State Alliance, LLC ("Applicant"), for approval of a Special Use Permit, General Plan Amendment, Zone Change, Design Review and Density Bonus (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).

WHEREAS, 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, but the applicant is proposing two more dwelling units for a total of 10 residential units; 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 Planning Commission 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 Project will be developed in accordance with the standards set forth in the LMC and subject to the conditions deemed appropriate by the Planning Commission as set forth herein; and

WHEREAS, LMC §17.48.160 provides that one residential dwelling unit may be constructed for each one thousand three hundred and twenty square feet of net land area which will result in a total of eight residential units and the density bonus allows an additional two residential units which will result in a total of 10 residential units, and

WHEREAS, Case No. 21-18 was properly noticed and set for public hearing before the Planning Commission on November 10, 2021; and

WHEREAS, on November 10, 2021 the Planning Commission continued the public hearing to December ____2021, then again to January 12, 2022; and

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

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

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

Section 2. The Planning Commission finds and determines that the proposed 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. 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 Planning Commission 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.

Section 3. The Planning Commission finds and determines 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. 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 Planning Commission 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 4. The Planning Commission does hereby recommend that the City Council adopt the draft Ordinance, attached hereto as Exhibit "F", amending the General Plan and Title 17 of the Lawndale Municipal.

Section 5. The Planning Commission does hereby recommend that the City Council approve 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, and find that there is no substantial evidence that the Project will have a significant adverse effect on the environment.

Section 6. That the Planning Commission has reviewed and considered the information in the staff report, the Initial Study, the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The Planning Commission 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 7. The Planning Commission does hereby recommend that the City Council adopt and approve the Mitigation Monitoring and Reporting Program, attached as Exhibit "H" to this Resolution.

Section 8. Pursuant to the change of zone requirements in LMC Sections 17.16.030.B, in approving this request, the Planning Commission recommends the City Council make 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 9. Pursuant to the special use permit requirements in LMC Sections 17.28.014 and 17.28.050, the Planning Commission recommends the City Council conditionally approve the Project and make the following findings:

A. The granting of such special use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity. *The Project is consistent with the development standards of the R-3 zoning district. The development of a 10 unit apartment building is allowed with approval of a density bonus. Therefore, granting this Special Use Permit will not be detrimental to the public health or welfare or injurious to the Property or public improvements in the R-3 zoning district.*

B. The use applied for at the subject location is properly one for which a Special Use Permit is authorized. *The LMC requires a Special Use Permit for the development of apartment buildings in the R-3 Zone. Therefore, the proposed 10-unit apartment building is authorized upon receipt of this Special Use Permit.*

C. The site is adequate in size and shape to accommodate the Project and all yard, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust the Project to the land and uses in the neighborhood. *The Property is comprised of one parcel that has an area 11,800 square feet and is large enough to accommodate the proposed Project. In addition, the proposed plans are in compliance with all of the development standards of the R-3 zoning district.*

D. The site abuts a local street adequate in width and pavement type to carry the kind of traffic generated by the Project. *The Property is located on Prairie Avenue which is a major highway as defined by the Circulation element and is approximately 139 feet wide providing access to a variety of arterials of the City's street system. The local streets are therefore adequate to carry the kind of traffic generated by the Project.*

E. The granting of a Special Use Permit is consistent with the City's General Plan and its development policies. *The Project is consistent with the General Plan Land Use and Housing Elements. The Project is within the "Multi-Family Medium Density" designation of the City's Land Use Element, which allows multifamily developments. Also, Policy 1.1 of the Housing Element states that the City shall "Ensure the provision of a variety of housing types to fulfill regional housing needs." Additionally, the proposed development is in accordance with the design guidelines and the development standards established in Title 17 (Zoning) of the LMC. Finally, the project 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.*

F. The granting of the Special Use Permit will not be a menace to or endanger the public health, safety or general welfare. *The project is for the development of a 10-unit apartment building that will be three levels with attached garages. The project will comply will all development standards as well as the residential design guidelines. Furthermore, the granting of the special use permit will not be a menace to or endanger the public health, safety or general welfare, in that, the proposed use is for a residential use which consistent with the surrounding properties and permitted with approval of a Special Use Permit.*

Section 10. Pursuant to the design review requirements in LMC Section 17.30.030, the Planning Commission recommends the City Council conditionally approve the Project and make the following findings:

A. The proposed development site plan and the building design features will integrate harmoniously and enhance the character and design of both the immediate neighborhood and the surrounding area. *The Project is consistent with the development standards of the R-3 zoning district and the type of development in the vicinity is similar to other developed lots in the neighboring area. The Property is currently developed with an older single family residence which will be demolished as part of the Project. The Property will be improved with this Project as the design of the buildings and landscaping will have a beneficial visual impact upon the street. Therefore, the Project's design features will integrate harmoniously and enhance the character of the surrounding area.*

B. The site plan and building design will improve the community appearance by preventing extremes of building bulk and mass. *The Project will include a wide variety of architectural features to improve the overall appearance of the building design including a traditional design with sloped roofs, asphalt singles, textured stucco finishes and decorative design elements as part of the façade. Furthermore, the building footprint will cover approximately 57 percent of the lot which is less than the 70 percent maximum allowed. Therefore, the Project will improve the community appearance while complying with the zoning code.*

C. The site plan and design of the buildings, parking areas, landscaping, illumination and other design features demonstrate that proper consideration has been given to both the functional

aspects of the site development and the visual effects as seen from public spaces. *The Project is efficiently laid out and allows for easy pedestrian and vehicular circulation on the Property. The structures' design allows for air circulation throughout the site and natural illumination and the front yard will be landscaped, therefore, demonstrating proper consideration to both functional aspects and visual effects as seen from public spaces.*

D. The site plan and building design substantially conform to the City's adopted design guidelines. *The Project substantially conforms to the City's adopted residential design guidelines. The buildings exhibit quality minimal traditional architectural style, by having asphalt shingles roofing, textured stucco finishes, and decorative design elements along the façade.*

Section 11. The Planning Commission recommends that the City Council find that the Project substantially conforms to LMC Section 17.30.040, Design Criteria, as follows:

A. The building height, bulk and other design features shall be proportionate to the site and the surrounding area. *The Project complies with all development standards for the R-3 zoning district and is proportionate with the surrounding area. The proposed dwelling units have a proposed height of 35 feet, as measured from the ridge, which meets the maximum height limitation. Additionally, the proposed design and lot coverage are appropriate for the site as the project covers 57 percent of the lot, significantly less than the 70 percent maximum allowed. The proposed development is proportionate to other residential dwellings within the surrounding neighborhood.*

B. The site layout, orientation, and location of structures, and their relationship to one another and to open spaces, parking areas, pedestrian walks, illumination and landscaping should be interrelated and arranged to achieve a safe, efficient and harmonious development. *The site plan and design of the dwelling units, parking areas, landscaping, illumination and other design features demonstrate that proper consideration has been given to both the functional aspects of the site development and the visual effects as seen from public spaces. The Project is efficiently laid out and allows for easy pedestrian and vehicular circulation.*

C. The grading and development of sites should respect the qualities of the natural terrain and landscape—mature trees and other natural features. *The surrounding area is highly urbanized, relatively flat, and mostly devoid of "natural" features. The Applicant will be required to submit a Grading and Drainage Plan to be reviewed and approved by the Building Division prior to issuance of building permits. Additionally, the Applicant is conditioned to provide a landscape plan that demonstrates how vegetation will be planted throughout the site.*

D. Building sites should be developed to achieve a harmonious relationship with existing and proposed adjoining developments. *The proposed residential dwelling units will be designed to complement each other in architectural style and the Project will be consistent with the residential character of the neighborhood. The proposed development site plan and the building design features will integrate harmoniously and enhance the character and design of both the immediate neighborhood and the surrounding area. The Project is also consistent with the development standards of the R-3 zoning district and the scale and type of development in the vicinity.*

E. Each building shall reflect due consideration of a total site design program that reflects quality contemporary design practices. *With conditions imposed and modifications made to the elevation drawings for the Project, quality contemporary design practices will be utilized throughout the development. The building design will be an aesthetic improvement to the existing site and will complement the architectural styles found within the existing neighborhood.*

F. The proposed project shall substantially comply with the design elements set forth in the city's adopted design guidelines. *The Project substantially conforms to the City's adopted residential design guidelines. The buildings exhibit quality traditional architectural style, by having asphalt shingles roofing, textured stucco finishes, and decorative design elements along the facade.*

G. The mechanical equipment or machinery, trash storage areas and other exterior service areas shall be screened from view from all public spaces. *As proposed, the identified mechanical equipment and trash storage areas are screened from public view. Any utility meters or rooftop mechanical equipment will also be required to be screened per the LMC and/or the conditions of approval placed on the Project.*

Section 12. The Planning Commission recommends the City Council conditionally approve the requested development concessions pursuant to LMC Section 17.50.080 as follows:

Based on substantial evidence, 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). The reduction in size of the parking space for the density bonus units and the reduction in the common open space are required to reduce the overall costs of the Project in order to allow the applicant to provide the affordable unit.

Section 13. The Planning Commission recommends the City Council approve the Project, subject to the following conditions of approval:

1. Within thirty (30) days of approval of this Project, the Applicant shall certify his/her acceptance of the conditions placed on the approval by signing a notarized Affidavit of Acceptance stating that the he/she accepts and shall be bound by all of the conditions.
2. The Applicant shall submit the building construction documents to the City for plan check within one year of approval of this Project. Failure to comply with this condition shall automatically render the Special Use Permit, General Plan Amendment, Zone Change, Design Review and Density Bonus approval null and void. All conditions of approval shall be satisfied within 24 months of the approval of this Project. The Applicant may file for an extension of the Special Use Permit and Design Review approval provided that such application is properly filed with the City at least 30 days prior to the expiration date.
3. The Project shall be developed in accordance with all applicable City, County, State and Federal regulations.
4. Approval of the Project does not authorize the Applicant or any employee, contractor, subcontractor, etc. to encroach upon adjacent properties.

5. Violation of, or noncompliance with, any of these conditions or other applicable provisions of the LMC shall constitute grounds for a code enforcement action.

6. Construction plans shall be submitted to the Community Development Department (Planning and Building Divisions), Public Works Department, and other agencies as required for review and approval prior to the issuance of any building permits.

7. Any changes made to the approved set of plans shall be reviewed and subject to the approval of the Community Development Director, inclusive of any façade changes.

8. Except as set forth in subsequent conditions, and subject to City department and public agency corrections and conditions, the Property shall be developed substantially in accordance with the application and plans submitted. Any major changes as determined by the Community Development Director must be brought back for review to the Planning Commission at the Applicant's expense.

9. The adjacent property owners shall be notified at least ten (10) days prior to any demolition, grading or construction on the Property.

10. The Applicant shall install a new decorative masonry wall with decorative cap around the periphery of the property. Fences/walls in the rear and side yard setback area shall be 6 feet in height. A fence/wall in the front yard setback is not required but, if installed, must comply with LMC Section 17.48.050, i.e. up to forty eight inches in height provided that any portion over thirty inches is see-through. The Applicant shall submit a fence permit application for all fences that are to be installed as part of this project.

11. All exterior light fixtures shall be directed onto the Property and no direct glare shall be visible from adjoining residentially zoned and/or developed properties. The maximum allowable illumination at the property line shall not exceed 0.5 foot-candles.

12. A landscape plan that complies with the requirements of LMC Chapter 17.88, Water Efficient Landscape, to the satisfaction of the Community Development Director, must be approved prior to the issuance of building permits. Trees planted in the front yard setback shall be a minimum 36" box tree.

13. The Project shall comply with all Los Angeles County Fire Department conditions of approval.

14. The Applicant shall indemnify, defend, and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding against the City or its agents, officers or employees in connection with the Project including any action to attack, set aside, void or annul any approval by the City concerning the Project or the City's refusal to issue certificates of occupancy for the Applicant's failure to comply with any of these conditions of approval. The City shall promptly notify the Applicant of any filed claim, action or proceeding and shall cooperate fully in the defense of the action.

15. The Project shall comply with all of the provisions of Title 13 of the LMC relating to public services and storm water management. The Project shall also conform to National Pollutant Discharge Elimination System (NPDES) standards and Standard Urban Storm Water Mitigation Plan (SUSMP) requirements, if applicable, prior to any grading operations.

16. All property drainage shall be directed to the street in a manner acceptable to the Building Official. The Applicant shall not block existing drainage from adjacent properties and must show sufficient elevations outside of the property and contour lines to allow the Building Official to ascertain that existing drainage from adjacent properties is not blocked and adequate retaining systems are installed.

17. The Applicant shall contact Golden State Water Company for review of the existing water main once Los Angeles County Fire Department has issued its fire protection requirements for this Project.

18. The Applicant shall request a cost estimate for water system modifications and project review prior to the start of construction from Golden State Water Company.

Public Works/City Engineer Conditions:

19. Pay of all applicable fees and plan check fees with Public Works Department.

20. The applicant shall submit a demolition plan to the Public Works Department and pay all applicable fees in connection with the review thereof prior to the issuance of a demolition permit.

21. The applicant shall submit copies of a recent title report and subdivision guarantee to the Building Division prior to issuance of building permits and to the Public Works Department prior to approval of final map.

22. The applicant shall pay all applicable final map checking fees prior to the issuance of a building permit.

23. The applicant shall submit a copy of the approved Grading and Drainage Plan to the Public Works Department prior to the issuance of a building permit.

24. The applicant shall submit a "Final Grading and Drainage Certificate" signed by the California registered engineer, stating that the project was constructed according to the approved grading/drainage plan and that the project drains to the street and prevent the cross-lot drainage to adjacent property.

25. The applicant shall design the project in a manner that prevents surface water from draining across the sidewalk.

26. The applicant shall comply with all requirements of California Drainage Law and/or the County Low Impact Development. Provide a copy of approved LID plan to the Public Works Department.

27. The applicant shall submit topo plans show all existing condition within private property, existing features, existing buildings, trees, dimensions, and any existing easements.

28. The applicant shall submit street plans show full street width of all existing condition within public right-of-way, curb/gutter, driveway, sidewalk, trees, dimensions, utilities, signs, traffic signal poles, striping, and proposed improvements.

29. The applicant shall submit offsite improvement plan prepared by a registered Civil Engineer. The offsite improvement plan include but not limited to propose utilities service connections, concrete work, pavement work, striping, and signs.

30. The applicant shall provide a proposed staging plan, haul route map, and off street parking during construction. The applicant must designate a construction staging area on the site. Any construction activity that may require closing the roadway shall be discussed and mitigated in the staging plan.

31. The applicant shall remove and replace existing driveway approach. New driveway approach shall be commercial driveway and comply with the Americans with Disabilities Act (ADA) and completed per satisfaction to the City Engineer.

32. Proposed new driveway apron width shall be not more than fifty percent of a lot's frontage per Lawndale Municipal Code Section 17.72.060. Applicant shall obtain concrete permit from the Public Work Department.

33. New driveway shall be realigned so that the top 'X' is located one foot inside the property line.

34. The applicant shall submit corner sight distance study for ingress and egress proposed new driveways prepared by licensed traffic/civil engineer. The applicant shall be responsible implementation of all improvements from the study findings. This include but not limited to the applicant shall be responsible all fees from other agencies associated with such improvements per satisfaction to the City Engineer.

35. The applicant shall paint red curbs on the entire fronting property on Prairie Avenue.

36. The applicant shall submit a copy of the Los Angeles County Fire Department clearance letter for Fire Department plan review to the Public Works Department prior to final approval from the Public Works Department.

37. The applicant shall obtain trash enclosure clearance from Community Development Department.

38. The applicant shall remove all existing utility pavement markings from the sidewalk and street prior to issuance of a Certificate of Occupancy for the Project.

39. The applicant shall not install water or utility pull boxes within the new driveway approach area.

40. The applicant shall underground all dry utilities (electrical, telephone and cable TV) and install three (3) separate conduits for each utility connection. Accordingly, the applicant shall contact the utility purveyors to arrange for the preparation of the necessary plans to accomplish the under grounding prior to receiving a certificate of occupancy.

41. The applicant shall construct on-site waterlines with a separate water meter and sewer lateral for each unit unless special maintenance mechanisms for these systems are approved by the City Engineer, in which case provisions are to be made in the Covenants, Conditions, and Restrictions (CC&Rs) for sewer lateral and potable water mainline maintenance. The CC&Rs shall also contain a maintenance agreement holding the City of Lawndale harmless from damages should the common sewer and/ or water mainline cause any damage for any reason.

42. Each unit shall be connected to a separate sewer lateral at a minimum size of six inches. When connecting to an existing lateral, a City approved contractor shall verify the size of such lateral and shall provide proof of its integrity by providing a videotape of the lateral to

the Public Works/ Engineering Division. Videotaping and verification of sewer lateral size and conditions must be made in the presence of the City Engineer or his/her designee. Any existing sewer laterals that are less than six (6) inches in diameter shall be abandoned at the property line per city instructions.

43. All required water meters, meter service changes and/or fire protection lines shall be installed by the developer. Any new water meters shall be installed in parkways.
44. The applicant shall provide copy of Los Angeles County Sanitation District letter of approval/fee receipt for sewer connection fee.
45. The applicant shall pay necessary sewer connection fees.
46. The applicant shall submit proposed sewer impact study prepared by the engineer.
47. All work in the public right-of-way shall be completed per APWA standards.
48. Remove and reconstruct damaged, out of grade, and depressed sidewalk fronting the property to the satisfaction of the City Engineer. New sidewalk and driveway approaches need to comply with Americans with Disabilities Act (ADA).
49. The applicant shall obtain an encroachment permit from the Public Works Department prior to conducting any off-site improvements or to be work in the public right-of-way.
50. The applicant shall provide a copy of approved Standard Urban Stormwater Mitigation Plan (SUSMP) to the Department of Public Works.
51. The applicant shall provide a copy of approved storm water pollution prevention plan (SWPPP) to the Department of Public Works.
52. The applicant shall provide a copy of approved best management practice plan (BMP) to the Department of Public Works.
53. No final sign off shall be given until all conditions of approval from the Public Works Department have been completed.
54. The applicant shall pay for all applicable city fees and LA County fees including any permit fees prior to the issuant of the Building Permits.

CEQA Mitigation Measures:

55. The Applicant shall comply with all requirements of the Mitigation Monitoring and Reporting Program attached as Exhibit "B" to this Resolution. The basic requirements are recorded here to facilitate review and implementation. More detailed information on the timing and responsible parties for these mitigation measures is provided in the Mitigation Monitoring and Reporting Program.

    a. **HM1**- The applicant shall ensure that any positively identified asbestos containing materials (ACM) in the single-family residence located at 14723 Prairie Avenue shall be disposed of in accordance with OSHA programs and regulations.

    b. **HM2**- Prior to issuance of a demolition permit, lead-based paint testing shall be conducted on the existing structure. All materials identified as containing lead shall be removed by a licensed lead-based paint/materials abatement contractor.

Planning Conditions:

56. 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). This shall allow for a Density Bonus of up to 38.75 percent as part of the project which will allow up to 3.1 residential units which may be rounded up to a total of 2 units as per LMC Section 17.50.070.B. A maximum of 10 residential units may be allowed so long as the project complies with all other zoning requirements.
57. The Applicant shall enter into an affordable housing agreement with the City consistent with Lawndale Municipal Code section 17.50.130.
58. Based on the affordability percentage provided (12.5 percent of the units at "Very Low Income" level) the project shall be entitled to the following concessions:
    a. Common Open space shall be reduced from 2,400 square feet to 946 square feet; and
    b. Parking size for one density bonus parking space reduced size of 8 ft. x 20 ft.
59. Each dwelling unit shall have a minimum two hundred cubic feet of private and secure storage space. Callout and provide dimensions of said area. Provide a cross section of the storage area. Provide dimensions of the storage space (L x W x H) areas demonstrating compliance. <u>All storage space must be provided on ground floor.</u>
60. A minimum of 150 square feet of private open space shall be provided for every two-bedroom unit onsite. Private open space shall have a <u>minimum</u> contiguous area of <u>100 square feet</u> with no dimension less than <u>7 feet</u> in any direction. Portions of the private open space areas must comply with the minimum 7 foot dimension requirement along the second and third floor level.
61. The maximum height of the building shall be limited to a maximum height of 35 feet.
62. Dimension the projection of the deck into the front yard setback on the second level floor plan. The deck must have open rails, cannot have solid walls within the front yard setback.
63. Onsite parking shall provide the following:
    a) Regular Units (8 Units): 2- enclosed garage spaces per unit (total of 16 parking spaces).
    b) Guest Parking: One-half guest space per unit (total of 4 parking spaces).
    c) Density Bonus Units (2 Units): One-half space per unit (total of 1 parking spaces).
    d) Parking structure must be enclosed.
64. Provide colored elevations and callout all materials, siding and features as part of the elevations for all sides.
65. An additional 4 foot setback must be provided as part of the second and third level floor levels. Dimension accordingly.
66. Building PAD certification will be required to confirm that all setbacks will comply with the approved plans.

Additional Conditions:

67. The Applicant shall provide sufficient decorative outdoor lighting for all units, to the satisfaction of the Community Development Director.

68. The Electrical Panel (Box) may not encroach into any required driveway, parking area or side yard setback.

69. All exterior materials to be used shall be approved by the Community Development Director prior to the issuance of a building permit.

70. All second story scuppers must be directed onto the Property and installed in a manner acceptable to the Community Development Director.

71. All newly planted trees shall require root barriers, double staked, and guy wired.

72. All driveway and parking areas shall be concrete and the Applicant shall install a decorative stamped and color sealed concrete driveway along the first twenty feet of driveway to the satisfaction of the Community Development Director. The color and pattern shall be approved by the Community Development Director prior to installation.

73. No exterior security bars shall be allowed to be placed along the buildings' façade.

74. Driveway and parking areas shall incorporate center swales. All drainage in common and private use areas shall be underground and shall not incorporate open gutters or underground swales.

75. The location of all backflow devices shall be approved by the City prior to installation. Back flow devices shall be located to the furthest extent possible from the property line.

76. All building drainage shall be directed onto the Property and shall be oriented toward the interior of the Property, with no downspouts or gutters directing drainage away from the Property.

77. The location of all electrical panels and meters shall be approved by the City prior to installation. Electrical panels and meters are prohibited in the front yard setback. Electrical panels and meters shall be screened with landscaping as approved by the City. Electrical panels may not encroach into any required driveway, parking area or side yard setback.

78. Except as set forth in the conditions of approval, development shall take place as shown on the approved site plans and elevations. Any deviation must be approved by the Director of Community Development before any construction occurs.

79. The Applicant shall provide architectural elements to the front facade of buildings to prevent the buildings from exhibiting bulk and boxlike appearance to the satisfaction of the Community Development Director. No exterior structural alteration or building color change, other than the colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Director of Community Development.

80. The entire site shall be kept in good, first class condition, free from trash, debris and litter at all times, and all trash, debris and litter shall be removed as soon as possible but at least within 24 hours.

81. All landscaping and irrigation systems shall be continuously maintained in good repair by the property owners or homeowners association. Irrigation systems shall not produce overspray. All landscaping shall be maintained in a healthy condition and dying and dead

landscaping shall be promptly replaced with similar plant materials and of a size similar to the plant being replaced.

82. All planning conditions of approval shall be printed as general notes on the front pages of the approved set of building plans.

83. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.

84. The site shall be developed and maintained in accordance with the approved plans which include site plans, landscape plans, building floor plans, architectural elevations, list of approved exterior materials and colors on file in the Community Development Department, the conditions contained herein, and the Zoning Code.

85. Unless otherwise permitted, construction activity may be conducted between the hours of seven a.m. and seven p.m., Monday through Friday (except national holidays), and eight a.m. and five p.m. Saturdays. Construction activity is prohibited at all other hours and on Sundays and national holidays.

86. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

87. The Project shall comply with all development standards set forth in LMC Section 17.80.070(A) pertaining to condominium developments.

88. All roof top equipment must be fully screened from public view on all sides of the building elevations.

89. Unpermitted conversions or subdivisions of any interior spaces within the twelve units, into habitable spaces is prohibited.

90. All Planning fees shall be current before building permits are issued.

91. All flatwork and landscaping work shall require the approval of a Flatwork Permit before permits are issued.

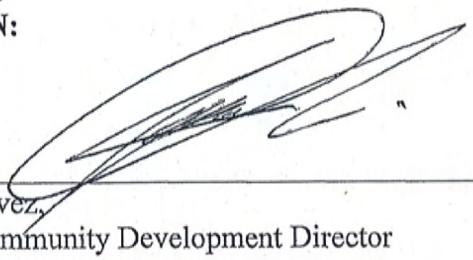
92. Any new walls/fences shall require approval of a fence permit application.

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF JANUARY, 2022.

John Martinez, Chairperson

I, Jared Chavez, Acting Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 22-1** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **26th day of January, 2022** by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

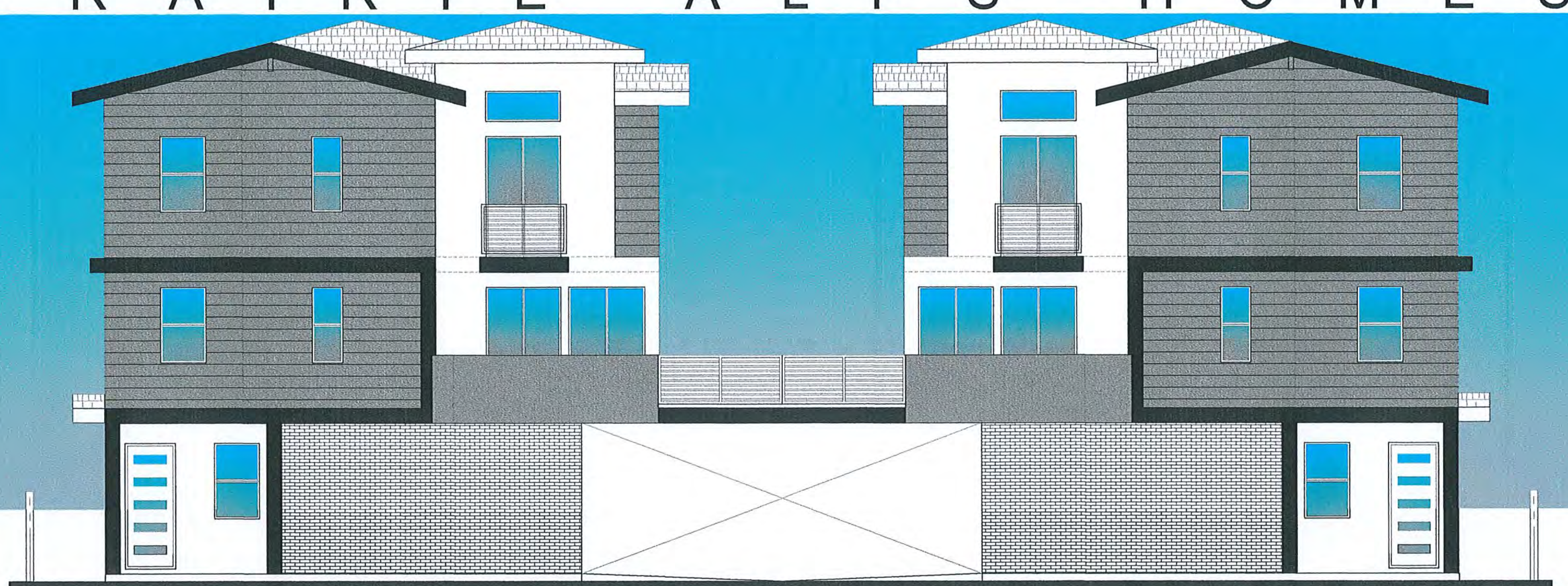


Jared Chavez,
Acting Community Development Director

ATTACHMENT C

Architectural Plans

PRAIRIE ALPS HOMES



A 10 UNIT TOWNHOME APARTMENT DEVELOPMENT

SITE PLAN REVIEW - SPR-21-17

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJACENT
AGG	AGGREGATE
A/C	AIR CONDITIONING
ALT	ALTERNATE
AB	ANCHOR BOLT
ARCH	ARCHITECT
ASPH	ASPHALT
B	BASE
BPL	BEARING PLATE
BM	BENCH MARK
BEL	BELOW
BVL	BEVELED BLK BLOCK
BD	BOARD
BOT	BOTTOM
BLDG	BUILDING
	CARPET
CAB	CABINET
CPT	CARPET
CLG	CEILING
CHT	CEILING HEIGHT
CIPC	CAST IN PLACE CONC
CJ	CONTROL JOINT
CT	CERAMIC TILE
CLR	CLEAR (ANCE)
CLS	CLOSURE
COLUMN	COL
CWS	COLD WATER SUPPLY
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACT(OR)
CG	CORNER GUARD
CORR	CORRUGATED
CTR	COUNTER
DEMO	DEMOLISH
DEP	DEPRESSED
DTL	DETAIL
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
	EAST
EB	EXPANSION BOLT
ELEC	ELECTRIC (AL)
ELV	ELEVATOR
EL	ELEVATION
ELEV	ELEVATION
EMER	EMERGENCY
ENC	ENCLOSE (URE)
EQ	EQUAL
EQUIP	EQUIPMENT
EX	EXISTING
EXC	EXCAVATE
EXP	EXPOSED
EXT	EXTERIOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FIN	FINISH (ED)
FFEL	FINISHED FL ELEVATION
FFL	FINISHED FLOOR LINE
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CAB.
FHC	FIRE HOSE CABINET
FRT	FIRE-RETARDANT
FF	FINISH FLOOR
FLR	FLOOR (ING)
FPL	FLOOR PLATE
FLUOR	FLUORESCENT
FTG	FOOTING
FND	FOUNDATION
FR	FRAME (D), (ING)
FUR	FURRED (ING)
FUT	FUTURE
FLSH	FLASHING
GA	GAGE, GAUGE
GALV	GALVANIZED
GLZ	GLAZING
GL	GLASS
GB	GRAB BAR
GD	GRADE, GRADING
GVL	GRAVEL
GSF	GROSS SQUARE FEET
GT	GROUT
HDR	HEADER
HVAC	HEATING/VENTILATE/A.C.
HT	HEIGHT
HM	HOLLOW METAL
HOR	HORIZONTAL
HWH	HOT WATER HEATER
INCL	INCLUDE (D), (ING)
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
INTM	INTERMEDIATE
JAN	JANITOR'S CLOSET
JC	JANITOR'S CLOSET
JT	JOINT
KPL	KICKPLATE
KD	KNOCKDOWN FRAME
LAD	LADDER
LB	LAG BOLT
LAM	LAMINATE (D)
LAV	LAVATORY
LH	LEFT HAND
LT	LIGHT
LVR	LOUVER

MFR	MANUFACTURE(S)
MAS	MASONRY
MO	MASONRY OPENING
MAX	MAXIMUM
MECH	MECHANIC(AL)
MTL	METAL
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING, MOULDING
MT	MOUNT(ED)
MOV	MOVABLE
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPG	OPENING
OJ	OPEN-WEB JOIST
OPH	OPPOSITE HAND
OD	OUTSIDE DIAMETER
OHD	OVERHEAD
OPER	OPERATOR
P	PAINT(ED)
PNL	PANEL
PR TD.	PRESSURE TREATED WOOD
PTD	PAPER TOWEL DISPENSER
PAR	PARALLEL
PK	PARKING
PVMT	PAVEMENT
PERI	PERIMETER
PLAS	PLASTER
PL or PLAM	PLASTIC LAMINATE
PL	PLATE
PG	PLATE GLASS
PWD	PLYWOOD
PT	POINT
PVC	POLYVINYL CHLORIDE
PVD	POWER, VOICE & DATA
PL	PROPERTY LINE
QT	QUARRY TILE
RAD	RADIUS
RL	RAIL(ING)
REF	REFERENCE
RFL	REFLECT (ED), (IVE), (OR)
REFR	REFRIGERATOR
REV	REVISION
RCP	
ROW	RIGHT OF WAY
RH	RIGHT HAND
R	RISER
RD	ROOF DRAIN
RFH	ROOF HATCH
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
SFTGL	SAFETY GLASS
SCH	SCHEDULE
SCN	SCREEN
SNT	SEALANT
STG	SEATING
SEC	SECTION
SHT	SHEET
SIM	SIMILAR
SL	SLEEVE
SC	SOLID CORE
S	SOUTH
SPC	SPACER
SPK	SPEAKER
SQ	SQUARE
SS	STONE SURFACE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STO	STORAGE
STR	STRUCTURAL
SUS	SUSPENDED
T	TILE
TEL	TELEPHONE REFLECTED CEILING PLAN
TV	TELEVISION
THK	THICKNESS
THR	THRESHOLD
TPTN	TOILET PARTITION
TPD	TOILET PAPER DISPENSER
TB	TOWEL BAR
T OR TR	TREAD
TYP	TYPICAL
UC	UNDERCUT
UL	UNDERWRITERS LAB
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VB	VAPOR BARRIER
VERT	VERTICAL
W	WEST
WC	WATER CLOSET
WC	WALL COVERING
WD	WOOD
WG	WIRED GLASS
WH	WALL HUNG
WH	WATER HEATER
WIN	WINDOW
WO	WITHOUT
WP	WATERPROOFING
WR	WATER REPELLENT
WSCT	WAINSCOT
WV	WOOD VENEER
WWM	WELDED WIRE MESH

GENERAL DRAFTING SYMBOL LEGEND

- REVISION BUBBLE WITH DELTA
- +0'-0" BUILDING ELEVATION
- 1/200 SF (12) 1200 S.F. WITH FACTOR 1:200 & OCCUPANT LOAD 6
- (00)→ AREA OF EGRESS DESIGN = EGRESS COMPONENT LOAD & EGRESS DIRECTION
- ALIGN UP
- ALIGN DOWN
- [X] KEYED NOTE
- DIMENSION STRING: 1" STANDARD FEET/INCH; [2.54] DECIMAL IN CENTIMETER
- NORTH ARROW
- BUILDING SECTION
- WALL SECTION
- DETAIL CUT
- DETAIL BUBBLE
- EXTERIOR ELEVATION
- A-601 (2) INTERIOR ELEVATION
- ROOM NAME 0000 — ROOM NAME AND NUMBER
- DOOR NUMBER
- WINDOW NUMBER
- WALL TYPE
- 10'-0" NOTE — CEILING HEIGHT
- (A) GRID LINE

ARIEL MAP



CITY REQUIRED NOTES

AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM PER FIRE DEPT RECOMMENDATION REQUIRED.

CONTRACTOR TO PROVIDE TEMPORARY PEDESTRIAN PROTECTION PER SECTION 3306, CBC 2019

CONTRACTOR TO PROVIDE UFER GROUND (EMBEDDED IN FOUNDATION) FOR ELECTRIC SERVICE GROUND.

PROVIDE 6" HIGH ADDRESS LETTERS

EXTERIOR SIGNAGE ON A SEPARATE PERMIT

STRUCTURAL NOTES

1. THIS PROJECT SHALL COMPLY WITH TH 2019 CALIFORNIA BUILDING CODE.
2. IF SPECIAL INSPECTIONS ARE REQUIRED PER CBC OR LOCAL JURISDICTIONS, REFER TO STRUCTURAL PLANS FOR THOSE INSPECTIONS REQUIRED AND PROCEDURES.
3. IF REQUIRED BY THE GOVERNING AGENCY STRUCTURAL OBSERVATION MUST BE PROVIDED BY THE ENGINEER OR ARCHITECT OF RECORD RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, AS OUTLINED IN THE STRUCTURAL OBSERVATION PROGRAM. ALL OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

STRUCTURAL OBSERVATIONS

1. THE ARCHITECT / STRUCTURAL ENGINEER SHALL PROVIDE STRUCTURAL OBSERVATION FOR THE FOLLOWING:

A. CONCRETE FOOTING EXCAVATION REINFORCEMENT PLACEMENT PRIOR TO PLACING OF CONCRETE SPECIFIED TO BE GREATER THAN 2500 PSI.

B. CONCRETE COLUMN, SLAB AND BEAM REINFORCEMENT PLACEMENT PRIOR TO PLACING OF CONC SPECIFIED TO BE GREATER THAN 2500 PSI

C. CONCRETE (SHOTCRETE) WALL REINFORCEMENT PLACEMENT PRIOR TO PLACING OF CONCRETE SPECIFIED TO BE GREATER THAN 2500 PSI.

2. ALL WOOD SHEAR WALLS.

DEPUTY INSPECTIONS

1. ALL CONCRETE SPECIFIED TO BE f'c = 3,000 psi OR GREATER (GRADE BEAMS)
2. ULTRA SOUND TESTING OF ALL MOMENT FRAME FIELD WELDS.
3. ALL STELL CONNECTION BOLTS (A307 EXEMPT NO INSPECTION REQUIRED)
4. DRYPACK UNDER STEEL COLUMN BASE PLATES (f'c = 3000 psi)
5. ALL MASONRY (CMU) WALL CONSTRUCTION (REINFORCED & GROUTED)

SAFEGUARDS DURING CONSTRUCTION NOTES

A. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDAGER THE PUBLIC, THE WORKERS, OR THE ADJOINING PROPERTIES FOR THE DURATION OF THE PROJECT. 2019 CBC 3301.2

B. REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING ALTERATIONS, REPAIRS OR ADDITIONS TO ANY BUILDING OR STRUCTURE.

C. SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE CBC 3305.1.

D. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY THIS CHAPTER AND TABLE 3306.1. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.

E. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. CBC 3307.1.

F. STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD. CBC 3309.1.

VICINITY MAP

FIRE DEPT. NOTES

- MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AND AS PER CHAPTER 33 OF THE 2019 CALIFORNIA FIRE CODE
- ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR OF THE BUILDING FACING SEPULVEDA BLVD. AS PER CITY SPECS.MINIMUM SIZE OF SUITE NUMBER IS 6" AND THEY MUST CONTRAST WITH THE BACKGROUND.
- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITH-IN 180 DAYS FOLLOWING THE DATE OF THE APPLICATION SHALL AUTO EXPIRE.
- EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITH-IN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITH-IN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. PERMITS THAT HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS EXPIRED FOR UP TO SIX MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE YEAR, THE ACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE.

2016 CAL GREEN BUILDING STANDARDS CODE SECT. 5.303.3.3 AND 5.303.3.4

- WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.28 GAL. PER FLUSH.
- SHOWER HEADS SHALL HAVE A MAX WATER FLOW OF 2.0 GPM@ 80 PSI
- NON-RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAX FLOW OF .5 GPM. @ 60 PSI
- KITCHEN FAUCETS SHALL HAVE A MAX FLOW OF 1.8 GPM @ 60 PSI

A SEPARATE PLAN CHECK SUBMITTAL AND PERMIT IS REQUIRED FOR WORK BEING CONDUCTED ON THE AUTOMATIC FIRE SPRINKLER SYSTEM AND ALARM A PERMIT APPLICATION, PLANS AND CALCULATIONS SHALL BE SUBMITTED TO THE BUILDING PERMIT COUNTER ON THE SECOND FLOOR AT CITY HALL FOR PLAN CHECK APPROVAL BY THE FIRE DEPT. THE SEPARATE PERMIT MUST BE ACQUIRED PRIOR TO INSTALLATION.

CONSTRUCTION DOCUMENT:

AMENDED CONSTRUCTION DOCUMENTS: WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.

INSPECTIONS:

IT SHALL BE THE DUTY OF THE HOLDER OF THE BUILDING PERMIT OR THEIR DULY AUTHORIZED AGENT TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. IT SHALL BE THE DUTY OF THE PERMIT HOLDER TO PROVIDE ACCESS TO AND MEANS FOR INSPECTIONS OF SUCH WORK THAT ARE REQUIRED BY THIS CODE

ALL CONSTRUCTION OR WORK SHALL BE SUBJECTED TO INSPECTION BY THE CITY OF FOLSOM BUILDING OFFICIAL (OR HIS OR HER REPRESENTATIVES) AND SUCH CONSTRUCTION WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED. APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID. IT SHALL BE THE DUTY OF THE PERMIT APPLICANT TO CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. NEITHER THE BUILDING OFFICIAL NOR THE JURISDICTION SHALL BE LIABLE FOR THE EXPENSE ENTAILED IN THE REMOVAL OR REPLACEMENT OF ANY MATERIAL REQUIRED TO ALLOW INSPECTION PER 2019 CBC SECT. 110

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA ELECTRICAL CODE.
2. ALL INTERIOR LIGHTING SYSTEMS SHALL COMPLY WITH CALIFORNIA ENERGY COMMISSION STANDARDS.
3. REFER TO ENGINEERING DRAWINGS FOR SPECIFIC EQUIPMENT, INSTALLATION REQUIREMENTS AND SPECIFICATIONS. IF ANY CONFLICT OR DISCREPANCIES OCCUR THE ENGINEERING DRAWINGS SHALL TAKE PRECEDENT AND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY
4. THE HIGHEST AND LOWEST OPERABLE PARTS OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN 48" OF THE FLOOR BUT NOT LOWER THAN 15" FOR FORWARD APPROACH. ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR. PER CBC 11B-308.

STATE REQUIREMENTS

AT THE TIME OF ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKER'S COMPENSATION INSURANCE CERTIFICATE.

ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED IN THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

SOUTH COAST AIR QUALITY MANAGEMENT NOTES

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH THE CALIFORNIA STATE LAW PRIOR TO THE START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE . BE ADVISED, (SCAQMD) MAY REQUIRE 10 DAY WAIT PERIOD PRIOR TO START OF WORK.

GENERAL NOTES

1. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO AUTHORITY HAVING JURISDICTION (AHJ).
2. AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO AUTHORITY HAVING JURISDICTION (AHJ) FOR APPROVAL PRIOR TO FABRICATION.
3. A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO AUTHORITY HAVING JURISDICTION (AHJ) PRIOR TO ERECTION OF PREFABRICATED COMPONENTS.
4. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN 2019 CBC TABLES 307.1(1) AND 307.1(2).
5. ALL EXITS ARE TO BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
6. PROVIDE A SIGN ON OR NEAR THE EXIT DOOR, READING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". SIGNAGE IS ONLY ALLOWED AT MAIN EXIT.
7. BRAILLE SIGNAGE SHALL BE LOCATED AND INSTALLED IN ACCORDANCE WITH CBC 11B-703.
8. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL POWER SYSTEM (STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF POWER LOSS.
9. POWER FOR THE MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY, IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE ALL AREAS WHERE TWO OR MORE MEANS OF EGRESS ARE REQUIRED.
10. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGN SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN, 2019 CBC 1004.9 (SA).
11. 65% OF CONSTRUCTION WASTE SHALL BE RECYCLE.
12. A SET OF COMPLETE AND ACCURATE AS-BUILT DOCUMENTS SHALL BE KEPT THROUGHOUT THE COMPLETION OF WORK BY THE CONTRACTOR AND SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD.
13. GENERAL CONTRACTOR WILL IDENTIFY ANY AND ALL STRUCTURAL DEMOLITION TO EXISTING BUILDING ELEMENTS AND SUBMIT AN APPLICATION TO AIR POLLUTION CONTROL DISTRICT.

MECHANICAL & PLUMBING NOTES

1. ALL MECHANICAL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA MECHANICAL CODE.
2. ALL PLUMBING WORK SHALL COMPLY WITH THE 2019 CALIFORNIA PLUMBING CODE.
3. REFER TO ENGINEERING DRAWINGS FOR SPECIFIC EQUIPMENT, INSTALLATION REQUIREMENTS AND SPECIFICATIONS. IF ANY CONFLICT OR DISCREPANCIES OCCUR THE ENGINEERING DRAWINGS SHALL TAKE PRECEDENCE AND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY
4. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS .
5. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER ENERGY EFFICIENCY STANDARDS SEC. 118.
6. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF CEnC TABLE 120.3-A FOR PIPING INSULATION AND CEnC 120.4 FOR DUCT INSULATION.
7. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 112, 122 AS APPLICABLE.
8. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 111, 115, 120-129 AS APPLICABLE.
9. SMOKE DETECTORS SHALL BE PROVIDED AT SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER CMC SEC. 608.
10. PERMANENT LADDER/ACCESS TO ROOF MOUNTED EQUIPMENT SHALL COMPLY WITH CMC SEC. 304.3
11. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH CPC SEC. 701.0.
12. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT EXCEPT THOSE SPECIFIC ITEMS LISTED IN INFORMATION BULLETIN 103.
13. MATERIALS EXPOSED WITHIN A DUCT OR PLENUM SHALL COMPLY WITH CMC SEC. 602.1
14. CHLORINATED POLYVINYL CHLORIDE (CPVC) SHALL NOT BE USED FOR INTERIOR WATER SUPPLY PIPING PER STATE HEALTH & SAFETY CODE SEC. 17921.9.
15. HVAC EQUIPMENT AND WATER HEATERS SHALL COMPLY WITH CMC CHAP. 3 SEC. 303
16. MEDIUM PRESSURE GAS PIPING SHALL BE LABELED EVERY FIVE FEET.
17. A MAXIMUM FLOW RATE FOR PUBLIC LAVATORY FAUCET SHALL NOT EXCEED 0.5 GPM AT 60 PSI.
18. EACH TOILET SHALL BE THE ULTRA LOW FLUSH TYPE AND SHALL NOT EXCEED 1.28 GPF.
19. SERVICE WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 113.
20. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
21. ALL STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL PER 2019 CPC SEC. 608.3.
22. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER 2019 CPC SEC. 507.2.

DEFERED SUBMITTAL

DEFERRED SUBMITTAL(S) SHALL BE PROVIDED FOR THE FOLLOWING BUILDING COMPONENTS/ELEMENTS:

- TENANT IDENTIFICATION SIGNAGE

1. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL BY THE PROJECT ARCHITECT, AND NOT BY THE INDIVIDUAL SUB-CONTRACTOR / CONSULTANT.
2. DEFERRED SUBMITTAL DOCUMENTS IN ADDITION TO THE SEAL OF THE RESPONSIBLE ENGINEER, SHALL BEAR THE SHOP DRAWING APPROVAL STAMPS OF THE PROJECT ARCHITECT, ENGINEER OF RECORD, AND THE GENERAL CONTRACTOR ON ALL SHEETS OF PLANS AND COVER OF THE CALCULATIONS.
3. PLANS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THEN NINETY (90) BUSINESS DAYS PRIOR TO INSTALLATION. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.
4. DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED / INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. PROVIDE TWO COPIES OF DEFERRED SUBMITTAL DOCUMENTS FOR FINAL APPROVAL.
5. I / WE UNDERSTAND THAT I / WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND / OR CALCULATIONS FOR THOSE DEFERRED ITEMS.

~~REQUIRED AGENCY APPROVALS~~

CITY OF TOORANCE, CA REQ. APPROVALS	REQ.	DATE
COMMUNITY DEVELOPEMENT DEPT.	☐	
BUILDING & SAFETY	☐	
ELECTRIC POWER SERVICE PROV.	☐	
NATURAL GAS SERVICE PROV.	☐	
GRADING APPROVAL	☐	
GEO-TECHINCAL REPORT	☐	
URBAN RUNOFF MITIGATION REQUIREMENTS	☐	
TORRANCE FIRE	☐	
LOS ANGELES COUNTY ENVIRONMENT HEALTH	☐	

SEPARATE PERMITS REQUIRED

	REQ.	DATE
RETAINING WALLS	☐	
WOOD FENCES / BLOCK WALLS	☐	
GRADING WORK	☐	
ELECTRICAL WORK	☐	
MECHANICAL WORK	☐	
PLUMBING WORK	☐	
DEMOLITION	☐	
FIRE SPRINKLERS SYSTEM	☐	
SIGNS	☐	
ROOF TOP EQUIPMENT	☐	

APPLICABLE CODES

ALL NEW WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES TO THE LATEST RELEASE:

2019	CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2019	CALIFORNIA BUILDING CODE
2019	CALIFORNIA EXISTING BUILDING CODE
2019	CALIFORNIA MECHANICAL CODE
2019	CALIFORNIA PLUMBING CODE
2019	CALIFORNIA ELECTRICAL CODE
2019	CALIFORNIA FIRE CODE
2019	CALIFORNIA ENERGY CODE
2019	CALIFORNIA GREEN BUILDING STANDARDS CODE
2019	NONRESIDENTIAL MANDATORY MEASURES
2016	NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 13)
2019	CALIFORNIA RETAIL FOOD CODE

PROJECT INFORMATION

JOB ADDRESS	14723 PRAIRIE AVE
LOT SIZE	100' X 118' = 11,800 SF
EXISTING ZONING	COMMERCIAL (R-2)
PROPOSED REZONING	R-3
DENSITY	1320 / UNIT
NO. OF UNITS ALLOWED	11800 / 1320= 8.98 OR 8 UNITS
DENSITY BONUS (ALLOWED)	8 X .25 = 2
D.B. PROVIDED	2 (25%) LOW - MODERATE INCOME
TOTAL NO. OF UNITS	10 UNITS
MARKET RATE	9
AFFORDABLE (11%)	1
DENSITY BONUS CONCESSION REQUEST	
COMMON OPEN SPACE REQUIRED	200 / UNIT X 8 = 1600 SF
PROVIDED	924 SF < 2000 SF (CONCESSION #1)
D.B.PARKING REQUIRED	2 STALLS
PROVIDED	1 STALLS
TOTAL BLDG. PAD	6,725 SF
LOT COVERAGE	6725 / 11800 = 57%
SETBACKS BASED FOR R-3 FRONT	15-0"
SIDES	5'-0"
REAR	29'-9"
UNIT BREAKDOWN	UNITS 1 & 2
2 BEDRM / 2 1/2 BATH UNITS (2 Units)	1,234 SF / UNIT
1ST FLR AREA	186 SF
2ND FLR AREA	524 SF
3RD FLR AREA	524 SF
PATIO/BALC (POS) REQUIRED	150 SF
PROVIDED	189 SF
	UNITS 3 - 10
2 BEDRM / 2 1/2 BATH UNITS (10 units)	1,152 SF / UNIT
1ST FLR AREA	168 SF
2ND FLR AREA	524 SF
3RD FLR AREA	460 SF
BALCONY	
PATIO/BALC (POS) REQUIRED	150 SF / UNIT
PROVIDED	182 SF / UNIT
GROSS LIVING AREA	2468 + 9216 = 11,684 SF
GROSS GARAGE AREA	5,608 SF
PARKING REQUIRED	
8 UNITS PARKING	2 STALLS / UNIT = 16 STALLS
GUEST PARKING	0.5 / UNIT = 4 STALLS
DB UNIT	0.5 / 2 UNITS = 1 STALLS
TOTAL PARKING REQUIRED	21 STALLS
PROVIDED	21 STALLS
STORAGE	
CABINETRY @ GARAGE	2.5' X 6' X 88' = 1,320 CY X 2 = 2,200 CF
STORAGE UNDER STAIRCASE	45 CY X 10 UNITS = 450 CF
STORAGE GRAND TOTAL	2,200 + 450 = 2650 / 10 UNITS = 265 CF / UNIT
TOTAL CUBIC YARD PROVIDED / UNIT	265 CY
TOTAL CUBIC YARD REQUIRED / UNIT	200 CY
LANDSCAPE AREA	1,303 SF. (11%).

SCOPE OF WORK

THE PROJECT SITE IS APPROXIMATELY 11,800 SF. THE PROJECT CONSISTS OF ONE 3 STORY 12 UNITS TOWNHOUSE RESIDENTIAL CAPARTMENTS, TYPE V-A WOOD FRAME CONSTRUCTION.

PROJECT DIRECTORY

DEVELOPER — DANNY HARB
HARB PROPERTIES LLC
11631 GREVILLEA AVE
HAWTHORNE, CALIFORNIA 90250
PHONE: 310-908-7878

ARCHITECT — IKE MBELU, AIA.
ICON & IKON, INC
14623 HAWTHORNE BLVD, SUITE 306
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SHEET INDEX

NUMBER	SHEET No.	SHEET TYPE	SHEET DESCRIPTION
GENERAL			
1	A-000	A	
2	A-001	A	TITLE SHEET / PROJECT STATISTICS
3	G-003	A	
4	G-004	A	
5			
6			
7			
8			
8- SHEET SUB-TOTAL			
ARCHITECTURAL			
9	A-101	A	FULL SITE PLAN
10	A-301	A	PRELIMINARY FIRST FLOOR PLAN
11	A-302	A	PRELIMINARY SECOND FLOOR PLAN
12	A-303	A	PRELIMINARY THIRD FLOOR PLAN
13	A-304	A	ROOF PLAN
14	A-501	A	BUILDING SECTIONS
15	A-601	A	BUILDING ELEVATION
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STAMP

LICENSED ARCHITECT IKECHUKWU MBELU No. 22627 Exp. 4-30-21 STATE OF CALIFORNIA

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HAWTHORNE, CALIFORNIA, 90250
PH: 310-908-7878

PROJECT TITLE: PRAIRIE ALPS HOMES

PROJECT ADDRESS: 14723 PRAIRIE AVE. LAWNDALE, CA 90250

REVISIONS

NO.	DATE	DESCRIPTION
1	12-03-21	FIRST SUBMITTAL

DRAWN BY: I.M

CHECKED BY: I.M

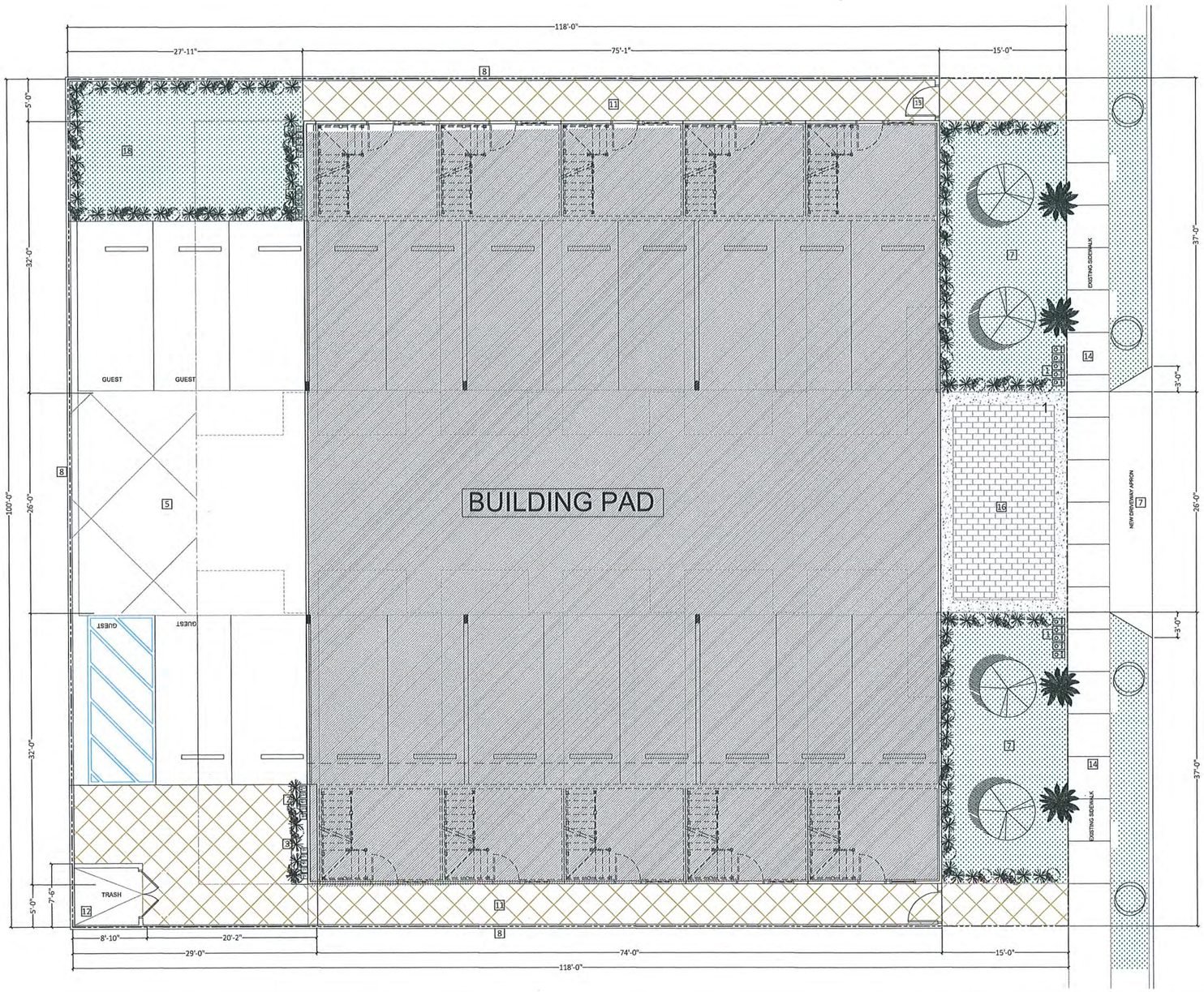
PRINTED ON: DEC 03, 2021

PERMIT NO: SPR-21-17

TITLE: COVER / ST SHEET.

SHEET #: A-101

NO. OF 100



14723 PRAIRIE AVE.

N

SITE PLAN / PLOT PLAN — SCALE 3/16"=1'-0" 1

SYMBOL LEGEND

SYM.	
1	WATER METER
2	GAS METER
3	200 AMP 120/208V SINGLE PHASE ELECTRIC METER WITH UNDERGROUND SERVICE.
4	WEATHER OR SOIL BASED AUTOMATIC IRRIGATION CONTROLLER.
5	AREA OF PROPOSED BUILDING
6	NEW CONCRETE WITH SMOOTH CEMENT FINISH
7	LANDSCAPE AREA. ALL PLANTER AREAS SHALL BE INSTALLED WITH MIN 4" THICK MULCH AND DROUGHT TOLERANT PLANTS AND GROUND COVER.
8	CMU WALL 6'-0" HGT AT PL
9	PROPERTY LINE
10	6'-0" HIGH WOOD FENCE / GATE
11	5'-0" WIDE COLORED CONC WALKWAY
12	7'-0" X 8'-0" CMU TRASH ENCLOSURE
13	NEW CONC DRIVEWAY APRON PER PW STD.
14	EXISTING CONC SIDEWALK. FIXED PER P.W. RECOMMENDATION/STD.
15	CUSTOM 5'-0" HIGH X 42'-0" WIDE WROUGHT IRON GATE AS APPROVED BY ARCH.
16	8" THICK STAMPED COLORED CONC OF 4" CRUSH BASE AT DRIVEWAY.
17	AREA OF PROPOSED STREET DEDICATION
	COMMON RECREATION AREAS WITH TOT-LOT, BENCHES

SYMBOL NOTES

ALL WORK DONE ON PUBLIC RIGHT-OF-WAY SHALL BE DONE PER CITY PUBLIC WORKS STANDARDS.

ALL WORK IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRED SEPARATE PERMIT FOR ALL WORK.

ALL UTILITIES, ELECTRICAL GAS, WATER, TELEPHONE AND CABLE TELEVISION TO BE UNDERGROUND. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES.

CONTACT "DIG ALERT" P.RIOR TO ANY EXCAVATION OR TRENCHING. 1-800-422-4133

STANDARD CITY CONDITIONS

A. MAINTAIN 1 STREET TREE AT 50' INTERVALS ALONG PROPERTY SITE

B. ANY IN THE PUBLIC RIGHT OF WAY REQUIRES A PERMIT FROM THE COMMUNITY DEVELOPMENT DIVISION (MUNI / PUBLIC R AND RECORDS DIVISION PRIOR TO PLACING A DUMPSTER IN THE PUBLIC RIGHT OF WAY.

C. A REFUSE RECEPTICAL PERMIT IS REQUIRED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT / PERMITS AND RECORDS DIVISION PRIOR TO PLACING A DUMPSTER IN THE PUBLIC RIGHT OF WAY.

D. EXISTING IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY, SUCH AS CURB, GUTTER, SIDEWALK, ALLEYS, ETC. THAT ARE DAMAGED DURING CONSTRUCTION MUST BE REPAIRED TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR PRIOR TO APPROVAL OF OCCUPANCY.

E. NO PERMANENT PAVING IS ALLOWED IN THE PARKWAY WITH THE EXCEPTION OF THE DRIVEWAY APRON.

F. PATTERNED CONCRETE SHALL NOT EXTEND BEYOND THE PROPERTY LINE INTO THE PUBLIC RIGHT-OF-WAY.

PUBLIC WORKS REQUIREMENTS

A CONSTRUCTION AND EXCAVATION PERMIT (C&E PERMIT) IS REQUIRED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT, ENGINEERING PERMITS AND RECORDS DIVISION, FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.

REGULATORY REQUIREMENTS:

A. CONFORM TO APPLICABLE LOCAL CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL AND RUNOFF CONTROL.

B. OBTAIN REQUIRED PERMITS AND LICENSES FROM AUTHORITIES. PAY ASSOCIATED FEES INCLUDING DISPOSAL CHARGES.

C. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.

D. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS OR HYDRANTS WITHOUT PERMITS.

E. CONFORM TO APPLICABLE REGULATORY PROCEDURES WHEN DISCOVERING HAZARDOUS OR CONTAMINATED MATERIALS.

F. INFORM OWNER AND CITY IMMEDIATELY IF BURIED TANKS ARE ENCOUNTERED.

JOB CONDITIONS:

A. STRUCTURES TO BE DEMOLISHED SHALL BE DISCONTINUED IN USE AND VACATED PRIOR TO START OF WORK.

B. OWNER ASSUMES NO RESPONSIBILITY FOR CONDITION OF STRUCTURES TO BE DEMOLISHED.

C. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. VARIATIONS WITHIN STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.

D. EXPLOSIVES SHALL NOT BE BROUGHT TO SITE OR USED WITHOUT WRITTEN CONSENT OF AUTHORITIES HAVING JURISDICTION. SUCH WRITTEN CONSENT WILL NOT RELIEVE CONTRACTOR OF TOTAL RESPONSIBILITY FOR INJURY TO PERSONS OR FOR DAMAGE TO PROPERTY DUE TO BLASTING. SHALL COMPLY WITH GOVERNING REGULATIONS.

PREPARATION:

A. PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. REPAIR DAMAGE CAUSED BY DEMOLITION OPERATIONS AT NO COST TO OWNER.

B. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.

C. MARK LOCATION OF UTILITIES. PROTECT AND MAINTAIN IN SAFE AND OPERABLE CONDITION THE UTILITIES TO REMAIN. PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE RECEIVED BY USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.

DEMOLITION REQUIREMENTS:

A. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES OR PAVEMENTS.

B. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION. DO NOT RESUME OPERATIONS UNTIL DIRECTED.

C. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESS. MAINTAIN ACCESS AND EGRESS AT ALL TIMES.

D. OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS WHEN DEMOLITION EQUIPMENT WILL TRAVERSE, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY.

E. SPRINKLE WORK WITH WATER TO MINIMIZE DUST. PROVIDE HOSES AND WATER CONNECTIONS FOR THIS PURPOSE.

F. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

G. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMO. OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO START OF WORK.

PROTECTION:

A. LOCATE AND IDENTIFY EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE.

B. PROTECT TREES, PLANT GROWTH AND FEATURES DESIGNATED TO REMAIN AS FINAL LANDSCAPE.

C. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES AND FACILITIES. MAINTAIN ACCESS AND EGRESS AT ALL TIMES AND CLEAN OR SWEEP ANY ROADWAYS DAILY OR AS REQUIRED BY THE GOVERNING AUTHORITY. AT SUCH TIMES AS DEEMED NECESSARY BY THE OWNER, DUST CONTROL SHALL BE PROVIDED WITH SPRINKLING SYSTEMS OR EQUIPMENT PROVIDED BY THE CONTRACTOR.

D. PROTECT BENCH MARKS, PROPERTY CORNERS AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY A LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY THE SAME.

E. PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND THE STATE HIGHWAY DEPARTMENT REQUIREMENTS.

F. CLEAR AREAS REQUIRED FOR ACCESS TO SITE AND EXECUTION OF WORK.

G. CLEARING TO BE PERFORMED IN ACCORDANCE WITH SOILS REPORT.

H. UNLESS OTHERWISE INDICATED ON THE DRAWING, REMOVE TREES, SHRUBS, GRASS, OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND ROOTS. DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS ARE TO BE FILLED TO SUB-GRADE ELEVATION TO AVOID WATER POCKETS. SATISFACTORY FILL MATERIAL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 8 INCHES LOOSE DEPTH, AND THOROUGHLY COMPACTED PER FILL REQUIREMENTS.

I. REMOVE GRASS TREES, PLANT LIFE, STUMPS AND ALL OTHER CONSTRUCTION DEBRIS FROM THE SITE TO A DUMP SITE THAT IS SUITABLE FOR HANDLING SUCH MATERIAL ACCORDING TO STATE LAWS AND REGULATIONS.

ASBESTOS REPORT:

A. PROVIDE ASBESTOS REPORT TO CITY PRIOR TO DEMOLISHING PERMIT BEING ISSUED.

EROSION CONTROL, SEDIMENT CONTROL AND QUALITY NOTES:

1. IN CASE OF EMERGENCY, CALL _____ @ (310)750-8930 DURING BUSINESS HOURS AND 213-759-8930 ALL OTHER TIMES
2. A STAND BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. THE NECESSARY MATERIAL SHALL BE AVAILABLE ON SITE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION ON THE TEMPORARY DEVICES WHEN RAIN IS EMINENT.
3. THE CIVIL ENGINEER OR OTHER RESPONSIBLE INDIVIDUALS SHALL SUBMIT PLANS FOR REVIEW BY THE ENGINEER DETAILING THE PLACING EROSION CONTROL FACILITIES TO PROTECT AREA SUBJECT TO STORM DAMAGE. ALL DEVICES MUST BE IN PLACE AND WORKING AT ALL TIMES. FAILURE TO PROVIDE THESE DEVICES WILL CAUSE TO REVOKE PERMITS OR APPROVALS BY THE ENGINEER AND OR BUILDING OFFICIALS.
4. DEVICES SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL OF THE THE CITY BUILDING INSPECTOR.
5. EXCEPT AS OTHERWISE APPROVED BY THE CITY INSPECTOR, REMOVABLE PROTECTED DEVICES SHOWN SHALL BE IN PLACES AT THE END OF EACH WORKING DAY ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%
6. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITH-IN THE SITE LEFT TO THE DISCRETION OF THE FIELD ENGINEER
7. DESILTING BASINS MAY BE REMOVED OR MADE INOPERABLE WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
8. EROSION CONTROL DEVICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES AND PLANS WITH THE CHANGES HAVE BEEN SUBMITTED FOR APPROVAL AS REQUIRED
9. ENSURE THAT ALL EXISTING DRAINAGE COURSES AND CULVERTS ARE MAINTAINED IN WORKING CONDITION AND FREE OF SILT AND DEBRIS
10. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT POSSIBLE
11. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
12. AFTER RAINSTORMS ALL SILT AND DEBRIS SHALL BE REMOVED FROM THE CHECK BERMS AND DESILTING BASINS AND PAVED GUTTERS DRY.
13. STOCKPILES OF SOILS SHALL BE PROPERLY CONTINUED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND
14. APPROPRIATE BMPS FOR CONSTRUCTION RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
15. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE UNLESS TREATED TO REMOVE SEDIMENT OR OTHER POLLUTANTS
16. ALL CONSTRUCTION CONTRACTORS AND SUBCONTRACTORS PERSONNEL ARE TO BE MADE AWARE OF THE REQUESTED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREA.
17. AT THE END OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE SHALL BE PROPERLY COLLECTED AND DISPOSED OF IN TRASH OR RECYCLING BINS
18. FILL SLOPES AT SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORK DAY
19. A GUARD SHALL BE POSTED ON THE SITE WHEN EVER THE DEPTH OF WATER EXCEEDS 2'-0" IN DEPTH.

GENERAL PLANT LIST

THIS PLANT COUNT / LIST IS FOR THE CONVENIENCE ONLY OF THE CONTRACTOR AND MUST BE VERIFIED BY PLAN CHECK AND ON-SITE INSPECTION OF CONDITIONS, PRIOR TO BID SUBMITTAL AND CONSTRUCTION.

		1 GALLON	5 GALLON	15 GALLON	24" BOX	36" BOX	QUANTITY	REMARKS
TREES	STREET TREE PER PUBLIC WORKS SPEC.				X		3	24" BOX, INSTALLED INSTALL WITH ROOT BARRIER
	MEXICAN PALM							24" BOX, INSTALLED INSTALL WITH ROOT BARRIER
	JACARANDA MIMOSAFOLIA JACARANDA							24" BOX, INSTALLED INSTALL WITH ROOT BARRIER
	LIQUIDAMBAR S. 'ROTUNDLOBA' AMERICAN SWEET GUM							15 GAL, INSTALLED INSTALL WITH ROOT BARRIER
	PURPLE LEAF PLUM							
SHRUBS	NEW ZEALAND FLAX							5 GAL. INSTALLED PER "DETAIL B" SHT. L-3
	RAPHIOLEPIS 'MAJESTIC BEAUTY' MAJESTIC BEAUTY INDIA HAWTHORNE							
	CLINGING VINE							CLINGS TO WALL

GROUND COVER		SOUTHERN INDICA GROUND COVER
		GRASS AREA
		2-3" MULCH ON P.U.E. AREA
HARDSCAPE		STAMPED CONC OR INTERLOCKING PAVERS
		GRASS CRETE
		PROPOSED BUILDING AREA
		SAW CUT COLORED CONCRETE
		NATURAL STONE SLABS

SITE PLAN NOTES

#10. FINISH GRADE AROUND THE STRUCTURE / ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MIN OF 5% (2%) FOR IMPERVIOUS SURFACES FOR A MIN DISTANCE OF 10'-0".

GREEN BUILDING NOTES:
RESIDENTIAL INTERIOR SHALL HAVE INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30
I. * LANDSCAPE MATERIAL SHALL BE UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH *

NOTES
CONSTRUCTION WASTE SHALL BE RECICLED BY 65% AND HAULED BY A CERTIFIED CITY OF LOS ANGELES HAULER.

NOTES
FOR PROJECTS THAT INCLUDE LANDSCAPING WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION AND APPROVAL.

NOTES
LOTS SHALL BE GRADING TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MIN FALL OF 6 IN WITH IN THE FIRST 10 FEET. (R401.3)

NOTES
VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R309.4

NOTES
BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

NOTES
PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY USE OR NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

NOTES
PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE AT WALLS AND DOORS. EXCEPTION: MAINTENANCE OF THE BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITH 72 HRS OF THE GRAFFITI BEING AFFIXED. (5.410)

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PROJECT ADDRESS
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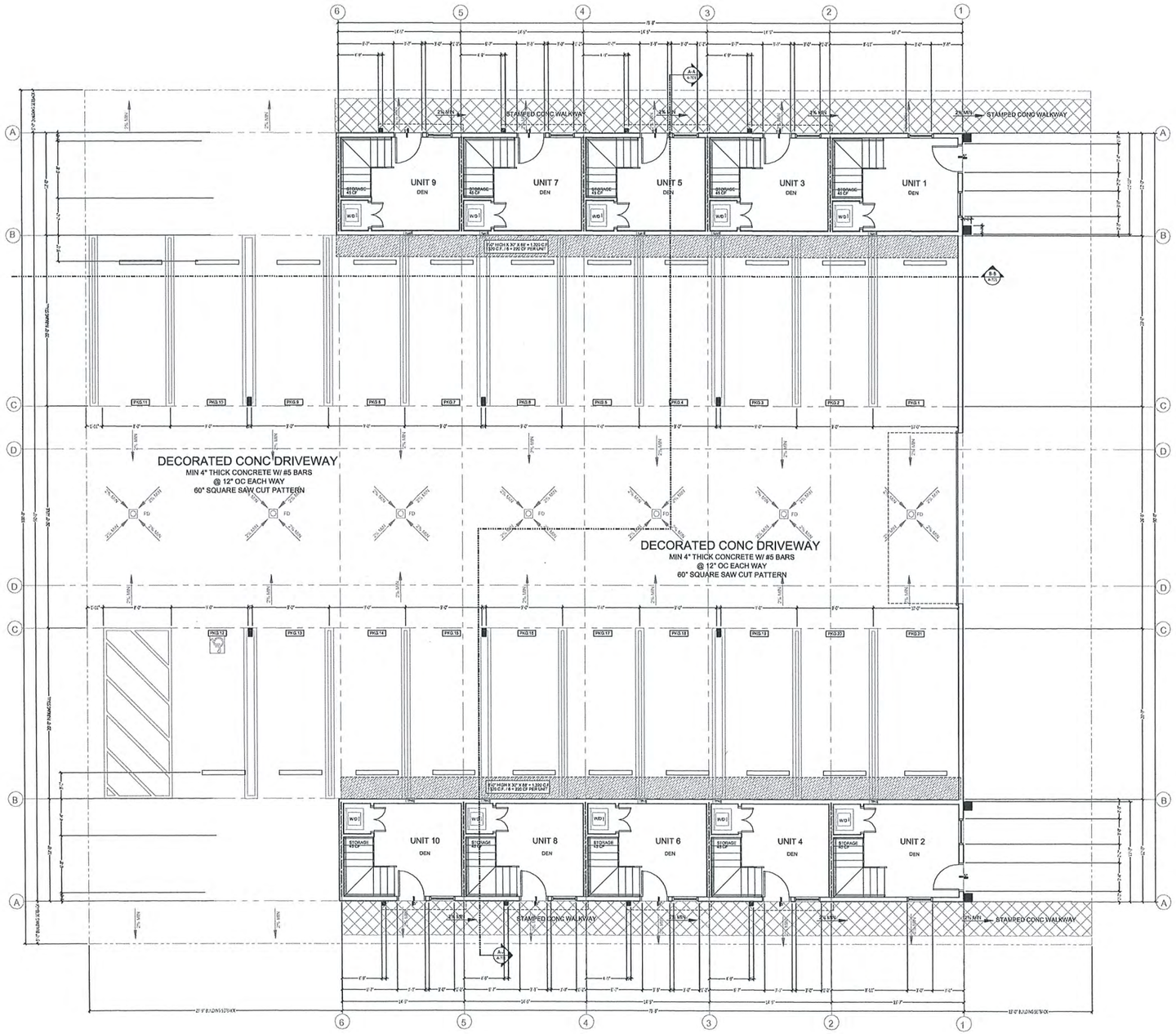
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TITLE
SITE/LANDSCAPE PLAN.

SHEET #
A-201

NO. OF 100



FIRST FLOOR PLAN- DIMENSION | SCALE 3/16"=1'-0" | 1

WALL SYMBOL LEGEND

1-HR FIRE RATED PARTY / UNIT SEPARATION WALL WITH 2-1/2" STUDS @ 16" O.C. STAGGERED ON A/4 3" DIA PLATE. INSTALL WITH MIN R-13 BATT INSULATION AND MIN. 1 LAYER 5/8" TYPE "X" GYPSUM WALL BOARD AT 1 SIDE AND MIN 2" RESILIENT CHANNEL AND 2 LAYER TYPE "X" GYPSUM WALL AT OPPOSITE SIDE.

2 X 6 EXTERIOR STUDWALL WITH MIN 5/8" GYPSUM WALL BOARD AT INTERIOR SIDE AND MIN 7/8" PORTLAND CEMENT STUCCO AT OVER WIRE MESH OVER TYVEK BUILDING WRAP OVER PLYWOOD SHEETING.

2" X 6" PLUMBING WALL WITH MIN 5/8" WATERPROOF GYPSUM WALL BOARD AT WET AREA SIDE OF WALL. INSTALL WITH MIN R-19 BATT INSULATION.

2" X 4" STUD WALL @ 16" O.C. WITH MIN 5/8" GYPSUM WALL BOARD AT BOTH SIDES.

EXTERIOR FURRING FOR EXTERIOR ELEVATIONS.

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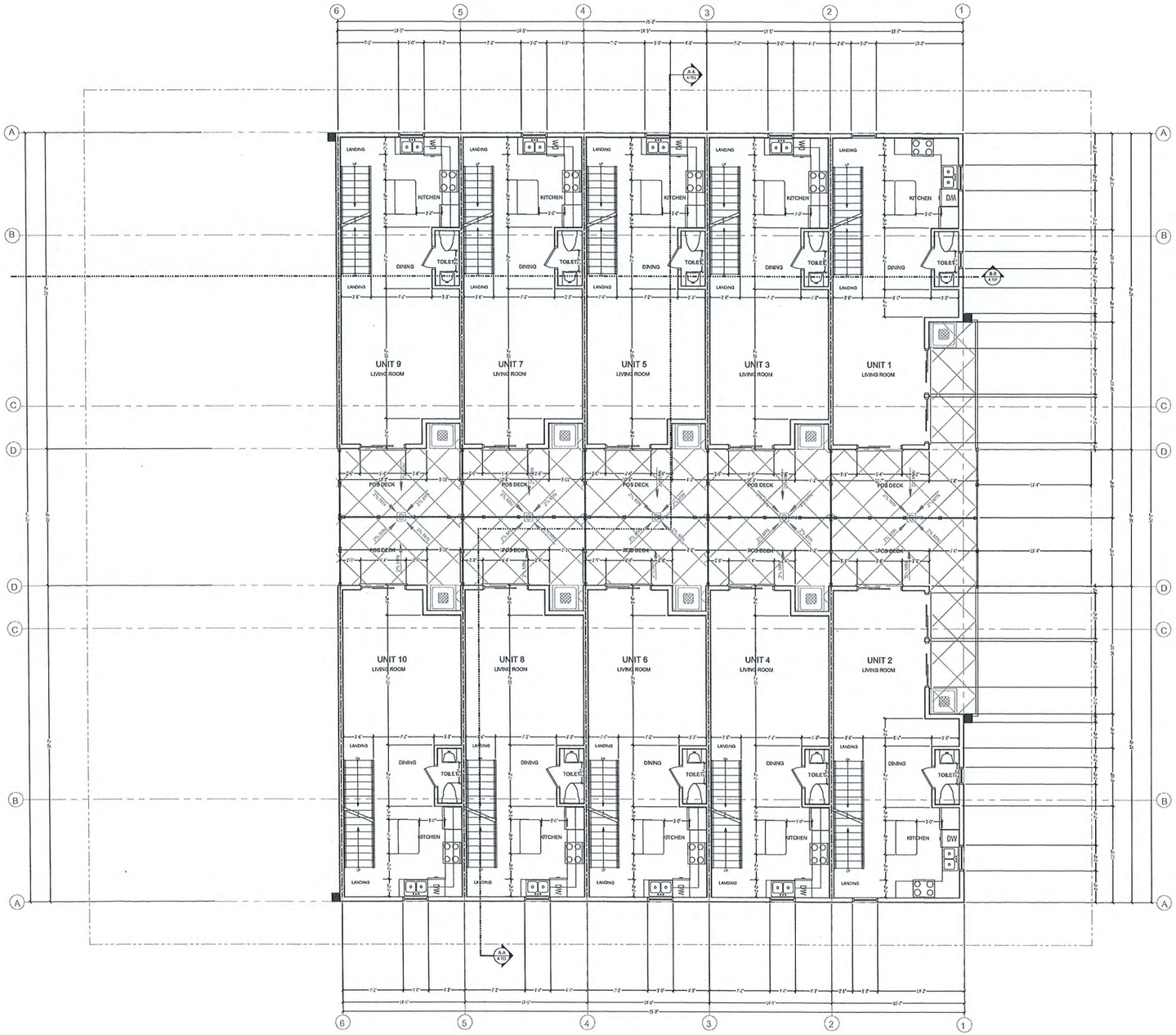
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TITLE
FIRST
FLR. PLAN

SHEET #
A-301

NO. OF 100



SECOND FLOOR PLAN- DIMENSION

SCALE 3/16"=1'-0" 1

WALL SYMBOL LEGEND

1 HR FIRE RATED PARTY / UNIT SEPARATION WALL WITH 2-1/2" STUDS @ 16" O.C. STAGGERED ON AN 8" DBL PLATE. INSTALL WITH MIN R-15 BATT INSULATION AND MIN 1 LAYER 5/8" TYPE "X" GYPSUM WALL BOARD AT 1 SIDE AND MIN 2" RESILIENT CHANNEL AND 2" TYPE "X" GYPSUM WALL AT OPPOSITE SIDE.

2 X 6 EXTERIOR STUD WALL WITH MIN 5/8" GYPSUM WALL BOARD AT INTERIOR SIDE AND MIN 7/8" PORTLAND CEMENT STUCCO AT OVER WIRE MESH ON TYVEK BUILDING WRAP OVER PLYWOOD SHEETING.

2" X 6" PLMBING WALL WITH MIN 5/8" WATERPROOF GYPSUM WALL BOARD AT WET AREA SIDE OF WALL. INSTALL WITH MIN R-15 BATT INSULATION.

2" X 4" STUD WALL @ 16" O.C. WITH MIN 5/8" GYPSUM WALL BOARD AT BOTH SIDES.

EXTERIOR FURRING PER EXTERIOR ELEVATIONS.

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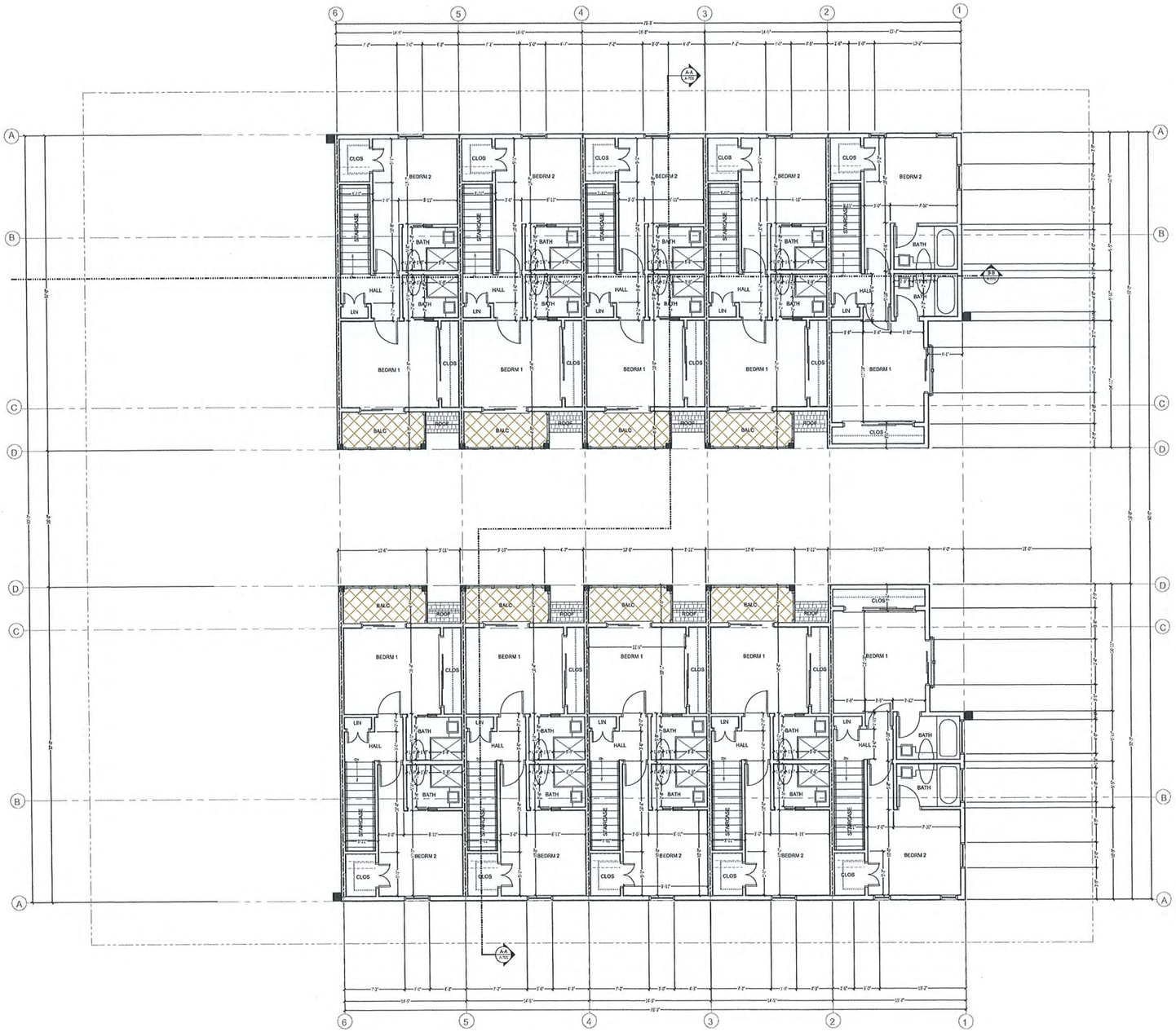
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TITLE
SECOND FLR. PLAN

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WALL SYMBOL LEGEND

1 HR FIRE RATED PARTY / UNIT SEPARATION WALL WITH 3-1/5" STUDS @ 16" O.C. STAGGERED ON 4+ 8" DIA. PLATE. INSTALL WITH MIN R-15 BATT INSULATION AND MIN 1 LAYER 5/8" TYPE "X" GYPSUM WALL BOARD AT 1 SIDE AND MIN 1" RESILIENT CHANNEL AND 1 TYPE "X" GYPSUM WALL AT OPPOSITE SIDE.

2 X 6 EXTERIOR STUDWALL WITH MIN 5/8" GYPSUM WALL BOARD AT INTERIOR SIDE AND MIN 7/8" PORTLAND CEMENT STUCCO AT OVER WIRE MESH OVER TYVEK BUILDING WRAP OVER PLYWOOD SHEETING.

2" X 8" PLUMING WALL WITH MIN 5/5" WATER/PROOF GYPSUM WALL BOARD AT WET AREA SIDE OF WALL. INSTALL WITH MIN R-15 BATT INSULATION.

2" X 4" STUD WALL @ 16" O.C. WITH MIN 5/5" GYPSUM WALL BOARD AT BOTH SIDES.

EXTERIOR FURRING PER EXTERIOR ELEVATIONS.

THIRD FLOOR PLAN- DIMENSION

SCALE 3/16"=1'-0" 1

N

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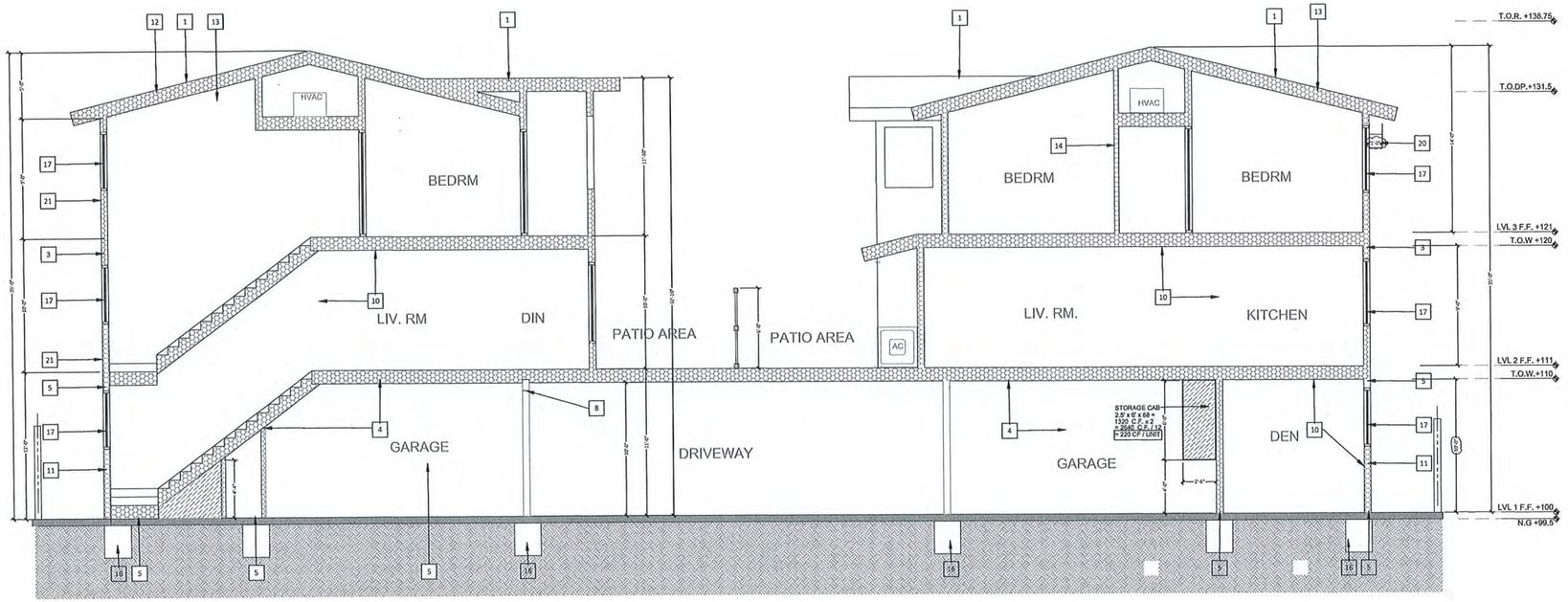
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THIRD FLR. PLAN

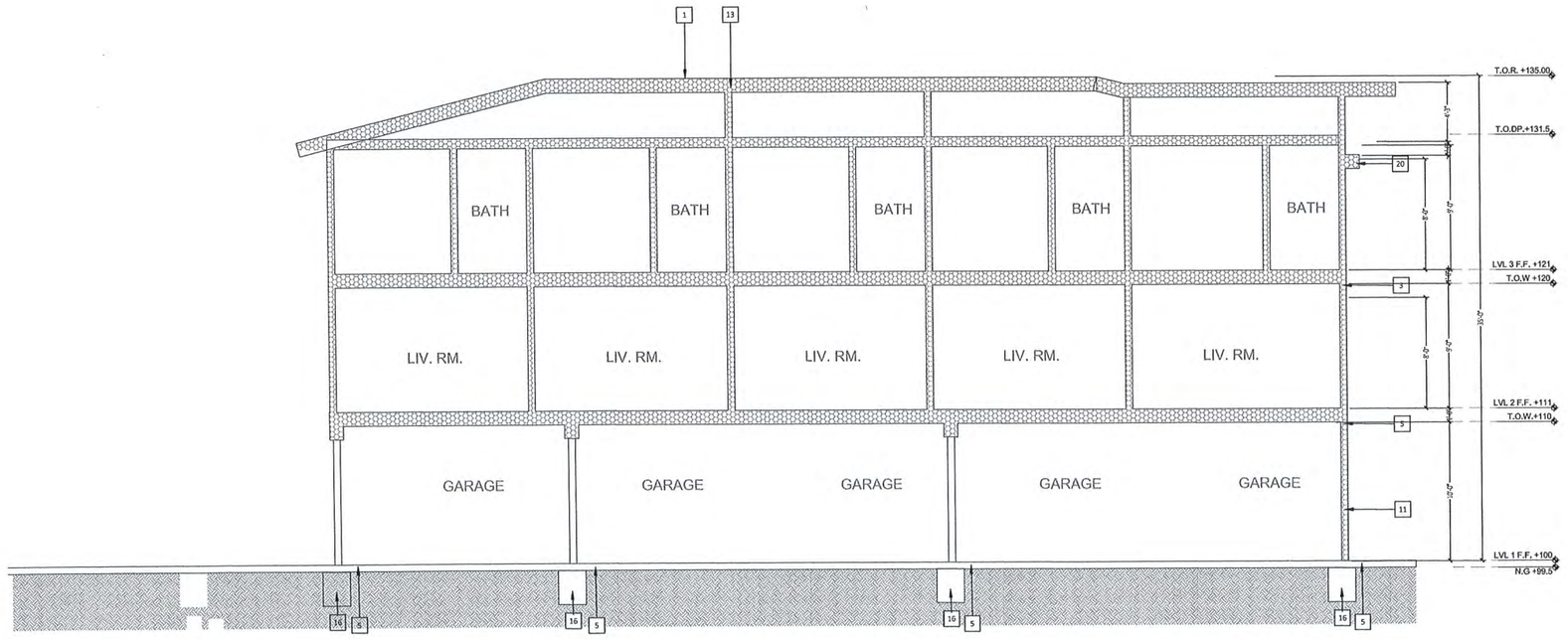
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A-303

NO. OF 100



SECTION A | SCALE 1/4"=1'-0" | 1



SECTION B | SCALE 1/4"=1'-0" | 2

BUILDING SECTION KEY NOTES

SYM	DESCRIPTION
1	CLASS "B" ASPHALTIC SHINGLE OVER TWO LAYERS 30# FELT PAPER.
2	2X FASCIA BOARD INSTALLED WITH MIN 3 HOT DIPPED GALVANIZED 16d NAILS @ EACH JOIST.
3	DOUBLE 2" X 6" TOP PLATE
4	1 HR FIRE RATE WALL BETWEEN GARAGE AND DWELLING. INSTALL WITH MIN 5/8" TYPE "X" GYPSUM WALL BOARD AT BOTH SIDES OF 2X4 STUDS @ 16" O.C.
5	PRESSURE TREATED SILL PLATE PER STRUCTURAL DRAWINGS OR PER STRUCTURAL SHEAR WALL SCHEDULE
6	EXTERIOR PLYWOOD SHEETING PER STRUCTURAL DRAWINGS.
7	HARDI-BOARD - BOARD AND BATTEN FIBER CEMENT EXTERIOR SIDING INSTALLED OVER OVER DENSGLASS WATER RESTRAT GYPSUM BOARD OVER NAIL-RAP WEATHER-PROOF BUILDING WRAP-OVER PLYWOOD SHEETING.
8	BEAM TO PER STRUCTURAL DRAWINGS. REFER TO STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION.
9	HEADER PER STRUCTURAL DRAWINGS. REFER TO STRUCTURAL DRAWINGS, DETAILS AND NOTES FOR ADDITIONAL INFORMATION.
10	5/8" GYPSUM WALL BOARD AT ALL WALLS AND CEILING UNLESS OTHERWISE NOTED.
11	R-15 BATT INSULATION AT WALLS PER TITLE-24 ENERGY COMPLIANCE FORMS
12	R-38 BATT INSULATION AT CEILING / ROOF.
13	MIN 1/2" PLYWOOD ROOF SHEETING PER STRUCTURAL DRAWINGS.
14	2X4 STUD WALL @ 16" O.C. INSTALLED WITH 5/8" GYPSUM WALL BOARD UNLESS OTHERWISE NOTED.
15	CONCRETE SLAB / FOUNDATION PER STRUCTURAL DRAWINGS. REFER TO FOUNDATION PLANS NOTES AND DETAILS FOR ADDITIONAL INFORMATION. CONTRACTOR TO INSTALL WITH CAPILLARY BREAK OF 10MIL OR EQUAL. CONTRACTOR MAY APPLY 2X4 UP WATERPROOF MEMBRANE IN LIEU OF REPLACING EXISTING SLAB. BUILDING DIVISION APPROVAL REQUIRED.
16	CONCRETE FOOTING PER FOUNDATION PLAN. REFER FOUNDATION PLAN, NOTES AND DETAILS FOR ADDITIONAL INFORMATION
17	WINDOW PER WINDOW SCHEDULE. REFER TO DETAIL SHEETS FOR ADDITIONAL INFORMATION
18	DOOR PER DOOR SCHEDULE. REFER TO DETAIL SHEETS FOR ADDITIONAL INFORMATION
19	ROOF FRAMING PER STRUCTURAL DRAWINGS.
20	12 X 12 ARCHITECTURAL PROJECTION

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LAWNDALE, CA 90250

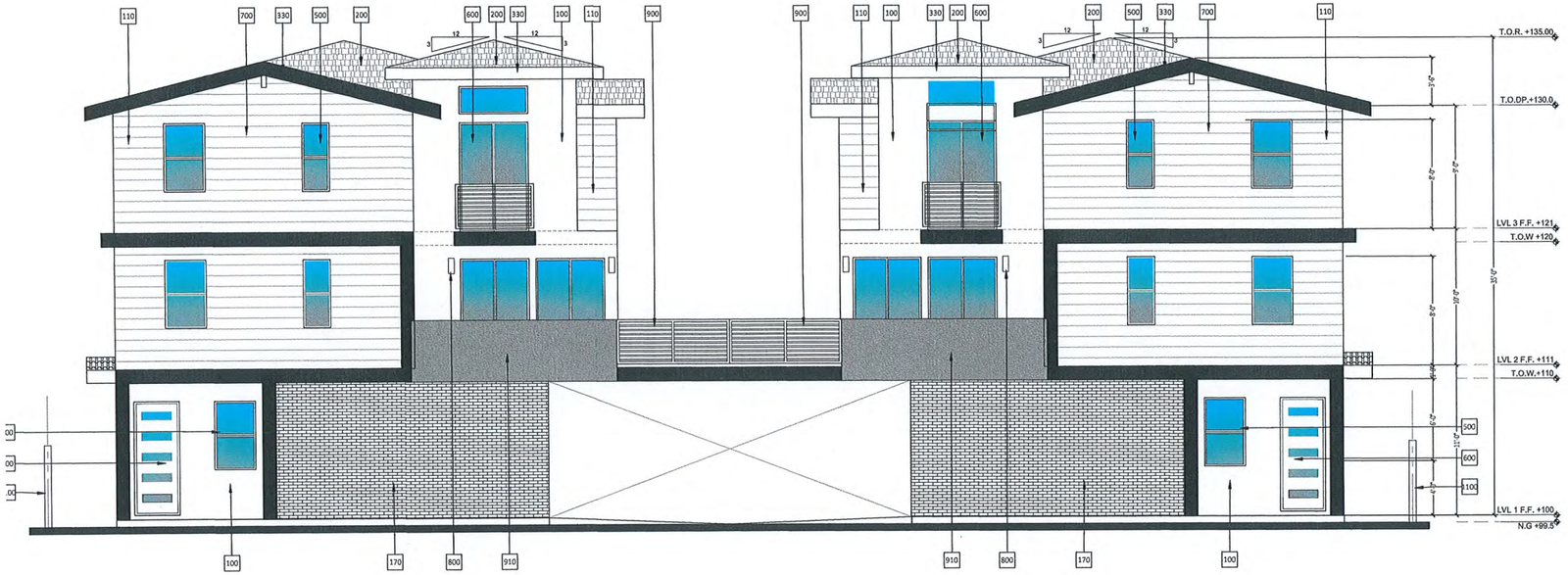
REVISIONS

NO.	DATE	DESCRIPTION
1	12-03-21	FIRST SUBMITTAL

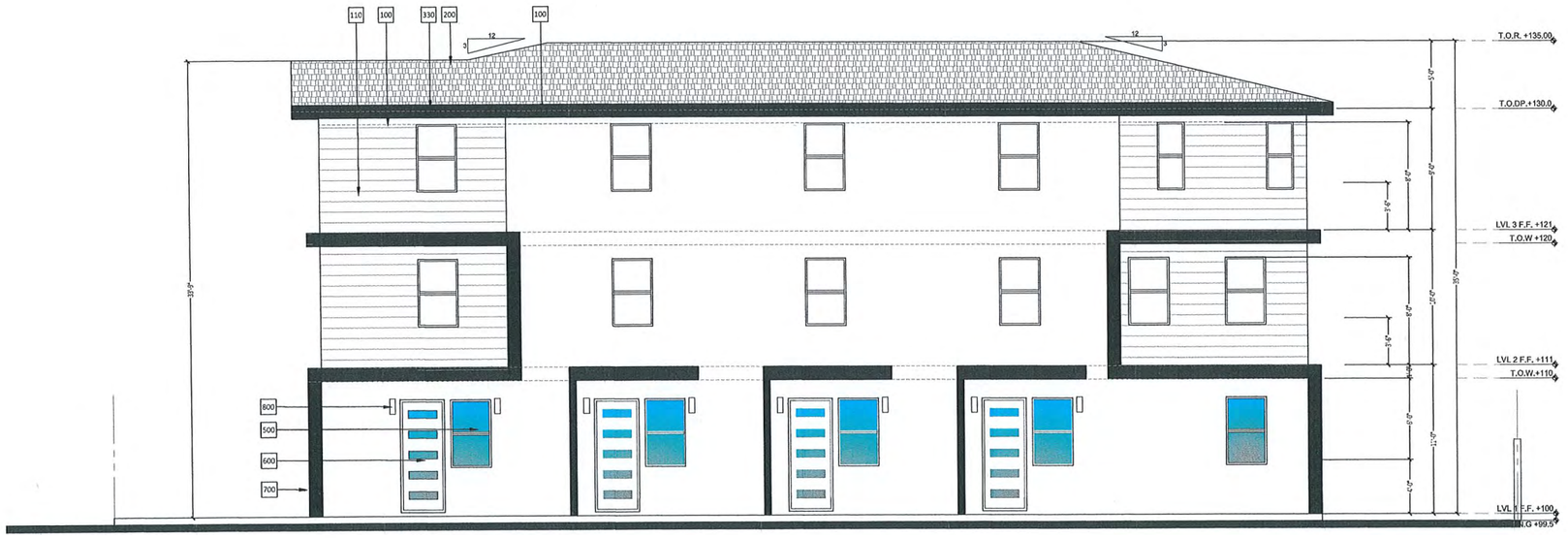
DRAWN BY: I.M
CHECKED BY: I.M
PRINTED ON: DEC 03, 2021
PERMIT NO: SPR-21-17

TITLE
SECTIONS

SHEET #
A-501
NO. OF 100



EAST ELEVATIONS | SCALE 1/4"=1'-0" | 1



NORTH ELEVATION / SOUTH REVERSE | SCALE 1/4"=1'-0" | 3

ELEVATION KEY NOTES

SYM	DESCRIPTION
105	EXTERIOR WALL FINISH - THREE COAT STUCCO CEMENT 7/8" MIN THICK WITH 20 MIL FINISH INSTALLED OVER WIRE MESH OVER TYVEK WATERPROOF BUILDING WRAP OVER PLYWOOD SHEETING PER STRUCTURAL PLANS. STUCCO COLOR COAT TO BE SEL. AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
110	EXTERIOR WALL FINISH - 8" X 35" HARDIBOARD SHIP LAP FIBER CEMENT SIDING INSTALLED OVER TYVEK POLYSOND BUILDING PAPER OVER PLYWOOD SHEETING PER STRUCTURAL DRAWINGS.
125	EXTERIOR WALL FINISH - 72" X 3/8" EQUITONE (MATERIAL) 0/ BROWN SCRATCH STUCCO FINISH-INSTALLED I MANUF. SPEC)
150	DECORATIVE WALL TREATMENT - 12" X 48" PORCELINE TILE 0/ BROWN SCRATCH STUCCO FINISH-INSTALLED I MANUF. SPEC)
170	EXTERIOR WALL FINISH - THIN BRICK VENEER OVER CEMENT STUCCO SCRATCH COAT OVER TYVEK WEATHERPROOF BUILDING PAPER OVER PLYWOOD SHEETING.
200	GLASS "S" ASPHALTIC SHINGLE OVER TWO LAYERS 30# FELT PAPER.
300	REPRESENTS LINE OF ROOF.
330	26 GA GALVANIZED METAL PARAPET WALL CAP WITH DRIP EDGE FLASHING
500	WINDOW - PER WINDOW SCHEDULE
600	DOORS - PER DOOR SCHEDULE
700	ARCHITECTURAL TREATMENT - ARCHITECTURAL PROJECTIONS
710	ARCHITECTURAL TREATMENT - ARCHITECTURAL RELIEF
800	EXTERIOR LIGHTING - ARCHITECTURAL I DECORATIVE STYLE WALL PACK EXTERIOR LIGHTING. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
900	GUARDRAIL - WROUGHT IRON METAL GUARDRAIL INSTALLED AT 42" HIGH MAX W/ 3/8 THK X 1 2/8" FLAT (HORIZ.) W/ 5 BALUSTERS @ 4" OC MAX.
910	GUARDRAIL - SOLID LOW WALL - 42" HIGH SOLID GUARDRAIL W/ SMOOTH STUCCO FINISH
1035	ROOF DRAIN - SCUPPER/LADDER 2 X 4 METAL (PAINT TO MATCH WALL)
1100	YARD FENCE -72" X 3/8" EQUITONE (MATERIAL) 0/ TYVEK POLYBOND PAPER (INSTALLED PER MANUF. SPEC)

ELEVATION KEY NOTES

ICON & IKON, INC.
ARCHITECTS AND PLANNERS
14623 HAWTHORNE BLVD, #306
LAWNDALE, CALIFORNIA 90260
PH. 310-884-6749, 424-456-4811
WWW.ICONARC.COM

STAMP

LICENSED ARCHITECT
No. 22627
Exp. 4-30-21
STATE OF CALIFORNIA

THE DESIGN AND IDEAS HERE IS FOR USE ON THIS SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF ICON & IKON, INC. AND SHALL NOT BE USED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE EXPRESS WRITTEN APPROVAL OF ICON & IKON, INC.

OWNER / TENATE
HARB PROPERTIES LLC.
11631 GREVILLEA AVE
HAWTHORNE, CALIFORNIA, 90250
PH: 310-908-7878

PROJECT TITLE
PRAIRIE ALPS HOMES

PROJECT ADDRESS
14723 PRAIRIE AVE.
LAWNDALE, CA 90250

REVISIONS

NO.	DATE	DESCRIPTION
1	12-03-21	FIRST SUBMITTAL

DRAWN BY: I.M
CHECKED BY: I.M
PRINTED ON: DEC 03, 2021
PERMIT NO: SPR-21-17

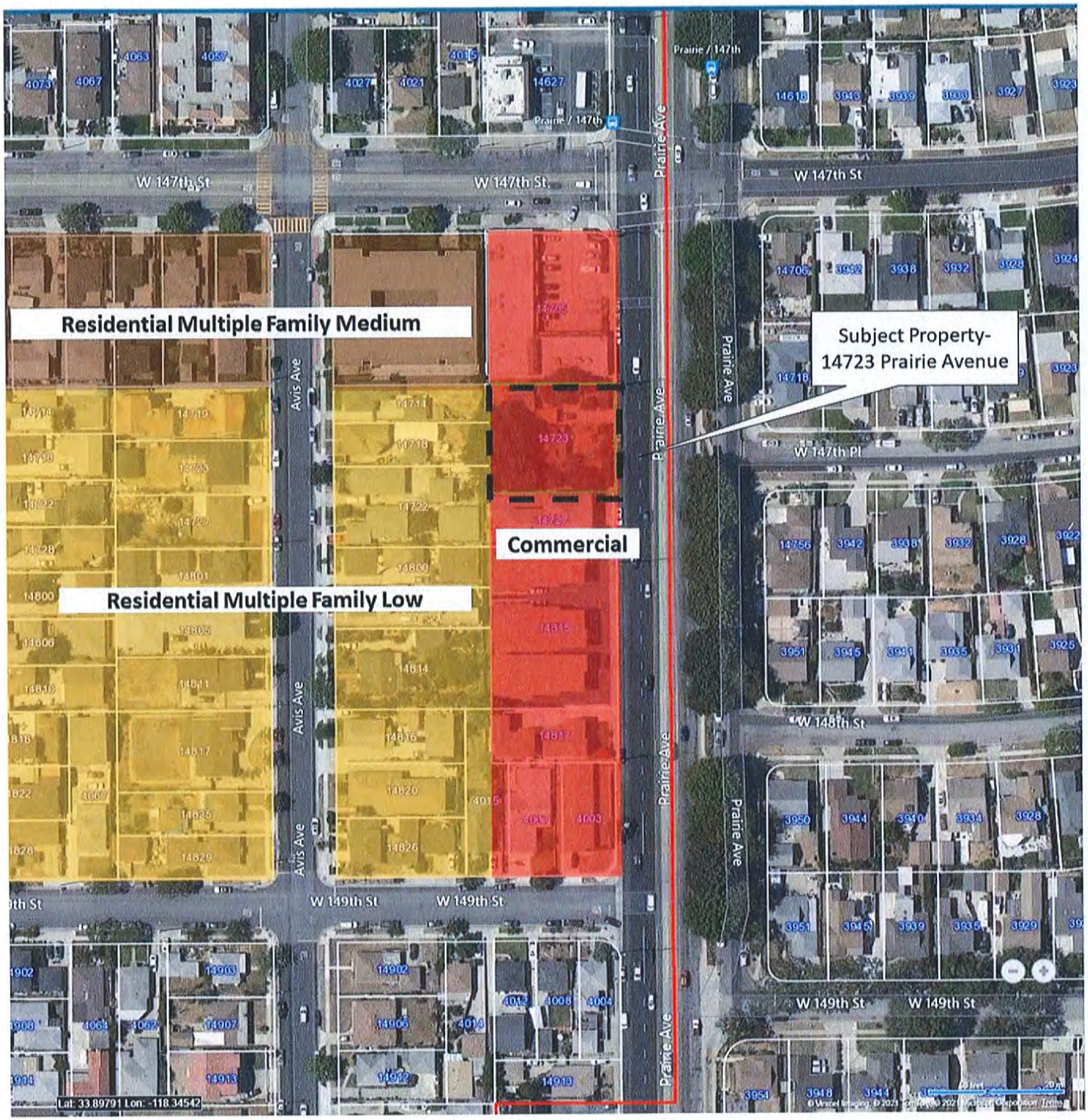
TITLE
ELEVATIONS

SHEET #
A-601
NO. OF 100

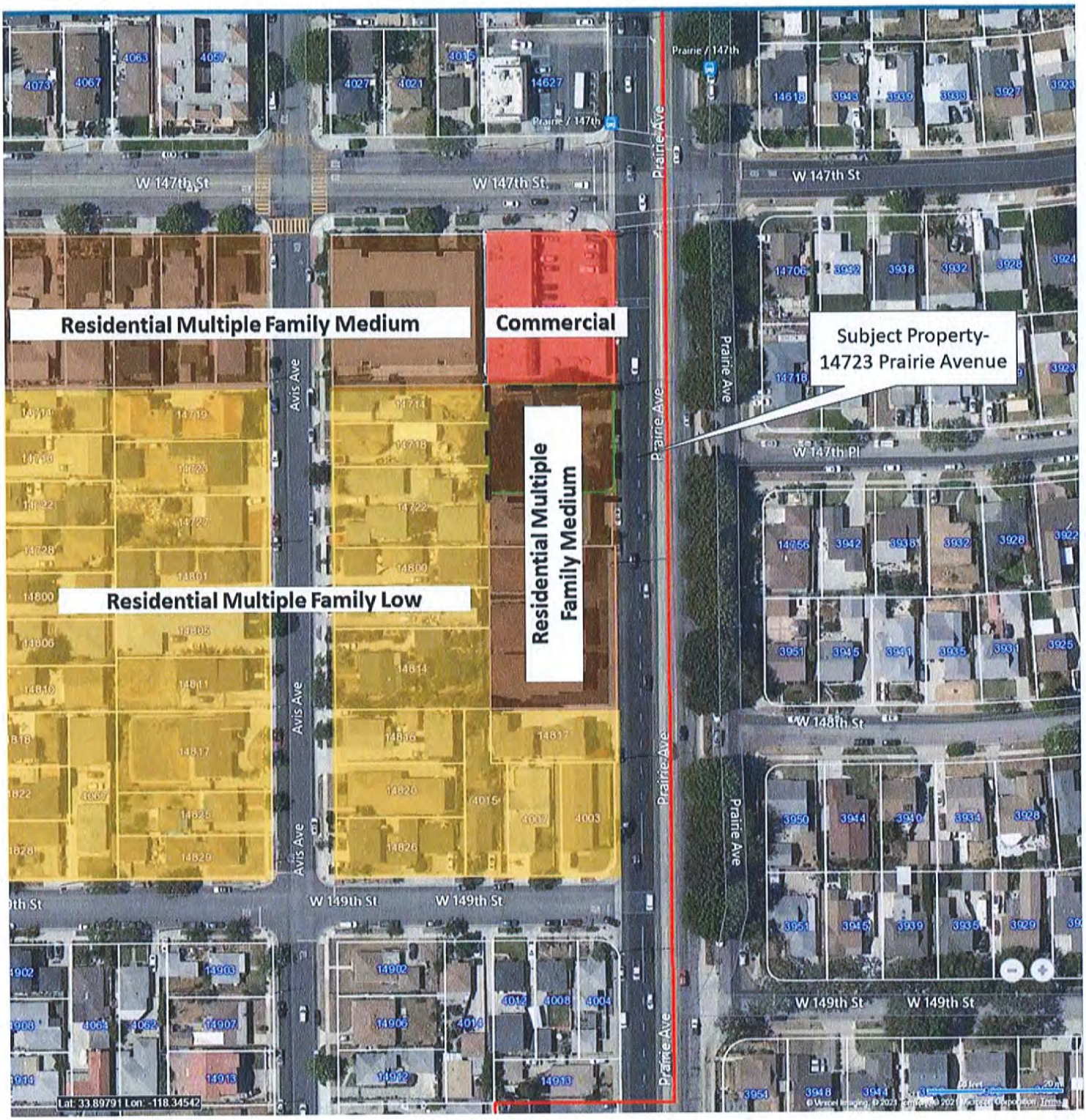
ATTACHMENT D

Vicinity Map

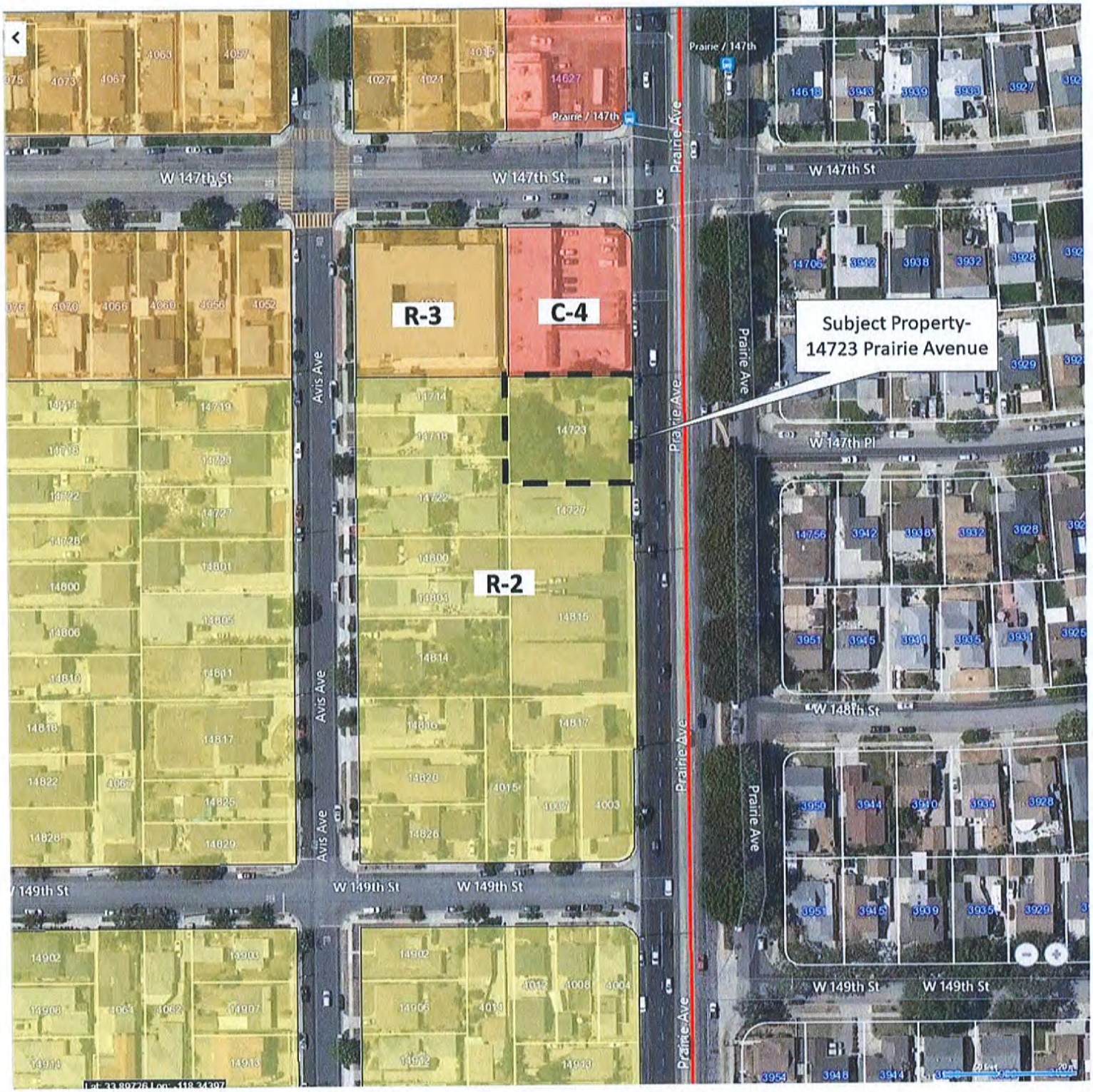
EXISTING GENERAL PLAN LAND USE DESIGNATION



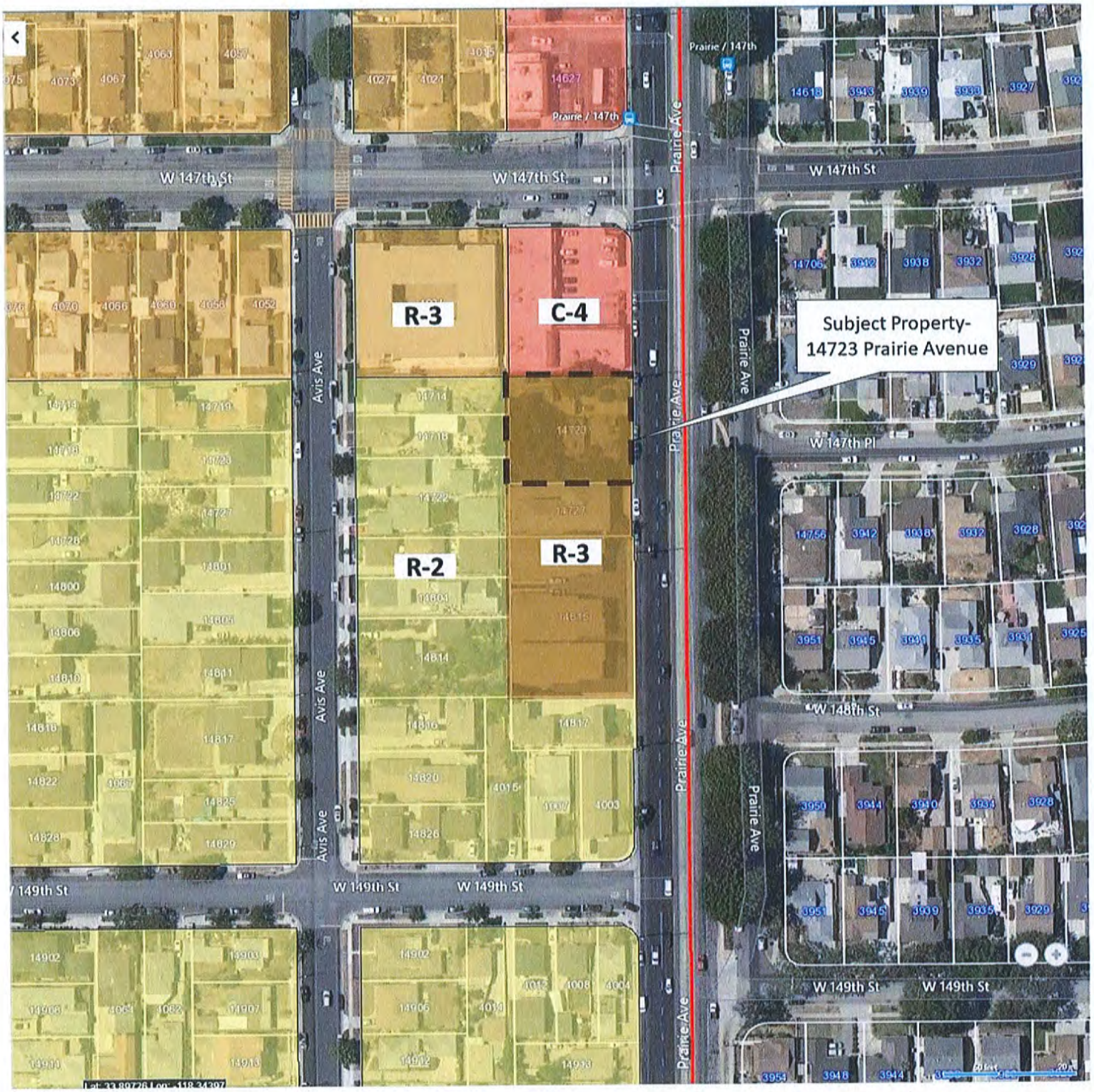
PROPOSED GENERAL PLAN LAND USE DESIGNATION



EXISTING ZONING



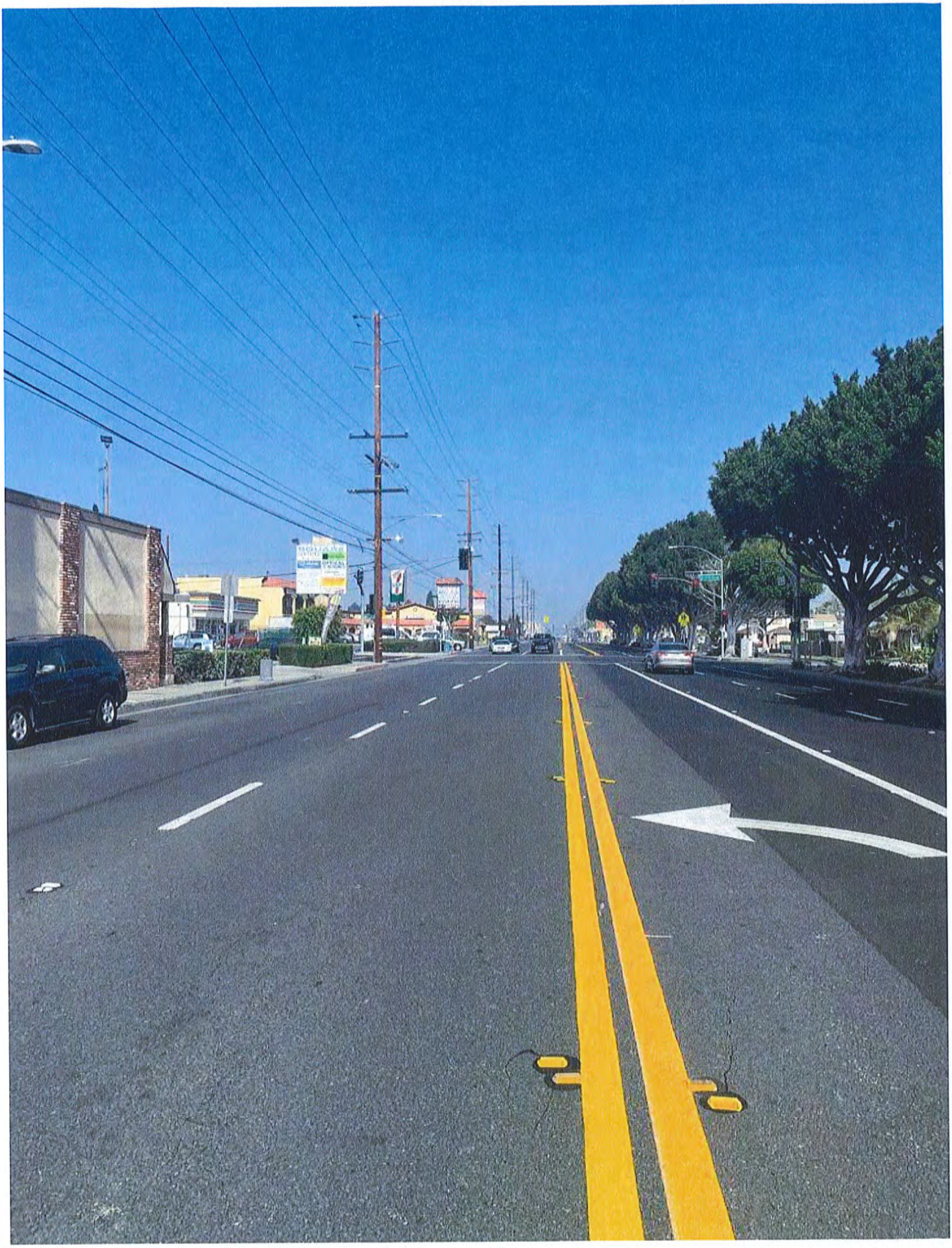
PROPOSED ZONING



ATTACHMENT E

Photos



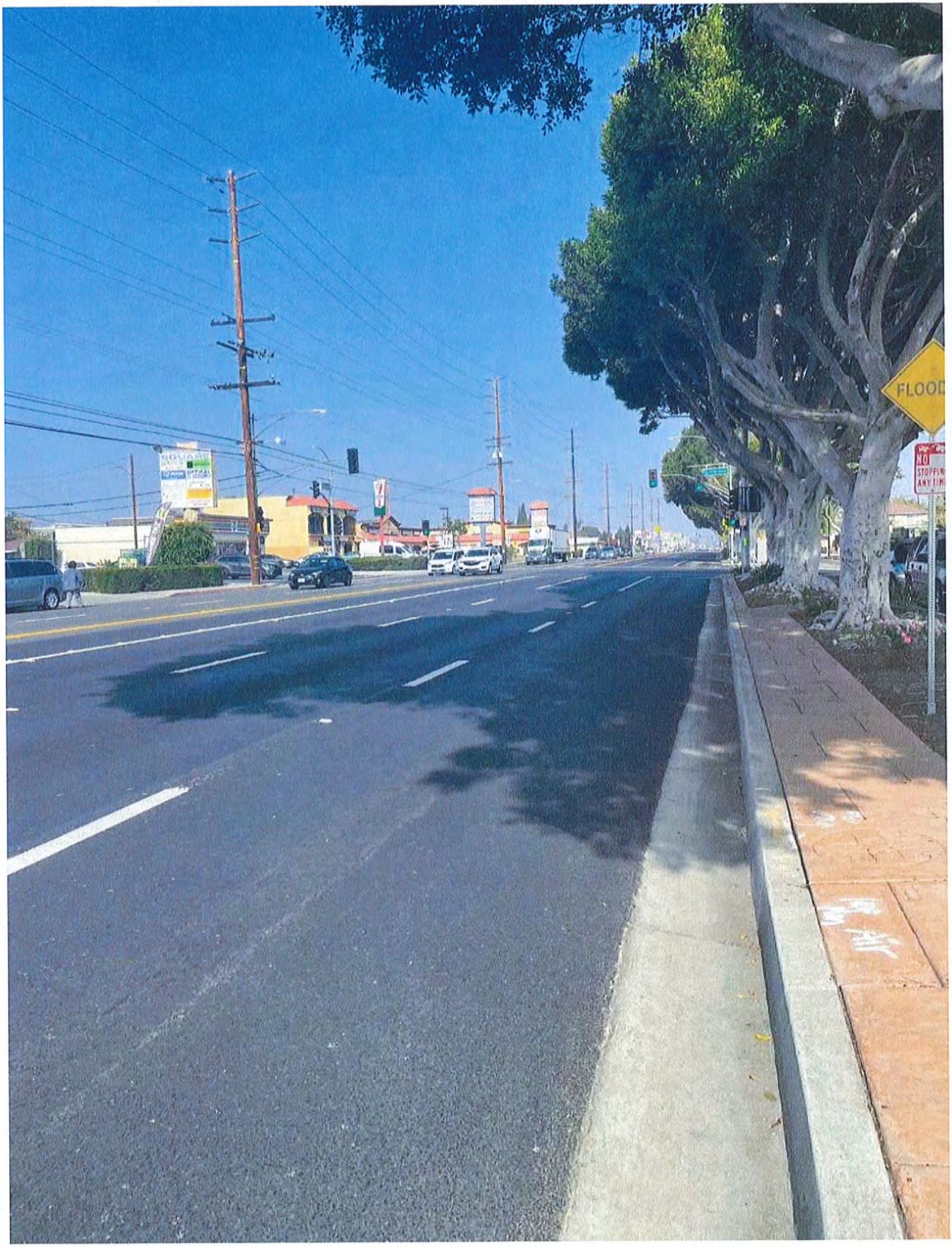











FLOOD







ATTACHMENT F

Draft Ordinance

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).

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 January 26, 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 LAWNDALE, 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 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 ___st 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					
Pat Kearny, Mayor Pro Tem					
Rhonda Hofmann-Gorman					
Bernadette Suarez					
Sirley Cuevas					

Erica Harbison, City Clerk

Date

APPROVED AS TO FORM:

Gregory M. Murphy, City Attorney

ATTACHMENT G

Initial Study and Mitigated Negative Declaration

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR FOR CASE NO. 21-18

CITY OF LAWNDALE COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF LAWNDALE
14717 Burin Avenue
Lawndale, CA 90260
(310) 973-3200
www.lawndalecity.org

SEAN M. MOORE, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

California Environmentally Quality Act
Initial Study

City of Lawndale

14717 Burin Ave., Lawndale, CA 90260Ph. (310) 970-3230 Fax (310) 970-2183

Introduction:

This Initial Study has been prepared to comply with the requirements of the California Public Resources Code, Section 21000, et seq., and the California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Section 15000, et seq.). This Initial Study considers the environmental effects associated with the project request for a Special Use Permit, General Plan Amendment, Zone Change and Design Review for a project involving the demolition of a single family residence and the development of a 12-unit apartment building on an 11,800 square foot lot located at 14723 Prairie Avenue in 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". 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).

Project Title and File No:

Case No. 21-18: Development of a 12-unit apartment building, General Plan Amendment, Zone Change, Design Review and Density Bonus.

Related File No(s):

None

Submittal Date:

May 26, 2021

Lead Agency:

City of Lawndale
14717 Burin Avenue
Lawndale, CA 90260
(310) 973-3230

Project Contact:

Rafael Garcia, Associate Planner
Community Development Department
Ph. 310.973.3240
E: RGarcia@lawndalecity.org

Project Sponsor:

Golden State Alliance, LLC
11631 Grevillea Avenue
Hawthorne, CA 90250

Project Location:

The City of Lawndale is located in the Los Angeles metropolitan South Bay Area approximately 3 miles east of the Pacific Ocean. The City is located south of the 105 Freeway with the 405 Freeway bisecting the community. The project is located at 14723 Prairie. The General Plan Land Use designation as well as the zone change will impact several properties listed on page 2.

The specific sites that will be affected by the Project are identified on Figure 3.

Project Description: Golden State Alliance, LLC is requesting approval for a Special Use Permit, General Plan Amendment, Zone Change and Design Review for the development of a 12-unit apartment building on an 11,800 square foot lot located at 14723 Prairie Avenue. 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". 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). The zone change will increase the residential density to one unit for every 1,320 square feet of lot area which will allow for a total of 8 units onsite. The density bonus request will allow an additional 4 units onsite. The current zoning allows for a total of four residential units on the site. In all, the applicant is proposing to develop a total of 12 apartment units on the site.

General Plan Designation:
- 14723 Prairie Avenue: Existing- Commercial; Proposed- Res. Mul. Family Medium
- 14727 Prairie Avenue: Existing- Commercial; Proposed- Res. Mul. Family Medium
- 14815 Prairie Avenue: Existing- Commercial; Proposed- Res. Mul. Family Medium
- 14817 Prairie Avenue: Existing- Commercial; Proposed- Res. Mul. Family Low
- 4003 W. 149th Street: Existing- Commercial; Proposed- Res. Mul. Family Low
- 4007 W. 149th Street: Existing- Commercial; Proposed- Res. Mul. Family Low

Zoning Designation:
- 14723 Prairie Avenue: Existing- R-2; Proposed- R-3
- 14727 Prairie Avenue: Existing- R-2; Proposed- R-3
- 14815 Prairie Avenue: Existing- R-2; Proposed- R-3
- 14817 Prairie Avenue: Existing- R-2; No Change
- 4003 W. 149th Street: Existing- R-2; No Change
- 4007 W. 149th Street: Existing- R-2; No Change

Surrounding Land Uses: Residential and Commercial

Site Size:
- 14723 Prairie Avenue: 11,800 sf (Project Site)
- 14727 Prairie Avenue: 5,757 sf
- 14815 Prairie Avenue: 17,771 sf
- 14817 Prairie Avenue: 5,928 sf
- 4003 W. 149th Street: 5,190 sf
- 4007 W. 149th Street: 5,246 sf

Assessor's Parcel No:
- 14723 Prairie Avenue: 4077-016-020 (Project Site)
- 14727 Prairie Avenue: 4077-016-019
- 14815 Prairie Avenue: 4077-016-018
- 14817 Prairie Avenue: 4077-016-029
- 4003 W. 149th Street: 4077-016-025
- 4007 W. 149th Street: 4077-016-024

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): Los Angeles County

Figure 1 – REGIONAL LOCATION MAP

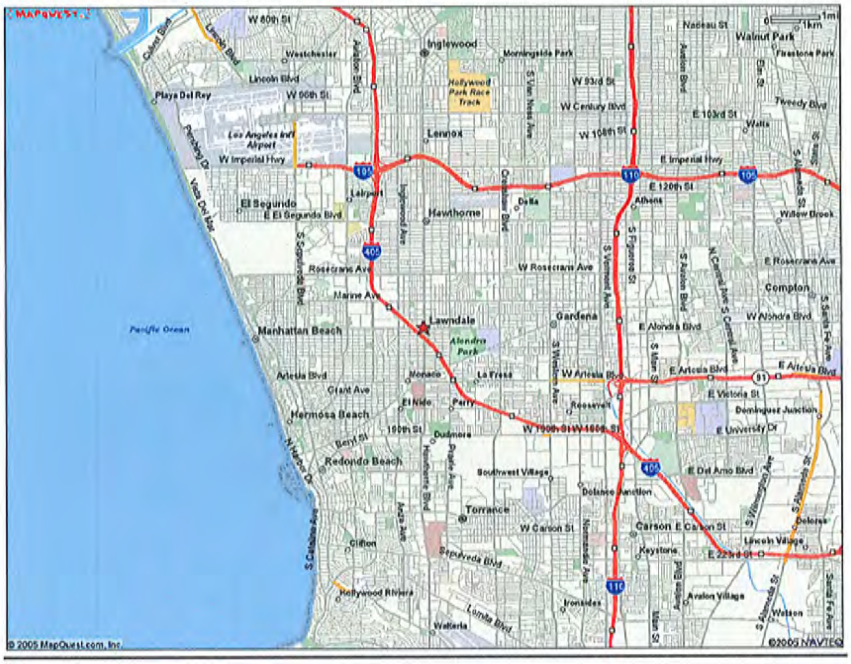


Figure 2 – VICINITY MAP

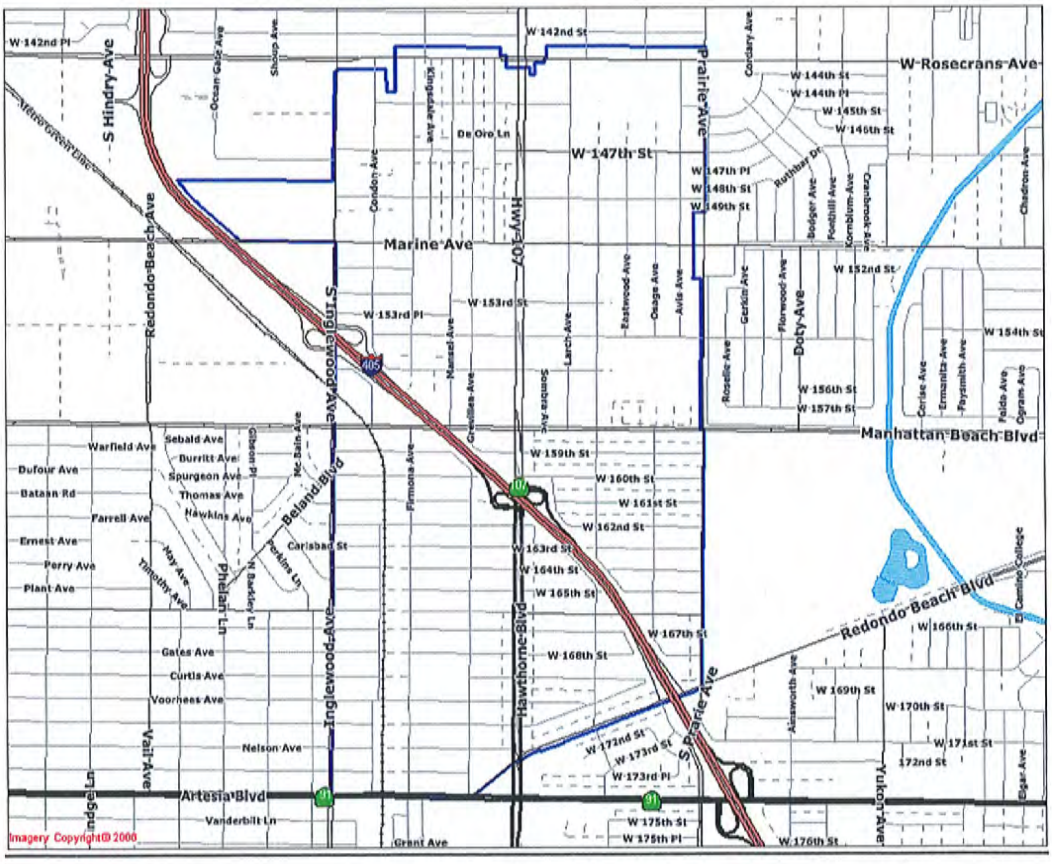


Figure 3 – EXISTING GENERAL PLAN LAND USE DESIGNATION

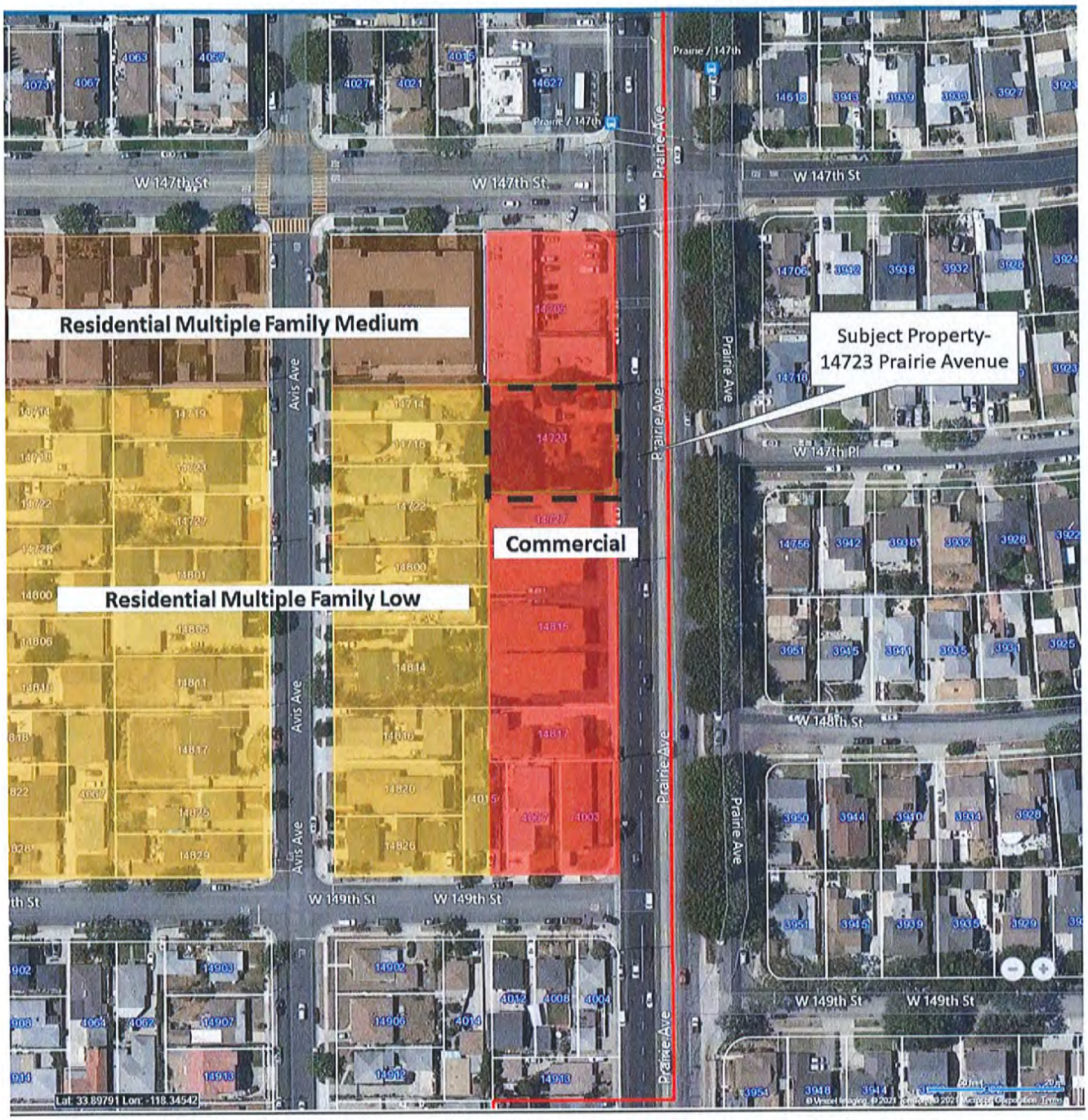


Figure 4 – PROPOSED GENERAL PLAN LAND USE DESIGNATION

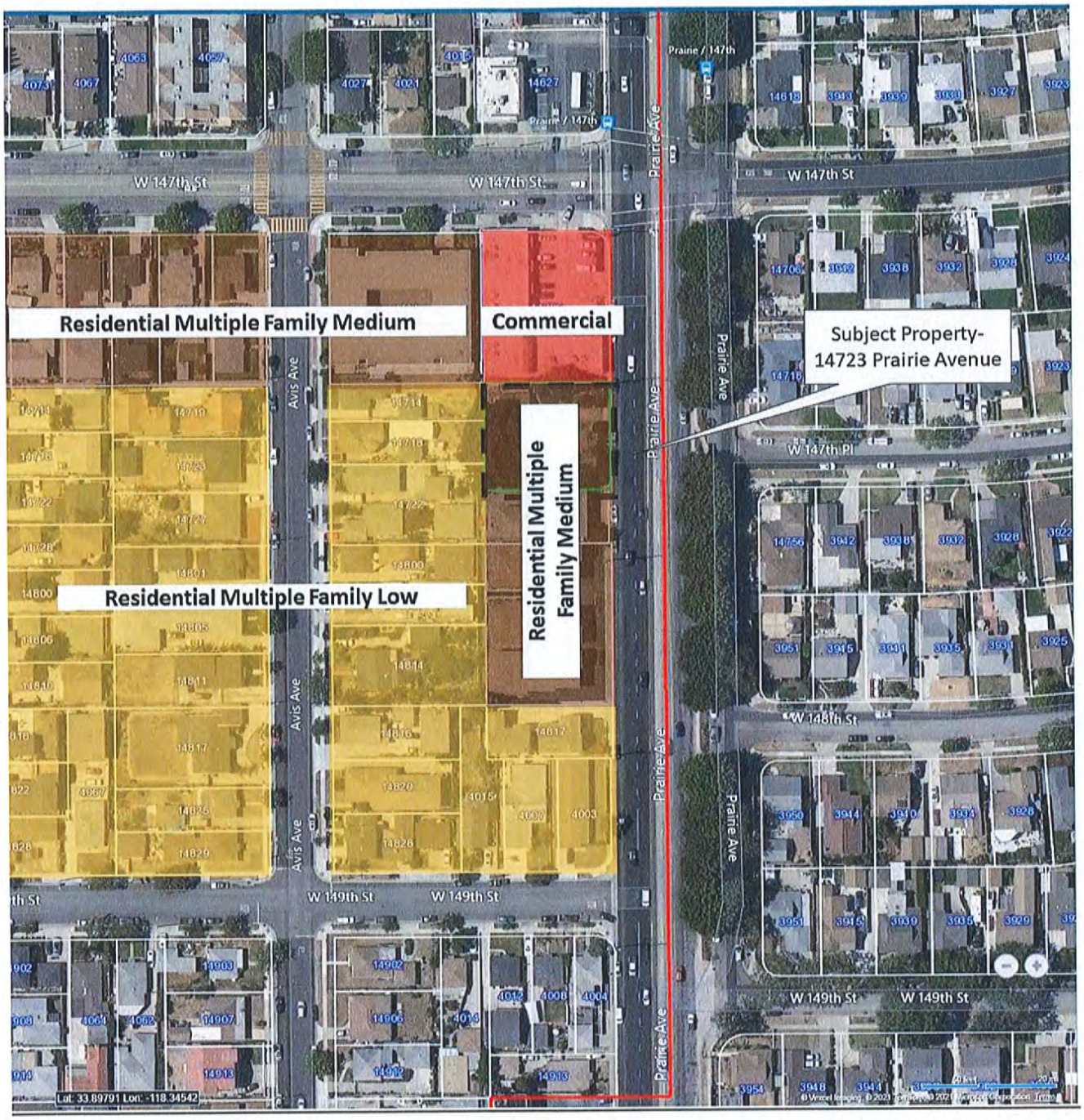


Figure 5 – EXISTING ZONING

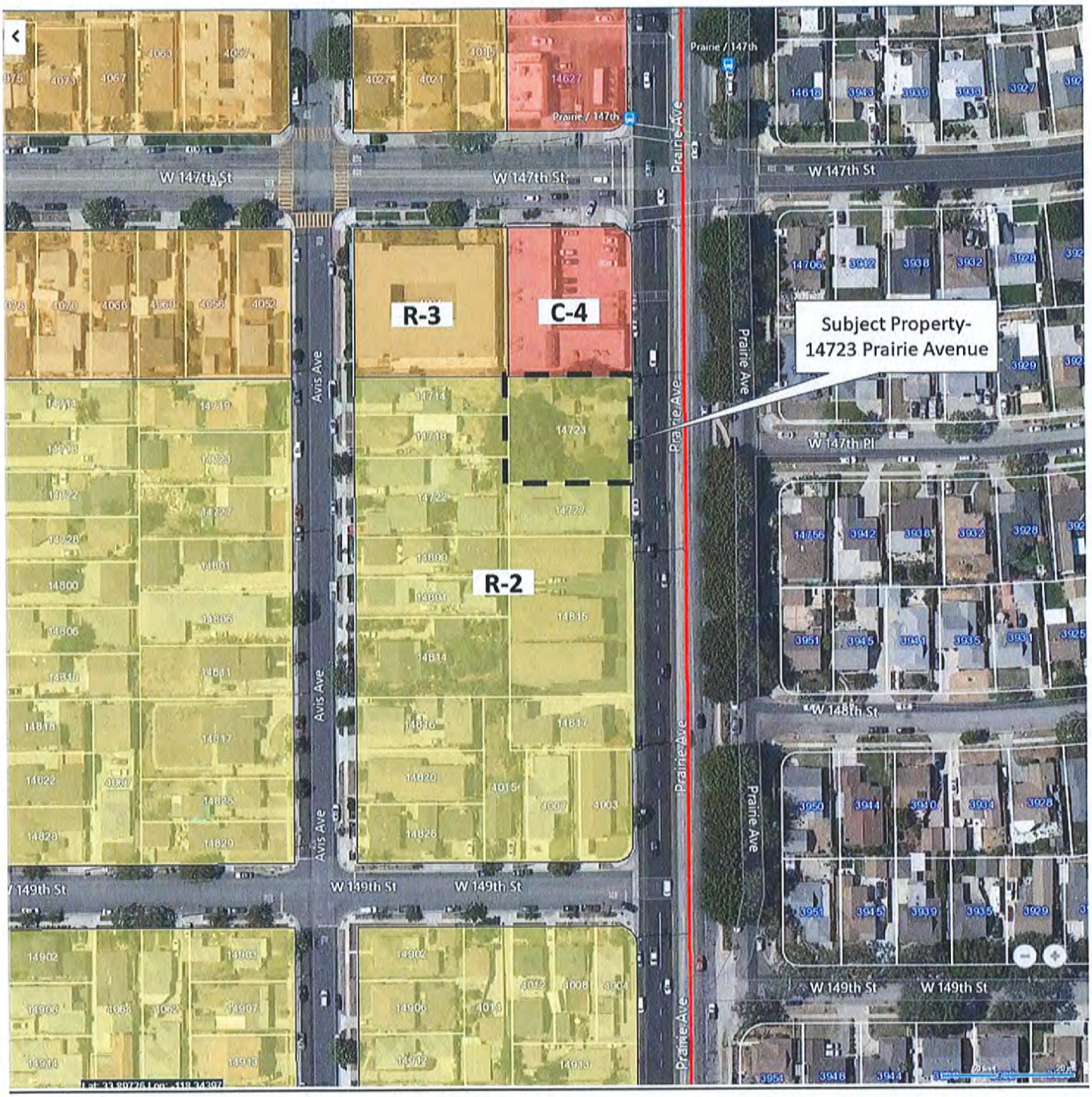
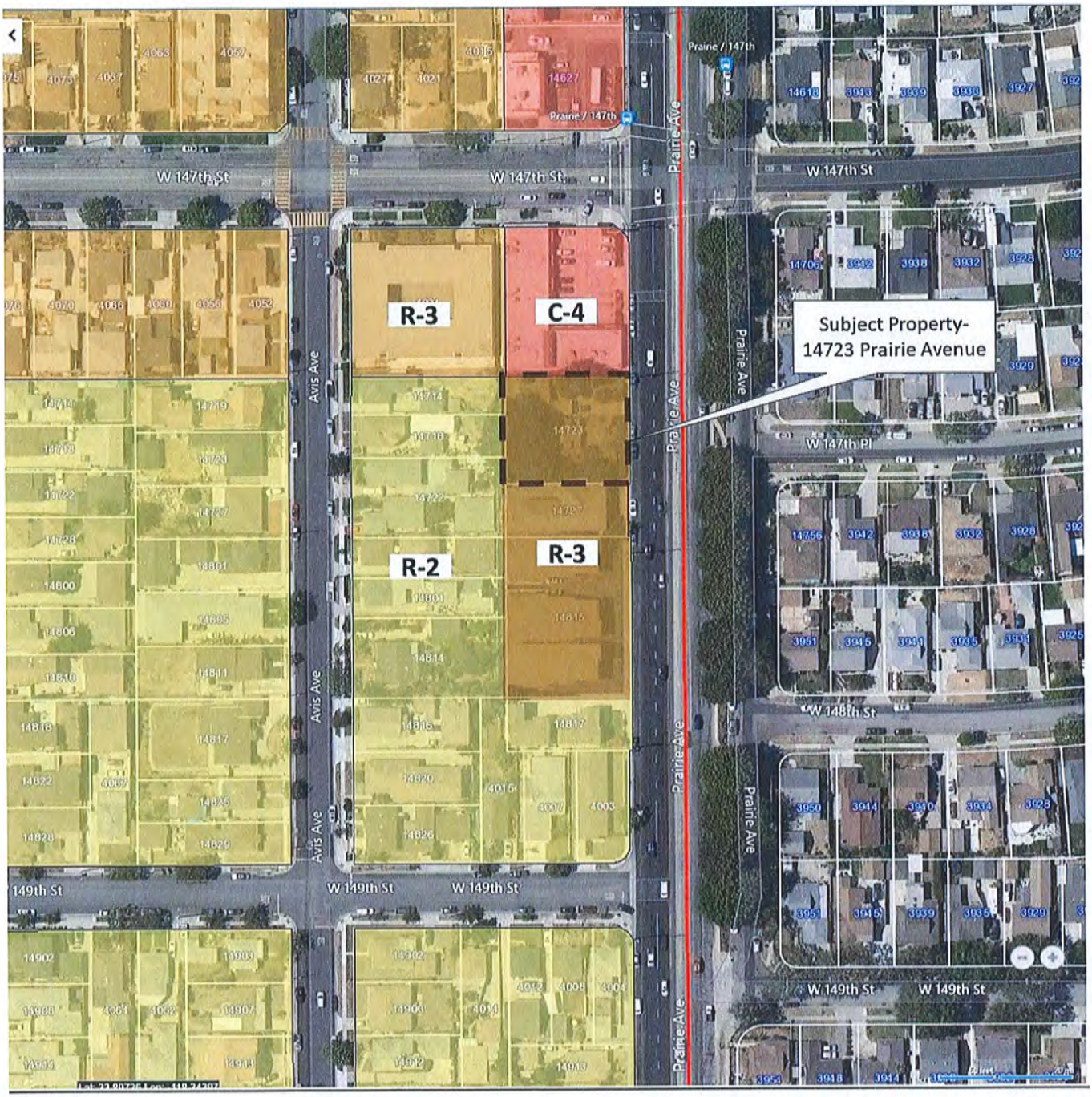


Figure 6 – PROPOSED ZONING



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards/Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

☐ I find that the proposed project WOULD NOT have a significant impact on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant impact on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on an earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared by: Rafael Garcia Department Representative: Community Development

Reviewed by: Sean M. Moore, AICP Date: August 30, 2021

ENVIRONMENTAL CHECKLIST:

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	X	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	X	☐

Comments:

a) **No Impact**. The Project includes redevelopment in an urbanized area in the City of Lawndale. The project site is not part of a scenic vista, nor is it close enough to a scenic vista (i.e., ocean or mountain view) that the Project would obstruct views. Any potential views through the site to the Santa Monica Mountains, located approximately 14 miles north and northwest of the site, the ocean, located approximately 3.5 miles west of the project site, or other scenic resources, are unavailable due to relatively flat topography and the presence of existing buildings. Therefore, no impact would occur.

b) **No Impact**. The Project is not located adjacent to or within view of a State Scenic Highway. No trees, rock outcroppings, historic buildings, or other scenic resources are located on the project site. Therefore, no impact would occur.

c) **Less-Than-Significant Impact**. A significant impact would occur if the Project would substantially degrade the existing visual character or quality of the project site and its surroundings. The proposed building will be one to three levels and taller than the existing surrounding uses, they would not degrade the existing visual character or quality of their surroundings. Furthermore, the site is developed with a single family residence with no unique aesthetic or architectural qualities. The proposed three level, multifamily residential project would be expected to improve the architectural character of the site through good design and architectural features. It would be designed in an architectural style typical in Southern California, and would not create a visual contrast through unique or unusual elements. The Project would comply with the development standards of both the R-3 (Limited Multiple Residence) Zone. Therefore, the Project will not substantially degrade the visual character of the project site and/or its surroundings. Impacts will be less than significant.

d) **Less-Than-Significant Impact**. A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and nighttime hours. For security purposes, the proposed structures would incorporate lighting into open space areas and at pedestrian and automobile access locations. Light would be shed from windows, and parking ingress and egress points would also be lighted. Because the Project would result in increased density and massing on the project site, ambient lighting levels in the project area may increase. However, the Project would be required to comply with Lawndale Municipal Code

Section 17.56.150(B)(3) in that glare may be shielded or directed in such a manner that the glare is not perceptible at or beyond any property line. In addition, based on the scale of the Project, a comprehensive lighting plan will be provided.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	X
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	X

Comments:

a) **No Impact**. The Project consists of the redevelopment of an existing single family site to 12-unit residential apartment complex. No portion of the project site is currently in use for agricultural purposes. The Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural uses. Therefore, no impact would occur.

b) **No Impact**. A significant impact would occur if the Project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The project site is not zoned for agricultural purposes; it is zoned as Two-family Residence Zone (R-2) and is proposed to be zoned to Limited Multiple Residence (R-3). No agricultural zoning is present in the surrounding area, and no nearby lands are enrolled under the Williamson Act. Therefore, no impact would occur.

c) **No Impact**. The project site is zoned Two-family Residence Zone (R-2) and is proposed to be rezoned to Limited Multiple Residence (R-3). No land within the City is zoned for forest land or timberland. Therefore, no impact would occur.

d) **No Impact**. The project site does not consist of any forest land and no forest land is present within the City of Lawndale. Therefore, no impact would occur.

e) **No Impact**. As discussed above, the project site is located in an urbanized area of the City of Lawndale and is currently developed with one single-family residence. The residence has been in existence for decades. The Project would not result in changes to the existing environment that would convert any farmland to nonagricultural uses. Therefore, no impact would occur.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	X	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	X	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	X	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	X	☐

Comments:

a) **Less-Than-Significant Impact**. The applicable air quality plan for the project site is the 2016 South Coast Air Quality Management Plan (AQMP), developed by the Southern California Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG). A project is considered consistent with the AQMP if (1) the project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP, and (2) the project would not exceed the assumptions in the AQMP based on the year of project buildout phase. The Project (2022-2023 buildout anticipated) is consistent with the SCAG population growth forecasts. Because the growth assumed in the AQMP is based on SCAG growth forecasts, the Project is consistent with the AQMP. Impacts would be less than significant.

b) **Less-Than-Significant Impact**. The SCAQMD's approach for assessing cumulative air quality impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and state Clean Air Act (CAA). The SCAQMD has set forth regional significance thresholds designed to

assist in the attainment of ambient air quality standards. Short- and long-term emissions resulting from the Project are not predicted to exceed district thresholds and not result in a cumulative net increase in criteria pollutants above AQMD thresholds. Impacts would be less than significant.

c) **Less-Than-Significant Impact**. The Project is a small scale, residential development, and consequently, is not likely to expose sensitive receptors to substantial pollutant concentrations. In addition, emissions from the Project are not likely to exceed AQMD thresholds. Impacts would be less than significant.

d) **Less-Than-Significant Impact**. Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the project site. The Project would utilize typical construction techniques and the odors would be typical of most construction sites. Additionally, the odors would be temporary and construction activity associated with the Project would be required to comply with SCAQMD Rule 402. A less-than-significant impact relative to an odor nuisance would occur during construction of the Project. According to the SCAQMD CEQA Air Quality Handbook, land uses that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project would not include any of these uses. Therefore, it is unlikely that the Project would generate objectionable odors affecting a substantial number of people. Impacts would be less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	X

Comments:

a) **No Impact**. The project site is located in an urbanized area and is currently vacant. The project site does not contain any natural habitat or species identified as a candidate, sensitive, or of special status. Therefore, no impact would occur.

b) **No Impact**. The project site and surrounding area is in a highly urbanized, developed portion of the City of Lawndale. No riparian habitat or other sensitive natural communities exist on-site, and no bodies or courses of water to provide habitat for fish exist on or adjacent to the project site. Therefore, no impact would occur.

c) **No Impact**. As discussed above, the project site is primarily vacant and is located in an urbanized area of Lawndale that is developed with residential, commercial, and industrial uses. No wetland features exist on or adjacent to the project site. Therefore, no impact would occur.

d) **No Impact**. The project site and surrounding area is highly urbanized. Furthermore, the project site is treeless and primarily vacant and does not function as a wildlife corridor. Therefore, no impact would occur.

e) **No Impact**. The existing site is primarily vacant and does not contain any trees or other biological resources; however, as part of the project, the applicant will be required to install street trees and other landscaping as a site improvement. No impact would occur.

f) **No Impact**. As discussed above, the project site is located in an urbanized area of Lawndale and is not located in, or adjacent to, an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The nearest plan, a Natural Community Conservation Plan, for the City of Rancho Palos Verdes, is located over nine miles south of the Project. Therefore, no impact would occur.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	X	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	X	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	X	☐

Comments:

a) **Less-Than-Significant Impact**. The proposed project entails the demolition of a single family dwelling and construction of a 12-unit apartment development. The General Plan FEIR identified 32 potentially historic structures within the City. One of the properties identified in this survey was the residence located at 14723 Prairie Avenue. However, the General Plan FEIR concluded that there were no known historic resources, structures or buildings within the City of Lawndale. Furthermore, a recent search of the Office of Historic Preservation

California Historical Resources as well as the National Register of Historic Places provided by the National Park Service. The proposed project is not expected to cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5.

b) **Less-Than-Significant Impact**. No paleontological or archaeological resources have been previously recorded within the City of Lawndale. No human remains will be disturbed. Therefore the impact is less than significant.

c) **Less-Than-Significant Impact**. The project site is not known or expected to have been used for the interment of human remains. Nonetheless, if such remains are encountered during project construction, California Health and Safety Code § 7050.5 requires construction to stop until the County Coroner has made the necessary findings as to the origin and disposition of the remains, complying in turn with Public Resources Code § 5097.98. Compliance with these regulations would ensure the Project would not result in significant impacts due to disturbing human remains.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
VI. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	X

a) **No Impact**. The Project involves the development of a 12-unit apartment while amending the General Plan Land Use Designation as well as the zoning of the subject properties. The proposed development will have be required to comply with all state codes (Title 24). Furthermore, the proposed development will be required to comply with the design regulations as well as the zoning development standards. No impacts will result.

b) **No Impact**. The Project involves the development of a 12-unit apartment while amending the General Plan Land Use Designation as well as the zoning of the subject properties. The development of the property located at 14723 Prairie Avenue is located in an already built-out area and will not conflict with any state or local plan; therefore, no impacts will occur as a result of the proposed project. No impacts will result.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
VII. GEOLOGY AND SOILS – Would the project:				

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	X
ii) Strong seismic ground shaking?	☐	☐	☐	X
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	X
iv) Landslides?	☐	☐	☐	X
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	X	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	☐	☐	X	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems, where sewers are not available for the disposal of wastewater?	☐	☐	☐	X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature.	☐	☐	X	☐

Comments:

a) i) **No Impact**. No known faults or fault-related features are located within the City of Lawndale. Therefore, ground rupture would not be expected to occur. However, the Project will be required to comply with the seismic safety requirements in the California Building Code (CBC) and the California Geological Survey Special Publication 117. These regulations establish requirements for evaluating and mitigating earthquake-related hazards, along with mandating a geotechnical report for the project site. Compliance with such requirements, as determined by the City's Building and Safety Division, will reduce impacts attributable to fault rupture to the maximum extent practicable with current engineering practices.

ii) **No Impact**. The project site is located within the seismically active area of Southern California and strong ground shaking due to seismic activity is anticipated at the project site. Numerous regional and local faults are capable of producing severe earthquakes of magnitude 6.0 or greater. While no known fault lines exist within the City of Lawndale, additional subsurface faults in the area include the Newport-Inglewood Fault Zone, which is located about two miles from the City, and the Whittier-Elsinore Fault Zone, located 15 miles from the City. As discussed above, the Project would be required to comply with the seismic safety requirements in the CBC. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Impacts would be less than significant.

iii) **No Impact**. Soil liquefaction occurs when loose, saturated, granular soils lose their inherent shear strength due to excess water pressure that builds up during repeated movement from seismic activity. Factors that contribute to the potential for liquefaction include a low relative density of granular materials, a shallow groundwater table, and a long duration and high acceleration of seismic shaking. Liquefaction usually results in horizontal and vertical movements from lateral spreading of liquefied materials and post-earthquake settlement of liquefied materials. Liquefaction potential is greatest where the groundwater level is shallow, and submerged loose, fine sands occur

within a depth of approximately 50 feet or less. The project site is not located in an area known to be susceptible to liquefaction. Compliance with the City's established building standards and CBC, as well as adherence to the requirements contained in a site-specific geotechnical investigation shall be undertaken. Therefore, no impact is anticipated.

iv) **No Impact.** The project site is located in a relatively flat alluvial plain several miles from any hills or mountains, meaning there is no probability of seismically-induced landslides occurring. Therefore, no impact is anticipated.

b) **Less-Than-Significant Impact**. Erosion could occur during the grading phase of the Project. All grading activities will require grading permits from the City of Lawndale Building and Safety Division. During the construction phases of the Project, activities are subject to requirements of the National Pollutant Discharge Elimination System (NPDES) Construction Permit. Compliance with the NPDES permit includes the implementation of Best Management Practices (BMPs), some of which are specifically implemented to reduce soil erosion or loss of topsoil. BMPs must be put into practice at the time of demolition of an existing structure, or at the start of new construction, and will remain in place until a certificate of occupancy has been issued. In addition to the NPDES permit, grading, excavation, and fill activities require a local Storm Water Pollution Prevention Plan (SWPPP) and a Wet Weather Erosion Control Plan (WWECP) to be developed for the Project. The SWPPP would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. No continued erosion potential would exist after completion of construction.

c) **No Impact**. The project site is located in a relatively flat urbanized area. The project site is not located in a hilly area susceptible to landslides. Prior to the approval of final plans, the geotechnical report to be required as a condition of approval for the Project shall conclude whether the project site is appropriate for the intended development. During grading, investigation of soil stability and implementation of required grading practices shall be required. Compliance with the City's grading regulations will ensure that no substantial erosion will occur during grading and compaction of the site. If unstable soils are identified during grading, the condition shall be mitigated in accordance with the recommendation of the project geologist or civil engineer and the requirements of the City Engineer and Building Official. Therefore, no impact is anticipated.

d) **Less-Than-Significant Impact**. If expansive soil is identified during the soil study prepared pursuant to the geotechnical report to be required as a condition of approval for the Project, such soil will not be used for compaction purposes. Such expansive soils shall be stockpiled separately and removed from the site. This construction technique is standard practice for the preparation of building sites. Therefore, impacts would be less than significant.

e) **No Impact**. The Project site is currently served by a public sewer system. The Project shall be connected to this public sewer system. Septic tanks and other alternative wastewater disposal systems are not required or necessary for the Project. No impact would occur.

f) **Less-Than-Significant Impact**. No paleontological or archaeological resources have been previously recorded within the City of Lawndale. No human remains will be disturbed. Therefore the impact is less than significant.

Mitigation Measures: No mitigation measures will be required

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact

VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	X	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases?	☐	☐	X	☐

Comments:

a) **Less-Than-Significant Impact**. The development or amendments will not have a significant environmental impact with regard to the greenhouse gas emissions. The Project is for a General Plan Amendment to amend the 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". 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). The zone change from R-2 to R-3 will increase the residential density to one unit for every 1,320 square feet of lot area. Almost all of the properties adjacent to the area are already improved with multifamily developments along Prairie Avenue. This land use was previously studied in the General Plan FEIR and it was determined that no significant impacts on air quality were anticipated should the use be allowed. Furthermore, the proposed development at 14723 Prairie Avenue will be required to comply with the zoning development standards of the zoning code and any future development will be required to comply with all code requirements. No significant air quality impacts will result in the long term as a result of the Project, nor will the Project directly expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. Therefore, the impact is less than significant.

b) **Less-Than-Significant Impact**. The development or amendments will not affect any local or regional air quality plan nor will the amendments cause the violation of any air quality standard or contribute to such a violation. The Project is for a General Plan Amendment to amend the 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". 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). The zone change from R-2 to R-3 will increase the residential density to one unit for every 1,320 square feet of lot area. Almost all of the properties adjacent to the area are already improved with multifamily developments along Prairie Avenue. This land use was previously studied in the General Plan FEIR and it was determined that no significant impacts on air quality were anticipated should the use be allowed. Furthermore, the proposed development at 14723 Prairie Avenue will be required to comply with the zoning development standards of the zoning code and any future development will be required to comply with all code requirements. No significant air quality impacts will result in the long term as a result of the Project, nor will the Project directly expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. Therefore, the impact is less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	X	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	X	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	X	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☐	X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	X
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	X

Comments:

a) **Less-Than-Significant Impact**. The Project includes the construction of a residential apartment complex. This use will not involve the routine transport, use, or disposal of hazardous substances other than typical household solvents and minor amounts of herbicides or pesticides that would be used for landscaping. Typical household solvents include paints, wood finishes, glues/adhesives, and degreasers. Therefore, impacts would be less than significant.

b) **Less-Than-Significant Impact with Mitigation Incorporated**. Hazardous materials could be released during the demolition phase of the Project. Due to the age of the existing structure, it is possible that asbestos and lead based paint are present. With implementation of Mitigation Measures HM1 and HM2, impacts will be less than significant.

c) **Less-Than-Significant Impact with Mitigation Incorporated**. The nearest school to the project site is Leuzingner High School located approximately 900 feet to the west of the project site. The Project includes a single family residence and would not emit hazardous materials. However, as described in VIII b) above, the demolition of the existing structure has the possibility to cause a significant hazard impact to the nearby school, specifically during the demolition phase. With implementation of Mitigation Measures HM1 and HM2, impacts will less than significant.

d) **No Impact**. The project site is not identified on the Cortese List (Government Code Section 65962.5). Therefore, no impact would occur.

e) **No Impact**. The project site is not located within an airport plan boundary. The nearest public airport is the Hawthorne Municipal Airport located approximately 2.1 miles northeast of the project site. The project site is not located within the Hawthorne Airport flight path safety zone. Therefore, no impact would occur.

f) **No Impact**. The Project would not involve any uses that would interfere with the City's Emergency Operations Plan. The Project would not alter street patterns associated with the major emergency evacuation routes. Therefore, no impact would occur.

g) **No Impact**. The project site is located in an urbanized area of Lawndale surrounded by urban uses and is not located in the vicinity of any wildfire areas. The Project would not subject people or structures to a significant risk of loss, injury, or death as a result of exposure to wildland fires. Therefore, no impact would occur.

Mitigation Measures:

HM1- The applicant shall ensure that any positively identified asbestos containing materials (ACM) in the single-family residence located at 14723 Prairie Avenue shall be disposed of in accordance with OSHA programs and regulations.

HM2- Prior to issuance of a demolition permit, lead-based paint testing shall be conducted on the existing structure. All materials identified as containing lead shall be removed by a licensed lead-based paint/materials abatement contractor.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	X	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin	☐	☐	X	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	X	☐
(i) result in a substantial erosion or siltation on-or off-site;	☐	☐	X	☐
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	X	☐
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	X	☐
(iv) impede or redirect floor flows	☐	☐	X	☐
d) In floor hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	X

Comments:

h) **Less-Than-Significant Impact**. Construction activities such as earth moving, maintenance/operation of construction equipment, and handling/storage/disposal of materials could contribute to pollutant loading in stormwater runoff. However, as previously discussed, the Project will be subject to the NPDES General Construction Activity Permit. In accordance with the requirements of the permit, the applicant would prepare and implement a site specific SWPPP. The SWPPP would specify BMPs to be used during construction. These would include but not be limited to erosion control, sediment control, and non-stormwater management and materials management BMPs.

In accordance with NPDES requirements, the applicant would be required to prepare and implement Stormwater Management Plan requirements throughout the operational life of the Project. Stormwater BMPs to address water quality in stormwater runoff would be incorporated into the design of the Project. BMPs would include source control and treatment control BMPs. Source control BMPs would be used to prevent pollutants from entering into the stormwater discharges and may include effective site design and landscape planning, storm drain signage, properly managed trash storage areas, and proper maintenance of structural/treatment control BMPs. Treatment BMPs remove pollutants from stormwater discharges and may include catch basins, infiltration/retention, cisterns for collection and reuse of rainwater, and pervious pavement.

With implementation of source control and treatment BMPs such as those described above, the Project would reduce or eliminate the discharge of potential pollutants from the stormwater runoff to the maximum extent practicable. Therefore, construction and operation of the Project would not result in a violation of water quality standards or discharge requirements. Impacts would be less than significant.

i) **Less-Than-Significant Impact**. The Project would be expected to increase water usage compared to existing conditions. Potable water would be supplied by the Golden State Water Company, which draws its local water supplies from groundwater and imported supplies from the Metropolitan Water District of Southern California. The City of Lawndale is served by the Southwest District Customer Service Area of the Golden State Water Company. This service area will require the applicant to submit for project review prior to construction to evaluate whether system modifications are needed to provide adequate water supply to the Project, which the applicant would be required to undertake.

In addition, the Project site is located within the West Coast Basin. This basin is adjudicated and is therefore regulated by a Watermaster, the California Department of Water Resources, Southern District. The Watermaster Program ensures that water is allocated by established rights and that only safe yields are produced from the basin. This guarantees that the groundwater levels will not be depleted. Groundwater use as a result of implementing the Project would be in accordance with existing plans and projections of the Department of Water Resources and would not substantially deplete groundwater supplies.

A majority of the aquifers within the West Coast Basin are confined. A confined aquifer is located between layers of impermeable materials, such as clay, which impede the movement of water into and out of an aquifer. Because of this, aquifers in the West Coast Basin receive the majority of their natural recharge from adjacent groundwater basins or from the Pacific Ocean (seawater intrusion).

The improvements that would occur as part of implementing the Project would include a rear yard, side yards, and courtyards that would be landscaped allowing water to percolate through the soil and potentially recharge groundwater supplies. However, due to the confined aquifers in the West Coast Basin, only little or no groundwater recharging is possible. Therefore, impacts related to groundwater would be less than significant.

j) **Less-Than-Significant Impact**. The project site is located in a highly developed area of Lawndale. There are no streams or rivers located in the Project's vicinity. Therefore the impact is less than significant.

(i) **Less-Than-Significant Impact**. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with BMPs to be required as a condition of approval will eliminate erosion and siltation. During project operation, stormwater or any runoff irrigation waters would be directed into existing storm drains that currently receive surface water runoff. Drainage is carried through underground storm sewers to the Pacific Ocean. Alterations to existing drainage patterns are not expected to occur. Construction activities for the Project would include appropriate storm drain connections and implementation of BMPs, to be required as a condition of approval, related to stormwater flows. Therefore, impacts would be less than significant.

(ii) **Less-Than-Significant Impact**. As discussed above, the Project site is located in a highly developed area of Lawndale and is not near a stream or river. The surrounding area has an existing curb and gutter system to handle runoff. Any alteration of flows on-site would be controlled and then conveyed to existing off-site regional storm drain facilities by temporary flood control improvements. As a result, street surface flow would remain the same and the Project would not result in flooding on- or off-site. Impacts would be less than significant.

(iii) **Less-Than-Significant Impact**. A significant impact would occur if runoff water exceeded the capacity of existing or planned storm drain systems serving the project site. A project-related significant adverse effect would also occur if the Project would substantially increase the probability that polluted runoff would reach the storm drain system. The Project would result in a change from a single family residence with sparse vegetation to a multifamily use with landscaping and associated open space. With this in mind, any impact generated would be less than significant.

(iv) **Less-Than-Significant Impact**. The floor flows on the project site could be slightly redirected due to an increase in impermeable surfaces. In general, this would increase the amount of stormwater that would be conveyed to the existing storm drain system compared to existing conditions. However, the impacts would be less than significant.

k) **No Impact**. The project site is located more than three miles inland from the coast at an elevation of approximately 58 feet Mean Sea Level (MSL). The possibility of a tsunami affecting the project site is considered to be remote. Similarly, damage to the project site due to a seiche is not likely at the project site because no bodies of water are present near the site. Furthermore, the project site, which is not located within a hilly area or positioned down slope from any unprotected slopes or landslide areas, is not positioned in an area of potential mudflow. Therefore, no impact would occur.

l) **No Impact**. The project will not conflict with or obstruct with the implementation of a water quality control plan or sustainable groundwater management plan. The project will be forwarded and reviewed by the Public Works Department and the proper approvals will have to be secured from Golden State Water Company. There is no impact.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
XI. LAND USE AND PLANNING – Would the project:				

a) Physically divide an established community?	☐	☐	☐	X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	X

Comments:

a) **No Impact**. A significant impact would occur if the Project were sufficiently large or configured in such a way so as to create a physical barrier within an established community. Residential uses are located immediately adjacent to the project site on the south and west, commercial uses are located immediately adjacent to the south, east and west. The Project is a medium density residential development and fits within the land use fabric around the site. No new street patterns are proposed, and the Project would not block access to an established community. Therefore, no impact would occur.

b) **No Impact**. A significant impact would occur if the Project were inconsistent with applicable plans, policies, and zoning designations. Various local plans guide development of the project site. At the local level, the Lawndale General Plan implements land use policies for the project site and vicinity. The Lawndale Municipal Code governs land use at the project site through development restrictions and building standards. The Project site is currently vacant and is zoned R-2. The applicant is proposing to rezone the subject site from R-2 to R-3 which will allow for multifamily residential. The proposed multifamily use is permitted within the R-3 zoning district and the surrounding area is improved with multifamily developments along Prairie Avenue. Therefore, no impact would occur.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	X

Comments:

a) **No Impact**. The Project site is located in an urbanized area of the City. The nearest mineral resource is the Lawndale Oil Field located under the northwest corner of the City. The existing zoning classifications do not allow for any oil drilling land use, consequently, the Project site would not be available for future drilling activities. Therefore, no impact would occur.

b) **No Impact**. As stated above, the Project is not known to contain any significant mineral resources. Therefore, no impact would occur.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	X	☐
b) Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	X	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	X

Comments:

a) **Less-Than-Significant Impact**. A significant impact would result if the Project caused the ambient noise level measured at the property line of the affected uses to exceed the exterior noise standards at the property line.

City of Lawndale Noise Standards
The City of Lawndale General Plan identifies California Administrative Code, Title 24, Section 3501 as a threshold for new residential structures. The Code requires that new residential structures located where the Community Noise Equivalent Level (CNEL), the average sound level during a 24-hour day, exceeds 60 dBA must have an acoustical analysis performed to ensure that the proposed design will limit the interior noise level to 45 dBA or below in any habitable room. In addition, the City of Lawndale Municipal Code states that interior unit noise levels shall not exceed 40 dBA CNEL. The minimum sound insulation for walls and floor/ceiling assemblies separating units from each other or from public or quasi-public spaces, such as interior corridors, laundry rooms, recreation rooms, parking spaces, etc., shall provide airborne sound insulation, impact sound insulation, and isolation of vibration and sources of structure-borne noise (including shock mounting of mechanical equipment). The Lawndale Municipal Code requires that construction activity occur between 7:00 a.m. and 7:00 p.m. on weekdays, and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction activity is prohibited all other hours.

Existing Ambient Noise Levels
The existing noise environment of the project area is characterized by vehicular traffic and noises typical to a dense urban area (e.g., sirens, horns, helicopters, etc.). Vehicular traffic is the primary source of noise in the project vicinity, and includes vehicular activity associated with the traffic activity on Prairie Avenue immediately to the east of the project site.

Operational Noise
The City of Lawndale exterior noise standards for residences is 60 dBA. The Project is not anticipated to generate any vehicular noise above 60 dBA. Mobile noise levels would not audibly increase along any roadway segment due

to operation of the Project. Vehicular noise would result in a less-than-significant impact. A second source of noise in the project area is area sources associated with industrial or commercial land uses. The City of Lawndale Municipal Code requires that interior noise levels shall not exceed 40 dBA CNEL for residential units. The code requires that residential units will be in compliance with the City of Lawndale Municipal Code. This will insure that area source impacts associated with the project will be less than significant.

b) **Less-Than-Significant Impact**. A significant impact would occur if the Project caused excessive groundborne vibration or noise levels. High levels of vibration may cause physical personal injury or damage to buildings. However, groundborne vibration levels rarely affect human health. Instead, most people consider groundborne vibration to be an annoyance that may affect concentration or disturb sleep. In addition, high levels of groundborne vibration may damage fragile buildings or interfere with equipment that is highly sensitive to groundborne vibration (e.g., electron microscopes).

Construction Vibration

The use of heavy equipment (e.g., a large bulldozer) generates vibration levels of 0.089 inches per second at a distance of 25 feet. The nearest residential structures to the project site would be approximately 25 feet from occasional heavy-duty equipment activity and could experience vibration levels of 0.089 inches per second. Vibration levels at these receptors would not exceed the potential building damage threshold of 0.5 inches per second.

Operational Vibration

Operational ground-borne vibration in the project vicinity would be generated by vehicular travel on the local roadways. However, similar to existing conditions, project-related vibration levels would not be perceptible by sensitive receptors. Impacts would be less than significant.

c) **No Impact**. The project site is not located within two miles of a public airport or airstrip and is not located within an adopted airport land use plan. The Project would not expose people residing or working in the project area to excessive noise levels related to airport noise. Therefore, no impact would occur.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	X	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	X	☐

Comments:

a) **Less-Than-Significant Impact**. A potentially significant impact would occur if the Project induced substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The Project includes 12 apartment units. According to the most recent Southern California Association of Governments (SCAG) profile of the City of Lawndale, the average household size in Lawndale in 2021 was 3.4 persons per household. Based on this number, the Project would have a likely population of 41 residents. The 2020 population of Lawndale was 32,799 persons and a 41 person increase would represent less than a one-quarter of one percent increase in population.

b) **Less-Than-Significant Impact**. The Project would be built on an existing primarily vacant site that includes a parcel with one single-family residence, which will be replaced by the Project. Therefore, impacts will be less than significant. As stated above, the project site is primarily vacant with the exception of one single-family residence. Consequently, the Project would displace very few residents. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	X
Police protection?	☐	☐	X	☐
Schools?	☐	☐	X	☐
Parks?	☐	☐	X	☐
Other public facilities?	☐	☐	X	☐

Comments:

a) Fire Protection-

No Impact. The LA County Fire Department provides fire protection services in the City of Lawndale. Fire Station #21, located at 4312 W. 147th Street in Lawndale, would be the first respondent to the project site in the event of an emergency. Fire Station #21 is located less than 0.5 miles from the project site and can provide a response time of two to three minutes. This station is staffed with five persons and provides fire engine and paramedic rescue response services. The secondary responder would be Fire Station #160, located at 5323 W. Rosecrans Avenue in Hawthorne. This station is located just over 1.5 miles from the project site and is staffed with three persons, providing fire engine response services. It would have a response time of five to six minutes.

Police Protection-

Less-Than-Significant Impact. The Los Angeles County Sheriff's Department is contracted to provide police protection services for the City. Two stations serve the City, the Lawndale Service Center Substation, located at 15331 Prairie Avenue in Lawndale, and the Sheriff's Department South Los Angeles Station, located at 1310 W. Imperial Highway in Los Angeles. Lawndale has currently contracted for a daytime patrol of three crime units, one motorcycle unit, and one traffic unit. Nighttime patrols consist of five crime units. The City of Lawndale has an open contract with the LA County Sherriff's Department in that if they decide to pay for more patrolling officers, the Sherriff's Department has the resources to quickly provide the service. Likewise, the City could decrease service at any time. The County Sherriff's Department periodically analyzes the operating performance for their contracted cities. During this analysis they determine the minimum operating standards for each patrol area and advise the cities accordingly. For security reasons this information is not released to the public. Nevertheless, the relatively small increase in population from the Project would have a less-than-significant impact on the ability of the Sheriff's Department to adequately serve the Project. Impacts would be less than significant.

Schools-

Less-Than-Significant Impact. There are two school districts that serve the City, the Lawndale Elementary School District (LESD) and the Centinela Valley Union High School District (CVUHSD). The LESD is comprised of six elementary schools, two middle schools, and one charter high school. The LESD serves approximately 6,200 students. The CVUHSD has a student population of approximately 7,300, and students attend either Hawthorne, Lawndale, or Leuzinger High Schools for comprehensive secondary programs, or Lloyde High School, Centinela Valley Adult School, or Independent Study High School for continuation programs.

The LESD is not near maximum capacity and has seen declining enrollment numbers over the past five years. Therefore, it would be able to accommodate new students from the Project. Similar to the LESD, enrollment numbers for the CVUHSD have been declining over recent years. Therefore, it would be able to accommodate new students from the Project. In addition, the applicant would be required to follow State law and pay school impact fees. Pursuant to Section 65995(3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "... is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Therefore, impacts would be less than significant.

Parks-

Less-Than-Significant Impact. A significant impact would occur if the Project exceeded the capacity or capability of the local park system to serve the Project. The City of Lawndale has two types of parkland, city parks and school parks. City parks consist of 3.08 acres, and school parks consist of 14.7 acres, for a total of 17.78 acres. The potential population increase of 41 residents is marginal and insignificant in nature. Furthermore, the developer is required to pay the appropriate park impact fee as required by Chapter 12.34, Park Development Fees, of the Lawndale Municipal Code, which funds the maintenance and development of parks. Impacts would be less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	**Significant Impact**	**Potentially Significant Unless Mitigated**	**Less Than Significant Impact or Less Than Significant with Mitigation Incorporated**	**No Impact**

XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	X	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	X	☐

Comments:

a) **Less-Than-Significant Impact**. The Project would increase the number of residents and, therefore, will increase demand on nearby parks including Jane Addams Park and Rogers-Anderson Park. However, the developer is required to pay the appropriate park impact fee as required by Chapter 12.34, Park Development Fees, of the Lawndale Municipal Code, which funds the maintenance and development of parks. Impacts would be less than significant.

b) **Less-Than-Significant Impact**. The Project does not include the construction or expansion of recreational facilities. The developer is required to pay the appropriate park impact fee as required by Chapter 12.34, Park Development Fees, of the Lawndale Municipal Code, which funds the maintenance and development of parks. Impacts would be less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
XVII. TRANSPORTATION/TRAFFIC – Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?	☐	☐	X	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	X	☐
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	X
d) Result in inadequate emergency access?	☐	☐	☐	X

Comments:

a) **Less-Than-Significant Impact**. The Project proposes to amend the General Plan Land Use designation and zoning designation for a total of six properties. Only the property located at 14723 Prairie Avenue is proposed to be developed with a new 12-unit multifamily development project. The project is serviced by Prairie Avenue which is defined by the Circulation Element as a "major highway". The proposed development will not conflict with any

program plan, ordinance or policy addressing any circulation system, including transit roadways bicycle or pedestrian facilities. Therefore any impacts will be less than significant.

b) **Less-Than-Significant Impact**. The Project proposes to amend the General Plan Land Use designation and zoning designation for a total of six properties. Only the property located at 14723 Prairie Avenue is proposed to be developed with a new 12-unit multifamily development project. The project is serviced by Prairie Avenue which is defined by the Circulation Element as a "major highway". Only one site is proposed to be developed with a multifamily development, therefore, the Project will not result any substantial vehicle trips and related traffic congestion and will not substantially alter existing land use conditions. The proposed development resulting from the amendments will comply with the design regulations as well as the zoning development standards. The project will not conflict or be inconsistent with any CEQA Guideline Section. Therefore any impacts will be less than significant.

c) **No Impact**. The Project will not create or increase the hazards to a design feature, or include the use of incompatible uses. Therefore, no impact would occur.

d) **No Impact**. The Los Angeles County Fire Department provides fire protection services in the City of Lawndale. The Project shall comply with all Fire Department requirements. In addition, the Project would not result in inadequate emergency access, as the LA County Fire Department would review the site plan to ensure that required fire protection safety features, including adequate emergency access, are implemented. Therefore, no impact would occur.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
XVII. TRIBAL CULTURAL RESOUSOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Pubic Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register historical resources defined in Public Resources Code section 5020?	☐	☐	X	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision(C) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	X	☐

i. **Less-Than-Significant Impact**. The proposed project entails the demolition of a single family dwelling and construction of a 12-unit apartment development. The General Plan FEIR identified 32 potentially historic

structures within the City. One of the properties identified in this survey was the residence located at 14723 Prairie Avenue. However, the General Plan FEIR concluded that there were no known historic resources, structures or buildings within the City of Lawndale. Furthermore, a recent search of the Office of Historic Preservation California Historical Resources as well as the National Register of Historic Places provided by the National Park Service revealed no historic resources within the City. The impact is determined to be less than significant.

ii. **Less-Than-Significant Impact**. The proposed project was part of an SB 18 and AB 52 consultation request noticing. Several consultation initiation requests along with the project description were sent, however the City did not receive a response. The City conducted research as Best Management Practices by requesting a sacred lands search with the Native American Heritage Commission and it was found that the proposed project site is not located within any. The impact is determined to be less than significant.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	X	☐
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	X	☐
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	X	☐
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	X	☐
e) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	X

Comments:

Utilities and Service systems (a through e): No considerable increase in land use intensification will result from the project. The proposed land uses had previously been studied under the General Plan FEIR and it was determined that no significant impacts on utilities and service systems were anticipated. The proposed development has received comments from the utility providers and there were no objections from any of the utility providers. Furthermore, any additional development resulting from the amendments will be required to comply with the all applicable development standards. New development is proposed as part of only one sit and no substantial demand will be placed on existing utilities and service systems. No adverse impacts will result.

a) **Less-Than-Significant Impact**. The Project would require connection to the public sewer system. As a result, the Project is required to obtain approvals from the local water company and the County Sanitation District. The Project would result in an increased amount of wastewater generation. The Project has the potential to increase wastewater generation by approximately 1,404 gallons per day. Therefore, a net increase of wastewater per day would occur. However, when last measured in 2017, the trunk sewer that serves the project site conveyed a peak flow of 8.9 million gallons per day (mgd). This trunk sewer has a capacity of 9.7 mgd. In addition, wastewater generated by the Project would be treated at the Joint Water Pollution Control Plant located in the City of Carson. This plant has a design capacity of 400 mgd and currently processes an average flow of 277.4 mgd. Both the local sewer system and wastewater treatment plant are able to accommodate the wastewater associated with the Project. Therefore, impacts would be less than significant.

b) **Less-Than-Significant Impact**. The Project would require connection to the public sewer system. As a result, the Project is required to obtain approvals from the local water company and the County Sanitation District. No objection was provided by Golden State Water Company with regards to servicing the new development with sufficient water supplies. The applicant will have to apply for a new service installation with a meter size larger than 2inch and or system upgrade. Therefore, impacts would be less than significant.

c) **Less-Than-Significant Impact**. The Project would require connection to the public sewer system. As a result, the Project is required to obtain approvals from the local water company and the County Sanitation District. The Project would result in an increased amount of wastewater generation. The Project has the potential to increase wastewater generation by approximately 1,404 gallons per day. Therefore, a net increase of wastewater per day would occur. However, when last measured in 2017, the trunk sewer that serves the project site conveyed a peak flow of 8.9 million gallons per day (mgd). This trunk sewer has a capacity of 9.7 mgd. In addition, wastewater generated by the Project would be treated at the Joint Water Pollution Control Plant located in the City of Carson. This plant has a design capacity of 400 mgd and currently processes an average flow of 277.4 mgd. Both the local sewer system and wastewater treatment plant are able to accommodate the wastewater associated with the Project. Therefore, impacts would be less than significant.

d) **Less-Than-Significant Impact**. A significant impact would occur if the Project's solid waste generation exceeded the capacity of permitted landfills. The Project would represent an increase in residential development and a net increase in solid waste generation for the Project. The Project would marginally increase solid waste generation due to the small size of the project. This represents a small fraction of the maximum disposal of the landfills serving the project site. Therefore, impacts would be less than significant.

e) **No Impact**. Solid waste management is guided by the California Integrated Waste Management Act of 1989 that emphasizes resource conservation through reduction, reuse, and recycling of solid waste. All local, State, and federal guidelines regarding solid waste will be complied with during Project construction and operation, including Assembly Bill 1327, which requires that adequate areas for collecting and loading recyclable materials be provided. No impact would occur.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact or Less Than Significant with Mitigation Incorporated	No Impact

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utility lines) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	X
d) Expose people or structures to significant risks including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	X

Comments:

a) **No Impact**. The project would not impair any emergency response plan or evacuation plan due to it being only 12 units and relatively small in nature. It would also have to comply with all zoning and building code requirements. No impact would occur.

b) **No Impact**. The subject area is not located near state responsibility areas or lands classified as very high fire hazard severity zones. No adverse impacts will result.

c) **No Impact**. The subject area is not located near state responsibility areas or lands classified as very high fire hazard severity zones. No adverse impacts will result.

d) **No Impact**. The subject area is not located near state responsibility areas or lands classified as very high fire hazard severity zones. No adverse impacts will result.

Mitigation Measures: No mitigation measures will be required.

Issues (and Supporting Information Sources):	**Significant Impact**	**Potentially Significant Unless Mitigated**	**Less Than Significant Impact or Less Than Significant with Mitigation Incorporated**	**No Impact**
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	X	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means	☐	☐	X	☐

that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	X

Comments:

a) **Less-Than-Significant Impact**. As explained in the preceding analysis, the project does not have the potential to degrade the quality of the environment nor will the project contribute to cumulatively considerable impacts. The Project is for a General Plan Amendment 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". 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). The zone change will increase the residential density to one unit for every 1,320 square feet of lot area. Many of the properties are already improved with multifamily developments along Prairie Avenue. Only the property located at 14723 Prairie Avenue is proposed to be developed with a 12-unit multifamily development. Any future development resulting from the amendments will be required to comply with all applicable development standards. The preceding analyses concludes that no significant unmitigated impacts to the environment will occur. The project site is primarily improved with a single family residence. The project site contains minimal landscaping and does not likely support sensitive species. The Project does not have the potential to substantially reduce the habitat of a fish species, cause a fish population to drop below self-sustaining levels, eliminate a plant or fish community, or reduce the number or restrict the range of a rare or endangered plant. No historic resources are located on or adjacent to the project site.

b) **Less-Than-Significant Impact**. A significant impact may occur if the Project, in conjunction with related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although related projects may be constructed in the project vicinity, the cumulative impacts to which the Project would contribute would be less than significant, as all potential impacts of the Project would be reduced to less-than-significant levels with implementation of the mitigation measures provided in the previous sections. None of these potential impacts are considered cumulatively considerable, and implementation of the mitigation measures identified in this Mitigated Negative Declaration will ensure that no cumulative impacts will occur as a result of the Project.

c) **No Impact**. A significant impact may occur if the Project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the Project have been identified, and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures, the Project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

Mitigation Measures:

a. **HM1**- The applicant shall ensure that any positively identified asbestos containing materials (ACM) in the single-family residence located at 14723 Prairie Avenue shall be disposed of in accordance with OSHA programs and regulations.

b. **HM2**- Prior to issuance of a demolition permit, lead-based paint testing shall be conducted on the existing structure. All materials identified as containing lead shall be removed by a licensed lead-based paint/materials abatement contractor.

EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier FEIR or Negative Declaration (Section 15063(c)(3)(D)).

Earlier analyses used:

1) City of Lawndale General Plan Final EIR/Master Environmental Assessment, 1991
2) City of Lawndale General Plan, 1992
3) City of Lawndale Zoning Code, as amended
4) State of California Native American Commission Sacred Lands File

All documents listed above are on file and may be reviewed at:

City of Lawndale
Community Development Department
14717 Burin Avenue
Lawndale, CA 90260
(310) 973-3232

ATTACHMENT H

Mitigation Monitoring and Reporting Program

The 12 Unit Apartment Building (14723 Prairie Avenue) Mitigation Monitoring and Reporting Program						
	Mitigation Monitoring			Reporting		
Mitigation Measures	Period of Implementation	Monitoring Responsibility	Monitoring Procedure	Comments	Date	Initials
Hazards and Hazardous Materials						
HM1 The applicant shall ensure that any positively identified asbestos containing materials (ACM) in the single-family residence located at 14723 Prairie Avenue shall be disposed of in accordance with OSHA programs and regulations.	During construction	City of Lawndale Community Development Department Staff	CDD Department Staff shall on a monthly basis consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement			
HM2 Prior to issuance of a demolition permit, lead-based paint testing shall be conducted on the existing structure. All materials identified as containing lead shall be removed by a licensed lead-based paint/materials abatement contractor.	During construction	City of Lawndale Community Development Department Staff	CDD Department Staff shall on a monthly basis consult with construction representatives and conduct periodic construction site visits to ensure compliance with this requirement			

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CITY OF LAWNDALE

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

DATE: March 21, 2022

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager

PREPARED BY: John Downs, CPA, Interim Director of Finance

SUBJECT: Audit of 2021 Fireworks Financial Statements

BACKGROUND

As part of the City's Fireworks Sales program, the Finance Department is required under Lawndale Municipal Code (LMC) 8.12.100 to review all participating organizations financial information related to their sales of fireworks within the City to ensure that participating entities were in compliance with the terms and conditions of their permits. LMC 8.12.100 requires these non-profit organizations to submit specific financial information to the City on or before September 1st each year.

The financial information includes an accounting of all proceeds from the sale of fireworks including a copy of the state, local and district sales and use tax returns to the City's Finance Department. In addition, these organizations are also required to submit on or before November 30th of each calendar year an accounting of expenditures of funds showing that the net revenue earned from the sale of fireworks under any prior permit were spent in the manner required by Section 8.12.050(C)(7)(a) of the Lawndale Municipal Code ("LMC"). The City, in accordance with the LMC Chapter 8.12.1 00 A, would normally audit two of the seven participants from the fireworks season. However, due to the COVID pandemic and staff shortages limiting prior years financial information, staff reviewed all of the entities that participated in the 2021 Fireworks Sales program.

The scope of the review included, but not limited to:

- Verification of all receipts
- Verification of all disbursements
- Verification of beneficiary non-profit status
- Review and check of Part A – Financial Revenue Report
- Review and check of Part B – Financial Expenditure Report

STAFF REVIEW

Seven organizations, including PRSSC participated in the Lawndale Fireworks Sales program in calendar year 2021. The participants were:

1. Christian Heritage Church
2. Lawndale Chamber of Commerce
3. Lawndale Little League
4. Lawndale Rotary Club
5. PRSSC
6. Wesleyan Church of Lawndale
7. Lawndale Foursquare Church

The City has received all of the financial information required from all of the non-profit entities, excluding PRSSC by the required dates.

Six of the seven non-profit community and youth-based organizations have previously participated in the Lawndale Fireworks Sales program. Lawndale Foursquare Church was a new participant for the 2021 year. All are classified with the California Secretary of State as Domestic Nonprofit organizations and are in good standing.

In reviewing the six participants, excluding PRSSC, four had failed to meet the requirements of Section 8.12.050(C)(7)(a), which requires " Not less than twenty-five percent of any net revenue earned from the sale of fireworks shall be spent in support of youth activities within the city, and that not less than an additional twenty-five percent of any net revenue earned from the sale of fireworks shall be spent in support of youth activities and/or charitable projects within the city".

Per LMC 8.12.050(C)(7)(c), the following 2021 participants, in light of failing to meet the requirement above, would be barred from receiving a fireworks stand permit for a period of five years.

1. Christian Heritage Church
2. Lawndale Chamber of Commerce
3. Wesleyan Church of Lawndale
4. Lawndale Foursquare Church

However, the City Council under LMC 8.12.050(B) has the absolute discretion at any regular or special city council meeting, the power, to deny, grant or revoke a permit to sell safe and sane fireworks and for the erection of a temporary stand for such purpose. This includes the discretion to consider past City practice and to condition future permit eligibility.

COMMISSION REVIEW

Not applicable.

LEGAL REVIEW

Not applicable.

FUNDING

Not applicable.

RECOMMENDATION

Staff recommends City Council consider one of the following options:

1. 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.

2. 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.

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CITY OF LAWNDALE

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

DATE: March 21, 2022

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager

PREPARED BY: John Downs, CPA, Interim Director of Finance

SUBJECT: 2022 Fireworks Permits – Conditional Approval

BACKGROUND

In accordance with the Lawndale Municipal Code ("LMC") Chapter 8.12, up to eight sales permits are conditionally approved annually by City Council to sell fireworks within the incorporated City limits between June 28th and July 4th. Permits are issued to non-profit community and youth-based organizations subject to specific application, permit, license, review, inspection, insurance and record-keeping requirements. In addition, the Parks and Recreation Social Services Commission (PRSSC) is allowed to participate in fireworks sales, but is not counted in the eight permit limit and is exempt from the application requirements per LMC Chapter 8.12.060.

STAFF REVIEW

Seven organizations, including PRSSC, met the February 15, 2022 application deadline. All of the seven non-profit community and youth-based organizations have previously participated in the Lawndale Fireworks Sales program. All are classified with the California Secretary of State as Domestic Nonprofit organizations, are in good standing with the California Franchise Tax Board. The following non-profits have applied for fireworks permits for calendar year 2022.

1. Christian Heritage Church
2. Lawndale Chamber of Commerce
3. Lawndale Little League
4. Lawndale Rotary Club
5. PRSSC
6. Wesleyan Church of Lawndale
7. Lawndale Foursquare Church

As part of the City's Fireworks Sales program, the Finance Department is required under Lawndale Municipal Code (LMC) 8.12.100 to review all participating organizations financial information related to their sales of fireworks within the City to ensure that participating entities were in compliance with the terms and conditions of their permits. LMC 8.12.100 requires these

non-profit organizations to submit specific financial information to the City on or before September 1st each year.

In reviewing the six participants, excluding PRSSC for compliance with Section 8.12.050(C)(7)(a), four had failed to meet the requirements. Specifically, they failed to meet Section 8.12.050(C)(7)(a), which requires " Not less than twenty-five percent of any net revenue earned from the sale of fireworks shall be spent in support of youth activities within the city, and that not less than an additional twenty-five percent of any net revenue earned from the sale of fireworks shall be spent in support of youth activities and/or charitable projects within the city". The four did not provide sufficient information to prove that the required percentage of fireworks revenue was spent on qualifying activities. Therefore, under the LMC, the following 2021 participants would be barred from receiving a fireworks stand permit for the 2022 fireworks season.

1. Christian Heritage Church
2. Lawndale Chamber of Commerce
3. Wesleyan Church of Lawndale
4. Lawndale Foursquare Church

The City Council under LMC 8.12.050(B) has the absolute discretion at any regular or special city council meeting, the power, to deny, grant or revoke a permit to sell safe and sane fireworks and for the erection of a temporary stand for such purpose. Thus, the Council may confirm the ban of the four entities above or may take such other action as it deems proper in the exercise of its discretion.

COMMISSION REVIEW

Not applicable.

LEGAL REVIEW

Not applicable.

FUNDING

Not applicable.

RECOMMENDATION

Staff recommends City Council consider on of the following options:

1. Award three conditional permits to Lawndale Little League, Lawndale Rotary Club and PRSSC.

2. Award seven conditional permits to Christian Heritage Church, Lawndale Chamber of Commerce, Lawndale Little League, Lawndale Rotary Club, PRSSC, Wesleyan Church of Lawndale and Lawndale Foursquare Church.

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CITY OF LAWNDALE

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

DATE: March 21, 2022

TO: Honorable Mayor and City Council

FROM: Sean Moore, City Manager

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

SUBJECT: **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**

BACKGROUND

In response to the Call for Projects in 2015 by Los Angeles County Metropolitan Transportation Authority (LACMTA), the City submitted the grant application for the reconstruction of Redondo Beach Boulevard from Artesia Boulevard to Prairie Avenue. The project subsequently was approved and the Funding Agreement was executed in 2015.

The project includes the pavement rehabilitation of Redondo Beach Boulevard from Artesia Boulevard to Prairie Avenue. The scope of work includes the pavement rehabilitation by cold-in-place-recycling (CIR), 2-inch of asphalt rubber hot mix (ARHM) overlay, reconstruction of localized asphalt pavement failures, removal and reconstruction of damaged concrete sidewalk, curb and gutter, cross gutters, driveway approaches, installation of medians, installation of 4-inch future irrigation conduits, Americans with Disability Act (ADA) curb ramps, utility cover adjustments, reconnecting existing curb drains, installation of a new water meter, replacement of traffic loops, replacement of traffic signs, thermoplastic striping, pavement markings, installation of bicycle lanes, and other related appurtenances.

STAFF REVIEW

In June 2019, the City Council adopted the Project Readiness Certification for the project. However, in February 2022, LACMTA granted the City a new Funding Agreement for the project FTIP No. LAF9101. According to the Funding Agreement guidelines, LACMTA is requiring the City to submit the Project Readiness Certification as a part of the final agreement.

LEGAL REVIEW

The City attorney's office has reviewed the Project Readiness Certification.

FISCAL IMPACT

LACMTA Board of Directors has authorized and granted the City a new Funding Agreement in the amount of $3,362,013. Here is the breakdown of the programmed funds for the project as follows:

Prop C 25 Funds	$2,175,726
Measure R Funds	$1,039,262
Local Match Prop C Funds	$ 147,025
Total Project Cost:	$3,362,013

RECOMMENDATION

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

ATTACHMENT

1. Funding Agreement Attachment G-Project Readiness Certification
2. Call for Projects Proposition C and Measure R Funding Agreement, FTIP No. LAF9101

ATTACHMENT 1
Funding Agreement Attachment G
Project Readiness Certification

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

FTIP No. LAF9101

FA Attachment G
PROJECT READINESS CERTIFICATION

As part of the 2015 Call for Projects, the LACMTA Board of Directors, authorized a grant to GRANTEE for the Redondo Beach Boulevard Improvements (the "Project").

Prior to execution of Funding Agreement for the Project, GRANTEE must assure LACMTA that GRANTEE or has taken the necessary steps to ensure that the Project will be appropriately staffed, that the Project will be appropriately funded, and that the Project will be completed in a timely manner.

The undersigned, duly qualified and serving as Public Works Director for the City of Lawndale, certifies that the below Project Readiness actions have been duly authorized and approved by its Governing Authority. The undersigned further certifies that the information submitted herein is true and accurate to the best of his/her knowledge.

_____ _____

Signature Date

1) GRANTEE has incorporated the Project into the adopted Capital Improvement Program (CIP). The date the adopted CIP included the Project is set forth below and attached to this Certification is the CIP cover page and the date showing the Project.

Date of Adoption

2) GRANTEE hereby commits to provide its Local Match amount accepted by the LACMTA Board as follows:

Metro Call Grant Amount	Measure R Amount	Local Match Amount	Total Project Cost
$ 2,175,726	$1,039,262	$ 147,025	$ 3,362,013

3) GRANTEE hereby commits to the following Staffing Plan for the Project:

Staff Name	Job Title	% Project Responsibility
Julian Lee	Director of Public Works	100%

4) GRANTEE hereby commits to deliver the Project by the Project Lapse Date.

Project Lapse Date: June 30, 2024

5) GRANTEE has submitted all of the foregoing to the Governing Authority of GRANTEE for approval in the date set forth below.

Date of Governing Authority Approval

(Submit Governing Authority Clerk stamped agenda/minutes)

ATTACHMENT 2
Call for Projects Proposition C and Measure R
Funding Agreement
FTIP No. LAF9101

9200000000F9101
CALL FOR PROJECTS PROPOSITION C AND MEASURE R FUNDING AGREEMENT

This Funding Agreement ("Agreement") is made and entered into effective as of July 1, 2021 ("Effective Date"), and is by and between the Los Angeles County Metropolitan Transportation Authority ("LACMTA") and the City of Lawndale ("GRANTEE") for the Redondo Beach Boulevard Improvements Project, LACMTA Call for Projects ID# F9101, Measure R Project ID# MR312.49, and FTIP# LAF9101 (the "Project").

WHEREAS, as part of the 2015 Call for Projects, the LACMTA Board of Directors, at its meeting on September 24, 2015, authorized a grant to GRANTEE, subject to the terms and conditions contained in this Agreement; and

WHEREAS, LACMTA adopted Ordinance #08-01, the Traffic Relief and Rail Expansion Ordinance, on July 24, 2008 (the "Ordinance"), which Ordinance was approved by the voters of Los Angeles County on November 4, 2008 as "Measure R" and became effective on January 2, 2009; and

WHEREAS, the LACMTA Board, at its January 22, 2015 meeting, programmed $1,600,000, in Measure R Funds to GRANTEE for Construction, subject to the terms and conditions contained in this Agreement; and

WHEREAS, the LACMTA Board, at its April 27, 2017 meeting, reduced the programmed Measure R Funds from $1,600,000 to $1,039,262 and reprogrammed the Measure R Funds as follows: $272,954 in Fiscal Year (FY) 2016-17 and $766,308 in FY 2017-18, to align with the Call for Projects Proposition C 25% Programmed Years; and

WHERAS, the LACMTA Board, at its July 22, 2021 meeting, approved scope changes to eliminate freeway ramp improvements, traffic signals at the Hawthorne Boulevard, I-405 Southbound Off-Ramp, and Prairie Avenue intersections, and add new signal at I-405 Northbound On-Ramp. The revised scope of work reduced the Call for Projects Proposition C 25% funds from $3,362,792 to $2,175,726; and

WHEREAS, the LACMTA Board on July 22, 2021, approved the reprogramming of the Call for Projects Proposition C 25% Funds to FY 2021-22; and

WHEREAS, the Call for Projects Funds for the Project are currently programmed as follows: $2,175,726 in Proposition C 25% funds in FY 2021-22. The Measure R Funds are currently programmed as follows: $272,954 in Fiscal Year (FY) 2016-17 and $766,308 in FY 2017-18. The total designated for Construction of the Project is $3,214,988; and

WHEREAS, the LACMTA Board on October 25, 2018, delegated administrative authority to staff to extend Measure R Funds lapsing date to meet Construction time frame.

NOW, THEREFORE, the parties hereby agree as follows:

The terms and conditions of this Agreement consist of the following and each is incorporated by reference herein as if fully set forth herein:

1. Part I - Specific Terms of the Agreement
2. Part II - General Terms of the Agreement
3. Attachment A – Project Funding
4. Attachment B – Measure R Expenditure Plan Guidelines
5. Attachment B-1 – Expenditure Plan- Cost & Cash Flow Budget
6. Attachment C – Scope of Work
7. Attachment D – Reporting and Expenditure Guidelines
8. Attachment D-1 – Quarterly Progress/Expenditure Report
9. Attachment E – Federal Transportation Improvement Program (FTIP) Sheet
10. Attachment F – Bond Requirements
11. Attachment G – Project Readiness Certification
12. Attachment H – Sustainable Design Elements Requirements Special Grant Conditions (2015 and beyond Call for Projects only)
13. Attachment I – Special Grant Conditions
14. Any other attachments or documents referenced in the above documents

In the event of a conflict, the Special Grant Conditions, if any, shall prevail over the Specific Terms of the Agreement and any attachments and the Specific Terms of the Agreement shall prevail over the General Terms of the Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the dates indicated below:

LACMTA:

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By: _____ Date: _____

Stephanie N. Wiggins
Chief Executive Officer

APPROVED AS TO FORM:

RODRIGO A. CASTRO-SILVA
County Counsel

By: _____ Date: 2/8/2022

Deputy

GRANTEE:

CITY OF LAWNDALE

By: _____ Date: _____

Robert Pullen-Miles
Mayor

APPROVED AS TO FORM:

By: _____ Date: _____

Gregory M. Murphy
City Attorney

ATTEST:

By: _____ Date: _____

Erica Harbison
City Clerk

PART I
SPECIFIC TERMS OF THE AGREEMENT

1. Title of the Project (the "Project"): Redondo Beach Boulevard Improvements Project. LACMTA Call for Projects ID# F9101, Measure R Project ID# MR312.49, FTIP #LAF9101.

2. Grant Funds:

2.1 Programmed Funds for this Project consist of the following: Proposition C 25% funds and Measure R funds. The Proposition C 25% and the Measure R funds together are referred to as "the Funds".

2.2 To the extent the Proposition C 25% funds are available, LACMTA shall make to GRANTEE a grant of the Proposition C 25% funds for the Project in accordance with the terms of this Agreement. LACMTA Board of Directors' action of September 24, 2015, granted the Funds to GRANTEE for the Project. LACMTA Board of Directors' action of July 22, 2021 approved reduction of scope of work which reduced the Proposition C 25% to $2,175,726 and reprogrammed the funds. The Funds are programmed over one-year, FY 2021-22.

2.3 To the extent the Measure R funds are available; LACMTA shall make to GRANTEE a grant of the Measure R funds for the Project in accordance with the terms of this Agreement. LACMTA Board of Directors' action of January 22, 2015, granted the Measure R Funds for the Project. LACMTA Board of Directors' actions of April 27, 2017 and July 22, 2021 reduced the Measure R Funds to $1,039,262. The Funds are programmed over two years, FY 2016-17 and FY 2017-18.

3. The Project Funding documents all sources of funds programmed for the Project as approved by LACMTA and is attached as Attachment A. The Project Funding includes the total programmed budget for the Project, including the Funds granted by LACMTA and GRANTEE'S local match requirement (the "GRANTEE Funding Commitment"). The Project Funding also includes the fiscal years in which all the funds for the Project are programmed.

4. Attachment B-1 is the Expenditure Plan- Cost & Cash Flow Budget (the "Expenditure Plan"). It is the entire proposed cash flow, the Budget and financial plan for the Project, which includes the total sources of all funds programmed to the Project, including GRANTEE and other entity funding commitments, if any, for this Project as well as the fiscal year and quarters the Project funds are anticipated to be expended. GRANTEE shall update the Expenditure Plan annually, no later than December 31, and such update shall be submitted to LACMTA's Senior Executive Officer of Construction & Engineering in writing. If the LACMTA's Senior Executive Officer of Construction & Engineering concurs with such updated Expenditure Plan in writing, Attachment B-1 shall be replaced with the new Attachment B-1 setting forth the latest approved Expenditure Plan. Payments under this FA shall be consistent with Attachment B-1 as revised from time to time. In no event can the final milestone date be changed or amended by written concurrence by the LACMTA Senior Executive Officer of Construction & Engineering. Any change to the final milestone date must be made by a fully executed amendment to this FA.

5. GRANTEE shall complete the Project as described in the Scope of Work. The Scope of Work for the Project is attached to this Agreement as Attachment C. The Scope of Work includes a description of the Project, a detailed description of the work to be completed by GRANTEE including, without limitation, Project milestones consistent with the lapsing policy, and a set schedule. Work shall be delivered in accordance with that schedule unless otherwise agreed to by the parties in writing. If a GRANTEE is consistently behind schedule in meeting milestones or in delivering the Project, then LACMTA will have the option to terminate this Agreement for default as described in Part II, Section 9. To the extent interim milestone dates are not met but GRANTEE believes it can make up the time so as to not impact the final milestone date, GRANTEE shall notify LACMTA of such changes in its Quarterly Progress/Expenditure Reports and such interim milestone dates will automatically be amended to the latest interim milestone dates provided in the Quarterly Progress/Expenditure Reports Attachment D-1. In no event can the final milestone date be amended by a Monthly Progress Report.

6. This grant shall be paid on a reimbursement basis. Eligible Project expenses are defined in the Reporting and Expenditure Guidelines (Attachment D). GRANTEE must provide the appropriate supporting documentation with the Quarterly Progress/Expenditure Report, the form which is attached as Attachment D-1. GRANTEE Funding Commitment, if applicable, must be spent in the appropriate proportion to the Funds with each quarter's expenditures. LACMTA will withhold five percent (5%) of eligible expenditures per invoice as retention pending an audit of expenditures and completion of the Scope of Work.

7. The "FTIP PROJECT SHEET (PDF)" is attached as Attachment E and is required to ensure that the Project is programmed correctly in the most up-to-date FTIP document. The FTIP PROJECT SHEET (PDF) can be found in ProgramMetro FTIP database under the reports section at https://program.metro.net. All projects that receive funding through the LACMTA Call for Projects must be programmed into the FTIP which includes locally funded regionally significant projects for information and air quality modeling purposes. GRANTEE shall review the Project in ProgramMetro each year and update or correct the Project as necessary during a scheduled FTIP amendment or adoption to be consistent with the terms of this Agreement, as amended from time to time. GRANTEE will be notified of amendments and adoptions to the FTIP via e-mail. Changes to the FTIP through ProgramMetro should be made as soon as possible after GRANTEE is aware of any changes to the Project, but no later than October 1 of the year the change or update is effective. Should GRANTEE fail to meet this date, it may affect GRANTEE'S ability to access funding, delay the Project and may ultimately result in the Funds being lapsed. LACMTA shall review and approve any changes GRANTEE makes to the FTIP prior to incorporating such changes in to the TIP.

8. The "Sustainable Design Elements Requirements Special Grant Conditions" is attached as Attachment H. GRANTEE shall comply with the Special Grant Conditions as set forth in Attachment H.

9. An executed "Project Readiness Certification" is attached as Attachment G, which is evidence that GRANTEE can appropriately fund and staff the Project so that the Project can be completed in a timely manner.

10. Amendments to this Agreement shall be in writing executed by the parties. No changes to the (i) grant amount, (ii) Project Funding, (iii) the Scope of Work, (iv) the Expenditure Plan, (v) the lapse date of the Funds or (vi) Special Grant Conditions, shall be allowed without a written amendment to this Agreement, approved and signed by the LACMTA Chief Executive Officer or his/her designee and GRANTEE.

11. Notice will be given to the parties at the address specified below unless otherwise notified in writing of change of address. Any notice required or permitted to be delivered hereunder shall be deemed to be delivered upon receipt by the correct address by United States mail, postage prepaid, certified or registered mail, return receipt requested, or by Federal Express or other reputable overnight delivery service addressed to the parties hereto as follows:

LACMTA's Address:

Los Angeles County Metropolitan Transportation Authority
One Gateway Plaza
Los Angeles, CA 90012
Attention: MATT ABBOTT
LACMTA PROJECT MANAGER
MAIL STOP 99-22-7
PHONE (213) 922-3071
Email: abbottm@metro.net

GRANTEE's Address:

JULIAN LEE, DIRECTOR OF PUBLIC WORKS
CITY OF LAWNDALE
14717 BURIN AVE
LAWNDALE, CA 902603
PHONE (310) 973-3260
Email: jlee@lawndalecity.org

12. On September 26, 2002, the LACMTA Board of Directors required that prior to receiving Proposition C 10% or 25% grant funds through the Call for Projects, GRANTEE must meet a Maintenance of Effort (MOE) requirement consistent with the State of California's MOE as determined by the State Controller's office. With regard to enforcing the MOE, LACMTA will follow the State of California's MOE requirement, including, without limitation, suspension and re-implementation.

13. LACMTA anticipates it may need to avail itself of lower cost bonds or other debt, the interest on which is tax exempt for federal tax purposes and/or Build America Bonds as defined in the American Reinvestment and Recovery Act of 2009 or similar types of bonds (collectively, the 'Bonds") to provide at least a portion of its funding commitments under this Agreement to GRANTEE. GRANTEE shall ensure that the expenditure of the Funds disbursed to GRANTEE does not jeopardize the tax-exemption of the interest, the Federal subsidy payment or the tax credit, as applicable, as specified in the Bond Requirements attached as Attachment F to this Agreement. GRANTEE agrees to provide LACMTA with progress reports, expenditure documentation, and any other documentation as reasonably requested by LACMTA and necessary for LACMTA to fulfill its responsibilities as the

grantee or administrator or bond issuer of the Funds. With regard to LACMTA debt financing to provide any portion of the Funds, GRANTEE shall take all reasonable actions as may be requested of it by LACMTA's Project Manager for the Project, to assist LACMTA in demonstrating and maintaining over time, compliance with the relevant sections of the Federal Tax Code to maintain such bonds tax status.

PART II
GENERAL TERMS OF THE AGREEMENT

1. TERM:

1.1 The term of this Agreement shall commence on the Effective Date of this Agreement and shall expire upon the occurrence of all of the following, unless terminated earlier as provided herein: (i) the agreed upon Scope of Work has been completed; (ii) all LACMTA audit and reporting requirements have been satisfied; and (iii) the final disbursement of the Funds has been made to GRANTEE. All eligible Project expenses as defined in the Reporting Guidelines (Attachment D) incurred after the Effective Date shall be reimbursed in accordance with the terms and conditions of this Agreement. The parties understand and agree there are certain covenants and agreements which specifically remain in effect after expiration or termination of this Agreement.

1.2 Should LACMTA determine there are insufficient Funds available for the Project; LACMTA may terminate this Agreement by giving written notice to GRANTEE at least thirty (30) days in advance of the effective date of such termination. If this Agreement is terminated pursuant to this section, LACMTA will not reimburse GRANTEE any costs incurred after the effective date of such termination, except those necessary to return any facilities modified by the Project's construction to a safe state. LACMTA's share of these costs will be in equal proportion of the grant to GRANTEE Funding Commitment ratio.

2. INVOICE BY GRANTEE:

3. Unless otherwise stated in this Agreement, the Quarterly Progress/Expenditure Report, with supporting documentation of expenses, Project progress and other documents as required, which has been pre-approved by LACMTA, all as described in Part II, Section 4.1 of this Agreement, , shall satisfy LACMTA invoicing requirements. Grantee shall only submit for payment the LACMTA pre-approved Quarterly Progress/Expenditure Report Packets to the LACMTA Project Manager at the email address shown in Part I and to LACMTA Account Payable Department as shown below.

Submit invoice with supporting documentation to:
ACCOUNTSPAYABLE@METRO.NET (preferable)
or
mail to:
Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, CA 90051-0296
All invoice material must contain the following information:
Re: LACMTA Call for Projects ID# F9101, Measure R Project ID# MR312.49, and FA # 9200000000F9101
Matt Abbott; Mail Stop 99-22-7

3. **USE OF FUNDS:**

3.1 GRANTEE shall utilize the Funds to complete the Project as described in the Scope of Work and in accordance with the Reporting and Expenditure Guidelines and the specifications for use for the transportation purposes described in the Measure R Ordinance and the most recently adopted LACMTA Proposition C Guidelines for the type of Proposition C funds granted by LACMTA hereunder (the "Guidelines").

3.2 GRANTEE shall not use the Funds to substitute for any other funds or projects not specified in this Agreement. Further, GRANTEE shall not use the Funds for any expenses or activities beyond the approved Scope of Work (Attachment C). To the extent LACMTA provides GRANTEE with bond or commercial paper proceeds, such Funds may not be used to reimburse for any costs that jeopardize the tax exempt nature of such financings as reasonably determined by LACMTA and its bond counsel.

3.3 GRANTEE must use the Funds in the most cost-effective manner. If GRANTEE intends to use a consultant or contractor to implement all or part of the Project, LACMTA requires that such activities be procured in accordance with GRANTEE'S contracting procedures and consistent with State law. GRANTEE will also use the Funds in the most cost-effective manner when the Funds are used to pay "in-house" staff time. This effective use of funds provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

3.4 GRANTEE'S employee, officers, councilmembers, board member, agents, or consultants (a "GRANTEE Party") are prohibited from participating in the selection, award, or administration of a third-party contract or sub-agreement supported by the Funds if a real or apparent conflict of interest would be involved. A conflict of interest would include, without limitation, an organizational conflict of interest or when any of the following parties has a financial or other interest in any entity selected for award: (a) a GRANTEE Party (b) any member of a GRANTEE Party's immediate family, (c) a partner of a GRANTEE Party; (d) any organization that employs or intends to employ any of the above. This conflict of interest provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

3.5 If the Project requires the implementation of an Intelligent Transportation Systems ("ITS") project, GRANTEE shall ensure the Project is consistent with the Regional ITS Architecture. Attachment I-1, the Los Angeles County Regional ITS Architecture (CONNECT-IT) Consistency Self-Certification Form, must be completed and signed for planned ITS projects and/or ITS projects that use local, state, or federal funds programmed or administered through LACMTA. Refer to www.laconnect-it.com to find information about the CONNECT-IT Service Packages.

3.6 If any parking facilities are designed and/or constructed using the Funds, GRANTEE shall coordinate with LACMTA parking program staff (see METRO.net for staff listing) in the planning, design and management of the facility and shall ensure that its implementation is consistent with the LACMTA adopted parking policy. For the parking

policy, see http://media.metro.net/projects_studies/call_projects/images/09%20Appendix%20D%20Parking%20Policy.pdf.

3.7 GRANTEE is obligated to continue using the Project consistent with the public transportation purposes for which the Project was initially approved. The Project right-of-way and the Project facilities constructed or reconstructed on the Project site, and/or Project real property purchased to implement the Project, excluding construction easements and excess property (whose proportionate proceeds shall be distributed in an equal proportion of the grant to GRANTEE Funding Commitment ratio), shall remain dedicated to public transportation use. The obligations set forth in this section shall survive termination of this Agreement.

3.8 If GRANTEE desires to use the Funds to purchase or lease equipment including, without limitation, vehicles, office equipment, computer hardware or software, or other personal property ("Equipment") necessary to perform or provide the services set forth in the Scope of Work, GRANTEE must obtain LACMTA's written consent prior to purchasing or leasing any Equipment. Equipment purchased or leased without such prior written consent shall be deemed an unallowable expenditure of the Funds. Equipment acquired as part of the Project shall be dedicated to that Project use for their full economic life cycle, including any extensions of that life cycle achieved by reconstruction, rehabilitation, or enhancements.

3.9 If an Equipment ceases to be used for the proper use as originally stated in the Scope of Work, GRANTEE will be required to return to LACMTA the Funds used to purchase or lease such Equipment in proportion to the useful life remaining and in equal proportion of the Funds to GRANTEE Funding Commitment ratio. The obligations set forth in this section shall survive termination of this Agreement.

3.10 If any Project facilities or any real property purchased to implement the Project is no longer used for the use as originally stated in the Scope of Work or is no longer needed for the Project, including construction easements or excess property, GRANTEE will be required to return to LACMTA the Funds used to design, construct or acquire such Project facilities or real property in equal proportion of the grant to GRANTEE Funding Commitment ratio. The obligations set forth in this section shall survive termination of this Agreement.

3.11 If GRANTEE desires to use any Project facility or any real property purchased to implement the Project to generate revenue, GRANTEE shall first obtain LACMTA's written consent prior to entering into any such revenue generating arrangement. GRANTEE shall provide LACMTA with the applicable information regarding the transaction, including without limitation, the property at issue, the proposed use of the property, the amount of revenue, any impact to the Project and the proposed use of the revenue. LACMTA consent may be conditioned on whether bond funds were used, and how GRANTEE plans to use the revenue, including, without limitation, sharing any net revenues with LACMTA. If GRANTEE fails to obtain LACMTA's prior written consent, GRANTEE shall be considered in default and LACMTA shall have all rights and remedies available at law or in equity, including, without limitation the return of the Funds to cover the cost of the property in question. The obligations set forth in this section shall survive termination of this Agreement.

3.12 GRANTEE understands that this Agreement does not provide any rights for GRANTEE to use LACMTA real property needed for the Project. If the Project requires use of LACMTA Property, GRANTEE will need to enter into a separate agreement with LACMTA in accordance with LACMTA real property policies and procedures. Nothing in this Agreement obligates LACMTA to provide GRANTEE with any real estate right.

4. DISBURSEMENT OF FUNDS:

4.1 GRANTEE shall submit the Quarterly Progress/Expenditure Report (Attachment D-1) within 60 days after the close of each quarter on the last day of the months November, February, May and August. Should GRANTEE fail to submit such reports within 10 days of the due date and/or GRANTEE submits incomplete reports, LACMTA will not reimburse GRANTEE until the completed required reports are received, reviewed, and approved. The Quarterly Progress/Expenditure Report shall include all supporting documentation (such as contractor invoices, timesheets, receipts, etc.) with a clear justification and explanation of their relevance to the Project for reimbursement. If no activity has occurred during a particular quarter, GRANTEE will still be required to submit the Quarterly Progress/Expenditure Report indicating no dollars were expended that quarter. If a request for reimbursement exceeds $500,000 in a single month, then GRANTEE can submit such an invoice once per month with supporting documentation.

4.2 Disbursements shall be made on a reimbursement basis in accordance with the provisions of this Agreement.

4.3 LACMTA will make all disbursements electronically unless an exception is requested in writing. Disbursements via Automated Clearing House (ACH) will be made at no cost to GRANTEE. GRANTEE must complete the ACH form and submit such form to LACMTA before grant payments can be made. ACH Request Forms can be found at http://www.metro.net/projects/call_projects/call_projects-reference-documents/.

4.4 GRANTEE must provide detailed supporting documentation with its Quarterly Progress/Expenditure Report.

4.5 GRANTEE shall demonstrate that the GRANTEE Funding Commitment has been spent in direct proportion to the Funds invoiced with each quarter's expenditures.

4.6 Expenses that are not invoiced within 60 days after the lapsing date specified in Part II, Section 8.1 below are not eligible for reimbursement.

4.7 Any Funds expended by GRANTEE prior to the Effective Date of this Agreement shall not be reimbursed nor shall they be credited toward the GRANTEE Funding Commitment requirement, without the prior written consent of LACMTA. GRANTEE Funding Commitment dollars expended prior to the year the Funds are awarded shall be spent at GRANTEE'S own risk.

4.8 Commencing with the Effective Date, Funds will be made available to GRANTEE for all work related to the initial Project milestone identified in Attachment B - Scope of Work. Funds for subsequent Project milestones will not be available until GRANTEE provides evidence that the current Project milestone has been completed, or is clearly on track to be completed on the approved schedule stated in Attachment B, as determined by LACMTA.

5. AUDIT REQUIREMENTS/PAYMENT ADJUSTMENTS:

5.1 LACMTA, and/or its designee, shall have the right to conduct audits of the Project, as deemed appropriate, such as financial and compliance audits; interim audits; pre-award audits, performance audits and final audits. LACMTA will commence a final audit within nine months of receipt of an acceptable final invoice, provided the Project is ready for final audit (meaning all costs and charges have been paid by GRANTEE and invoiced to LACMTA, and such costs, charges and invoices are properly documented and summarized in the accounting records to enable an audit without further explanation or summarization including actual indirect rates for the period under review). GRANTEE agrees to establish and maintain proper accounting procedures and cash management records and documents in accordance with Generally Accepted Accounting Principles (GAAP). GRANTEE shall reimburse LACMTA for any expenditure not in compliance with this Agreement and the Guidelines. GRANTEE'S eligible expenditures submitted to LACMTA for this Project shall be in compliance with the Reporting and Expenditure Guidelines (Attachment D) and 2 CFR Subtitle A, Chapter II, Part 200. The allowability of costs for GRANTEE's own expenditures submitted to LACMTA for this Project shall be in compliance with Office of Management and Budget (OMB) Circular A-87. The allowability of costs for GRANTEE's contractors, consultants and suppliers expenditures submitted to LACMTA through GRANTEE's Quarterly Progress/Expenditures Report shall be in compliance with OMB Circular A-87 or Federal Acquisition Regulation (FAR) Subpart 31 and 2 CFR Subtitle A, Chapter II, Part 225 (whichever is applicable). Any use of the Funds which is expressly prohibited under this Agreement shall be an ineligible use of the Funds and may be disallowed by LACMTA audit. Findings of the LACMTA audit are final. When LACMTA audit findings require GRANTEE to return monies to LACMTA, GRANTEE shall return such monies within thirty (30) days after the final audit is sent to GRANTEE.

5.2 GRANTEE'S records shall include, without limitation, accounting records, written policies and procedures, contract files, original estimates, correspondence, change order files (including documentation covering negotiated settlements), invoices, and any other supporting evidence deemed necessary by LACMTA to substantiate charges related to the Project (all collectively referred to as "records") shall be open to inspection and subject to audit and reproduction by LACMTA auditors or authorized representatives to the extent deemed necessary by LACMTA to adequately permit evaluation of expended costs. Such records subject to audit shall also include, without limitation, those records deemed necessary by LACMTA to evaluate and verify, direct and indirect costs, (including overhead allocations) as they may apply to costs associated with the Project. These records must be retained by GRANTEE for three years following final payment under this Agreement. Payment of retention amounts shall not occur until after the LACMTA's final audit is completed.

5.3 GRANTEE shall cause all contractors to comply with the requirements of Part II, Sections 5.1 and 5.2 above. GRANTEE shall cause all contractors to cooperate fully in furnishing or in making available to LACMTA all records deemed necessary by LACMTA auditors or authorized representatives related to the Project.

5.4 LACMTA or any of its duly authorized representatives, upon reasonable written notice shall be afforded access to all of the records of GRANTEE and its contractors related to the Project, and shall be allowed to interview any employee of GRANTEE and its contractors through final payment to the extent reasonably practicable.

5.5 LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall have access to the offices of GRANTEE and its contractors, shall have access to all necessary records, including reproduction at no charge to LACMTA, and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the terms and conditions of this Agreement.

5.6 In addition to LACMTA's other remedies as provided in this Agreement, LACMTA shall withhold the Funds and/or recommend not to award future Call for Projects grants to GRANTEE if the LACMTA audit has determined that GRANTEE failed to comply with the Scope of Work (such as misusing Funds or failure to return Funds owed to LACMTA in accordance with LACMTA audit findings) and/or is severely out of compliance with other terms and conditions as defined by this Agreement and the Guidelines, including the access to records provisions of Part II, Section 5.

5.7 When business travel associated with the Project requires use of a vehicle, the mileage incurred shall be reimbursed at the mileage rates set by the Internal Revenue Service, as indicated in the United States General Services Administration Federal Travel Regulation, Privately Owned Vehicle Reimbursement Rates.

5.8 GRANTEE shall be responsible for ensuring all contractors/ subcontractors for the Project comply with the terms of the Measure R Ordinance. GRANTEE shall cooperate with LACMTA Audit Department such that LACMTA can meet its obligations under the Measure R Ordinance.

5.9 GRANTEE shall certify quarterly invoices by reviewing all contractor and subcontractor costs and maintaining internal control to ensure that all expenditures are allocable, allowable and reasonable and in accordance with 2 CFR Subtitle A, Chapter II, Part 200 or 48 CFR Part 31 (whichever is applicable) and the terms and conditions of this Agreement.

5.10 GRANTEE shall also certify final costs of the Project to ensure all costs are in compliance with 2 CFR Subtitle A, Chapter II, Part 200 or 48 FAR Part 31 (whichever is applicable) and the terms and conditions of this Agreement.

5.11 Whenever possible, in exercising its audit rights under this Agreement, LACMTA shall rely on GRANTEE'S own records and audit work to minimize direct audit of contractors, consultants, and suppliers.

6. ONE TIME GRANT: This is a one time only grant of Proposition C and Measure R funds subject to the terms and conditions agreed to herein and in the Guidelines. This grant does not imply nor obligate any future funding commitment on the part of LACMTA.

7. SOURCES AND DISPOSITION OF FUNDS:

7.1 The obligation for LACMTA to grant the Funds for the Project is subject to sufficient Funds being made available for the Project by the LACMTA Board of Directors. If such Funds are not made available for the Project, LACMTA will have the right to adjust the cash flow accordingly until such funds become available. LACMTA shall have no obligation to provide the Funds for the Project, unless otherwise agreed to in writing by LACMTA.

7.2 GRANTEE shall fully fund and contribute the GRANTEE Funding Commitment, as identified in the Project Funding (Attachment A), towards the cost of the Project. If the Funds identified in Attachment A are insufficient to complete the Project, GRANTEE agrees to secure and provide such additional non-LACMTA programmed funds necessary to complete the Project.

7.3 GRANTEE shall be responsible for any and all cost overruns for the Project.

7.4 GRANTEE shall be eligible for the Funds up to the grant amount specified in Part I, Section 2 of this FA subject to the terms and conditions contained herein. Any Funds expended by GRANTEE prior to the Effective Date of this FA shall not be reimbursed nor shall they be credited toward the GRANTEE Funding Commitment requirement, without the prior written consent of LACMTA. GRANTEE Funding Commitment dollars expended prior to the year the Funds are awarded shall be spent at GRANTEE's own risk.

7.5 At any time, if GRANTEE receives outside funding for the Project in addition to the Funds identified in the Project Funding at the time this grant was awarded, this Agreement shall be amended to reflect such additional funding.

7.6 If, at the time of final voucher, available funding for the Project (including the Funds, GRANTEE Funding Commitment, and any additional funding) exceeds the actual Project costs, then the cost savings shall be applied in the same proportion as the sources of funds from each party to this Agreement as specified in the Project Funding and both the Funds and GRANTEE Funding Commitment required for the Project shall be reduced accordingly. LACMTA shall have the right to use any cost savings associated with the Funds at its sole discretion, including, without limitation, programming the unused Funds to another project or to another grantee. If, at the time of final voucher, it is determined that GRANTEE has received Funds in excess of what GRANTEE should have received for the Project, GRANTEE shall return such overage to LACMTA within 30 days from final voucher.

8. TIMELY USE OF FUNDS / REPROGRAMMING OF FUNDS:

8.1 GRANTEE must demonstrate timely use of the Funds by:

(i) executing this Agreement within ninety (90) days of receiving formal transmittal of the Agreement from LACMTA, or by December 31st of the first Fiscal Year in which the Funds are programmed, whichever date is later; and

(ii) meeting the Project milestones due dates as agreed upon by the LACMTA and GRANTEE in the Agreement; milestones include, but are not limited to the following:

a. for construction or capital purchase projects, contracts shall be awarded within nine (9) months from the date of completion of design. Project design (preliminary engineering) must begin within six (6) months from the identified milestone start date; and

(iii) submitting the Quarterly Progress/Expenditure Report; and

(iv) expending the Proposition C 25% Funds granted under this Agreement for allowable costs by June 30, 2024 (lapse date), within 36 months from July 1 of the FY 2021-22, final Fiscal Year in which funds are programmed.

(v) expending the Measure R Funds granted under this Agreement for allowable costs by June 30, 2024 (lapse date).

8.2 Quarterly Progress/Expenditure Reports will be used to evaluate compliance with the Project milestone due dates as identified in the Agreement. If the Project does not meet the milestone due dates as agreed upon in the Agreement, LACMTA will issue a notice of non-compliance to the GRANTEE, and the GRANTEE will be required to develop a written recovery plan illustrating in detail the GRANTEE's actions to resolve the delay and to meet the Project completion date agreed upon in the Agreement (the "Recovery Plan"). If the Recovery Plan is deemed viable by LACMTA staff, and meets the Project completion date agreed upon in the Agreement, LACMTA may grant an administrative schedule update as long as the Funds are expended in compliance with (iv) above. If GRANTEE fails to submit a Recovery Plan within 30 days of the notice of non-compliance from LACMTA, or the Recovery Plan illustrates that the Project will not meet the lapse date in the Agreement, LACMTA may recommend potential deobligation of the Funds as part of its annual Call for Projects Recertification/Deobligation process. GRANTEE will ONLY be allowed to request a one-time lapsing date extension of 20-months from the final lapse date, which request is subject to LACMTA's Technical Advisory Committee (TAC) consideration as part of the annual Call for Projects Recertification/Deobligation process.

8.3 Recertification of Funds will be based on Project progress and is subject to meeting the Project milestones as agreed upon in the Agreement.

8.4 If GRANTEE does not complete one element of the Project, as described in the FTIP Project Sheet, due to all or a portion of the Funds lapsing, the entire Project may be subject to deobligation at LACMTA's sole discretion. In the event that all the Funds are deobligated, this Agreement shall automatically terminate.

8.5 If GRANTEE fails to meet any of the conditions in paragraph 8.1 above, the Project shall be considered lapsed and will be submitted to the LACMTA Board for deobligation. Expenses that are not invoiced within 60 days after the lapsing date are not eligible for reimbursement.

9. DEFAULT: A Default under this Agreement is defined as any one or more of the following: (i) GRANTEE fails to comply with the terms and conditions contained herein or in the Guidelines; (ii) GRANTEE is consistently behind schedule in meeting milestones or in delivering the Project; or (iii) GRANTEE fails to perform satisfactorily or makes a material change, as determined by LACMTA at its sole discretion, to the Financial Plan, the Scope of Work, or the Project Funding without LACMTA's prior written consent or approval as provided herein.

10. REMEDIES:

10.1 In the event of a Default by GRANTEE, LACMTA shall provide written notice of such Default to GRANTEE with a 30-day period to cure the Default. In the event GRANTEE fails to cure the Default, or commit to cure the Default and commence the same within such 30-day period to the satisfaction of LACMTA, LACMTA shall have the following remedies: (i) LACMTA may terminate this Agreement; (ii) LACMTA may make no further disbursements of Funds to GRANTEE; and/or (iii) LACMTA may recover from GRANTEE any Funds disbursed to GRANTEE as allowed by law or in equity.

10.2 Effective upon receipt of written notice of termination from LACMTA pursuant to Section 10.1, GRANTEE shall not undertake any new work or obligation with respect to this Agreement unless so directed by LACMTA in writing. Any Funds expended after termination shall be the sole responsibility of GRANTEE.

10.3 The remedies described herein are non-exclusive. LACMTA shall have the right to enforce any and all rights and remedies herein or which may be now or hereafter available at law or in equity.

11. COMMUNICATIONS:

*11.1 GRANTEE shall ensure that all Communication Materials contain recognition of LACMTA's contribution to the Project as more particularly set forth in "Funding Recipient Communications Guidelines" available at http://metro.net/partners-civic. The Funding Recipient Communications Guidelines may be changed from time to time during the course of this Agreement. GRANTEE shall be responsible for complying with the latest Funding Recipient Communications Guidelines during the term of this Agreement, unless otherwise specifically authorized in writing by the LACMTA Chief Communications Officer.

*11.2 For purposes of this Agreement, "Communications Materials" include, but are not limited to, press events, public and external newsletters, printed materials, advertising, websites radio and public service announcements, electronic media, and construction site signage. A more detailed definition of "Communications Materials" is found in the Funding Recipient Communications Guidelines.

*11.3 The Metro logo is a trademarked item that shall be reproduced and displayed in accordance with specific graphic guidelines. The preferred logo lock-up for Funding Recipients to use is included in the Funding Recipient Communications Guidelines.

*11.4 GRANTEE shall ensure that any subcontractor, including, but not limited to, public relations, public affairs, and/or marketing firms hired to produce Project Communications Materials for public and external purposes will comply with the requirements contained in this Section.

11.5 The LACMTA Project Manager shall be responsible for monitoring GRANTEE's compliance with the terms and conditions of this Section. GRANTEE's failure to comply with the terms of this Section shall be deemed a default hereunder and LACMTA shall have all rights and remedies set forth herein.

12. OTHER TERMS AND CONDITIONS:

12.1 This Agreement, along with its Attachments and the Guidelines, constitutes the entire understanding between the parties, with respect to the subject matter herein. The Agreement shall not be amended, nor any provisions or breach hereof waived, except in writing signed by the parties who agreed to the original Agreement or the same level of authority. Adoption of revisions or supplements to the Guidelines shall cause such revisions or supplements to become incorporated automatically into this Agreement as though fully set forth herein.

12.2 In the event that there is any court (proceeding between the parties to enforce or interpret this Agreement, to protect or establish any rights or remedies hereunder, the prevailing party shall be entitled to its costs and expenses, including reasonable attorney's fees.

12.3 Neither LACMTA nor any subsidiary or their respective directors, officers, agents, or employee thereof shall be responsible for any damage or liability occurring by reason of anything done or committed to be done by GRANTEE under or in connection with any work performed by or service provided by GRANTEE, its officers, agents, employees, contractors and subcontractors under this Agreement. GRANTEE shall fully indemnify, defend (with counsel approved by LACMTA) and hold LACMTA, and its subsidiaries and their respective directors, officers, agents and employees harmless from and against any suits and causes of actions, claims, losses, liability, damages, costs and expenses, including without limitation, any costs or liability on account of bodily injury,

death or personal injury of any person or for damage to or loss of property, any environmental obligation, and any legal fees in any way arising out of acts or omissions to act related to the Project or this Agreement, without requirement that LACMTA first pay such claim. The obligations set forth in this section shall survive termination of this Agreement.

12.4 Neither party hereto shall be considered in default in the performance of its obligation hereunder to the extent that the performance of any such obligation is prevented or delayed by unforeseen causes including acts of God, acts of a public enemy, and government acts beyond the control and without fault or negligence of the affected party. Each party hereto shall give notice promptly to the other of the nature and extent of any such circumstances claimed to delay, hinder, or prevent performance of any obligations under this Agreement.

12.5 GRANTEE shall comply with and insure that work performed under this Agreement is done in compliance with Generally Accepted Accounting Principles (GAAP), all applicable provisions of federal, state, and local laws, statutes, ordinances, rules, regulations, and procedural requirements including Federal Acquisition Regulations (FAR), and the applicable requirements and regulations of LACMTA. GRANTEE acknowledges responsibility for obtaining copies of and complying with the terms of the most recent federal, state, or local laws and regulations, and LACMTA requirements including any amendments thereto.

12.6 GRANTEE agrees that those sections of this Agreement marked with an asterisk shall be included in every contract entered into by GRANTEE or its contractors relating to work performed under this Agreement and LACMTA shall have the right to review and audit such contracts.

12.7 GRANTEE shall not assign this Agreement, or any part thereof, without prior approval of the LACMTA Chief Executive Officer or his designee, and any assignment without said consent shall be void and unenforceable at the option of LACMTA.

12.8 This Agreement shall be governed by California law. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

12.9 The covenants and agreements of this Agreement shall inure to the benefit of, and shall be binding upon, each of the parties and their respective successors and assigns.

12.10 GRANTEE will advise LACMTA prior to any key Project staffing changes.

12.11 GRANTEE in the performance of the work described in this Agreement is not a contractor nor an agent or employee of LACMTA. GRANTEE attests to no organizational or personal conflicts of interest and agrees to notify LACMTA immediately in the event that a conflict, or the appearance thereof, arises. GRANTEE shall not represent itself as an agent or employee of LACMTA and shall have no powers to bind LACMTA in contract or otherwise.

FTIP # LAF9101

SUBREGION # MR312

PROJECT ID CFP# F9101/MR#312.49

Funding Agreement# 9200000000F9101

ATTACHMENT A PROJECT FUNDING

CALL FOR PROJECTS PROPOSITION C AND MEASURE R

Project Title:

PROGRAMMED FUNDS

PROGRAMMED FUNDS	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	Total Budget
Prop C 25%							
PAED	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PS&E	$ -	$ -	$ -	$ -	$ -	$ -	$ -
RW Support	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Const. Support	$ -	$ -	$ -	$ -	$ -	$ -	$ -
RW	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ -	$ -	$ -	$ -	$ -	$2,175,726.00	$ 2,175,726.00
Total Programmed Prop C 25%	$ -	$ -	$ -	$ -	$ -	$2,175,726.00	$ 2,175,726.00
Measure R							
PAED	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PS&E	$ -	$ -	$ -	$ -	$ -	$ -	$ -
RW Support	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Const. Support	$ -	$ -	$ -	$ -	$ -	$ -	$ -
RW	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$272,954.00	$766,308.00	$ -	$ -	$ -	$ -	$ 1,039,262.00
Total Programmed Measure R	$272,954.00	$766,308.00	$ -	$ -	$ -	$ -	$ 1,039,262.00
Local Match (Local Prop C)							
PAED	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PS&E	$ -	$ -	$ -	$ -	$ -	$ -	$ -
RW Support	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Const. Support	$ -	$ -	$ -	$ -	$ -	$ -	$ -
RW	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ -	$ -	$ -	$ -	$ -	$ 147,025.00	$ 147,025.00
Total Programmed Local Match	$ -	$ -	$ -	$ -	$ -	$ 147,025.00	$ 147,025.00
Total Funds Programmed	$272,954.00	$766,308.00	$ -	$ -	$ -	$2,322,751.00	$ 3,362,013.00

ATTACHMENT B
MEASURE R EXPENDITURE PLAN GUIDELINES
PROJECT DEVELOPMENT AND RIGHT OF WAY

State Law Requires All Measure R Project and Program Sponsors to Submit an Expenditure Plan

To be eligible to receive Measure R revenues, an agency sponsoring a capital project or program must by state law (AB 2321) submit an expenditure plan that is acceptable to the Los Angeles County Metropolitan Transportation Authority (LACMTA). Pursuant to this law, LACMTA cannot release Measure R funds to capital project or program sponsors until an expenditure plan containing the following elements is submitted, reviewed and deemed satisfactory by LACMTA. LACMTA staff will request that an expenditure plan be submitted before making a recommendation to the LACMTA Board to program funds to that project:

- The estimated total cost for each project and program and/or each project or program activity;
- Funds other than Measure R that the project or program sponsor anticipates will be expended on the projects and programs and/or each project or program activity;
- The schedule during which the project sponsor anticipates funds will be available for each project and program and/or each project or program activity; and,
- The expected completion dates for each project and program and/or project or program activity.

Each of the above elements must be provided in enough detail to determine consistency with Measure R, the Long Range Transportation Plan for Los Angeles County, and the Los Angeles County Transportation Improvement Program (also a statutorily mandated function), as follows:

- Project or program scope of work, including sufficient information to determine funding eligibility, including, but not limited to, the anticipated proportional use of current rail rights-of-way, state highways, and below-ground subways versus any other rights-of-way or above-ground work;
- A current-year cost estimate breakdown of the major sub-elements of the project such as overhead, environmental and permit work, design and engineering, right-of-way, construction/installation (including maintenance facilities, rail yard, equipment and other major components), construction/installation support, interest costs, rolling stock, and other supporting components;
- Any extraordinary project cost escalation issues, such as extraordinary commodity, right-of-way, surety, energy costs, etc.;
- A specific and accurate description of the source, commitment, and anticipated annual availability of any federal, state, local, or private funding identified for the project if applicable including a 3% local funding contribution to rail projects if indicated in Measure R and necessary to meet project expenses, and if the source funds are in current or year-of-expenditure dollars;

- An annual schedule, in current dollars, of anticipated costs by the cost estimate categories described above; and;
- The expected completion by month and year of project or program completion.

Below is an excerpt of AB 2321 (2008, Feuer), the state legislation that requires the expenditure plan.

What AB 2321 (2008, Feuer) Says About the Expenditure Plan:

Section b (3) B

(f) Prior to submitting the ordinance to the voters, the MTA shall adopt an expenditure plan for the net revenues derived from the tax. The expenditure plan shall include, in addition to other projects and programs identified by the MTA, the specified projects and programs listed in paragraph (3) of subdivision (b), the estimated total cost for each project and program, funds other than the tax revenues that the MTA anticipates will be expended on the projects and programs, and the schedule during which the MTA anticipates funds will be available for each project and program. The MTA shall also identify in its expenditure plan the expected completion dates for each project described in subparagraph (A) of paragraph (3) of subdivision (b). To be eligible to receive revenues derived from the tax, an agency sponsoring a capital project or capital program shall submit to te MTA an expenditure plan for its project or program containing the same elements as the expenditure plan that MTA is required by this subdivision to prepare.

(k) No later than 365 days prior to the adoption of an amendment described in paragraph (1) to an expenditure plan adopted pursuant to subdivision (f), including, but not limited to, the expenditure plan adopted by the MTA board as "Attachment A" in Ordinance #08-01 adopted by the board on July 24, 2008, and in addition to any other notice requirements in the proposing ordinance, the board shall notify the Members of the Legislature representing the County of Los Angeles of all of the following:

(1) A description of the proposed amendments to the adopted expenditure plan that would do any of the following:

(A) Affect the amount of net revenues derived from the tax imposed pursuant to this act that is proposed to be expended on a capital project or projects identified in the adopted expenditure plan.

(B) Affect the schedule for the availability of funds proposed to be expended on a capital project or projects identified in the adopted expenditure plan.

(C) Affect the schedule for the estimated or expected completion date of a capital project or projects identified in the adopted expenditure plan.

(2) The reason for the proposed amendment.

(3) The estimated impact the proposed amendment will have on the schedule, cost, scope, or timely availability of funding for the capital project or projects contained in the adopted expenditure plan.

ATTACHMENT B-1 - EXPENDITURE PLAN COST & CASH FLOW BUDGET

CALL FOR PROJECTS PROPOSITION C AND MEASURE R Program - Funding Agreement Projects - 9200000000F9101
Project Title: REDONDO BEACH BLVD. IMPROVEMENTS Project#:CFP # F9101 and MR # MR312.49

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY 2021-22 Qtr 1	FY 2021-22 Qtr 2	FY 2021-22 Qtr 3	FY 2021-22 Qtr 4	FY 2022-23 Qtr 1	FY 2022-23 Qtr 2	FY 2022-23 Qtr 3	FY 2022-23 Qtr 4	TOTAL BUDGET
METRO PROGRAMMED FUNDS:									
PROP C 25%									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction	$2,175,726								$2,175,726
Total PROP C 25%	$2,175,726	$0	$0	$0	$0	$0	$0	$0	$2,175,726
MEASURE R FUNDS:									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction	$1,039,262								$1,039,262
Total MEASURE R	$1,039,262	$0	$0	$0	$0	$0	$0	$0	$1,039,262
SUM PROG METRO FUNDS:	$3,214,988	$0	$0	$0	$0	$0	$0	$0	$3,214,988
OTHER NON METRO FUNDING:									
LOCAL: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction (Local Match Prop C)	$147,025								$147,025
Total LOCAL	$147,025	$0	$0	$0	$0	$0	$0	$0	$147,025
STATE: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total STATE	$0	$0	$0	$0	$0	$0	$0	$0	$0
FEDERAL: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total FEDERAL	$0	$0	$0	$0	$0	$0	$0	$0	$0
PRIVATE: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total PRIVATE	$0	$0	$0	$0	$0	$0	$0	$0	$0
SUM NON-METRO FUNDS :	$147,025	$0	$0	$0	$0	$0	$0	$0	$147,025
PROJECT FUNDING FY21-22 and FY22-23	$3,362,013	$0	$0	$0	$0	$0	$0	$0	$3,362,013

ATTACHMENT B-1 - EXPENDITURE PLAN COST & CASH FLOW BUDGET

CALL FOR PROJECTS PROPOSITION C AND MEASURE R Program - Funding Agreement Projects - 9200000000F9101
Project Title: REDONDO BEACH BLVD. IMPROVEMENTS Project#:CFP # F9101 and MR # MR312.49

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY Qtr 1	FY Qtr 2	FY Qtr 3	FY Qtr 4	FY Qtr 1	FY Qtr 2	FY Qtr 3	FY Qtr 4	TOTAL BUDGET
METRO PROGRAMMED FUNDS:									
PROP C 25%									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total MEASURE R	$0	$0	$0	$0	$0	$0	$0	$0	$0
MEASURE R FUNDS:									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total PROP C 25%	$0	$0	$0	$0	$0	$0	$0	$0	$0
SUM PROG METRO FUNDS:	$0	$0	$0	$0	$0	$0	$0	$0	$0
OTHER NON METRO FUNDING:									
LOCAL: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total LOCAL	$0	$0	$0	$0	$0	$0	$0	$0	$0
STATE: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total STATE	$0	$0	$0	$0	$0	$0	$0	$0	$0
FEDERAL: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total FEDERAL	$0	$0	$0	$0	$0	$0	$0	$0	$0
PRIVATE: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total PRIVATE	$0	$0	$0	$0	$0	$0	$0	$0	$0
SUM NON-METRO FUNDS :	$0	$0	$0	$0	$0	$0	$0	$0	$0
PROJECT FUNDING FY	$0	$0	$0	$0	$0	$0	$0	$0	$0
SUMMARY OF ALL FUNDS									
PAED	$0	$0	$0	$0	$0	$0	$0	$0	$0
PS&E	$0	$0	$0	$0	$0	$0	$0	$0	$0
RW Support	$0	$0	$0	$0	$0	$0	$0	$0	$0
Const. Support	$0	$0	$0	$0	$0	$0	$0	$0	$0
RW	$0	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$3,362,013	$0	$0	$0	$0	$0	$0	$0	$3,362,013
TOTAL MILESTONES	$3,362,013	$0	$0	$0	$0	$0	$0	$0	$3,362,013
SUM PROG METRO FUNDS	$3,214,988	$0	$0	$0	$0	$0	$0	$0	$3,214,988
SUM NON-METRO FUNDS	$147,025	$0	$0	$0	$0	$0	$0	$0	$147,025
TOTAL PROJECT FUNDING	$3,362,013	$0	$0	$0	$0	$0	$0	$0	$3,362,013

CALL FOR PROJECTS PROPOSITION C AND MEASURE R PROGRAM - FUNDING Agreement
ATTACHMENT C
SCOPE OF WORK

PROJECT TITLE: REDONDO BEACH BOULEVARD IMPROVEMENTS

PROJECT LOCATION:
This Project is on Redondo Beach Boulevard in the City of Lawndale

PROJECT LIMITS:
Redondo Beach Boulevard from north of Artesia Boulevard to east of Prairie Avenue.

NEXUS TO HIGHWAY OPERATION, DEFINITION/PROJECT PURPOSE:
The Project includes operational, aesthetic, multi-modal, and pavement improvements to Redondo Beach Boulevard from Artesia Blvd, north-east to Prairie Avenue.

Specific project components include the following:

- Addition of Class-II bike lanes and Class III bike routes throughout the project limits;
- Pavement improvements throughout the project limits, not to exceed 19% of total project cost;
- Construction of landscaped raised median islands for future drought tolerant landscaping;
- ADA improvements including sidewalk and curb ramp construction; and
- Traffic striping and pavement markings, and new traffic signs.

PROJECT BUDGET:

COMPONENT	AMOUNT
PA/ED	000,000
PS and E	000,000
R/W Support	000,000
R/W Capital	000,000
Construction Support	400,000
Construction Capital	2,962,013
Total Budget	$ 3,362,013

CONSTRUCTION:
Grantee expects to provide construction oversight, procure a consultant for construction management, award a contract for construction and to perform the following tasks:

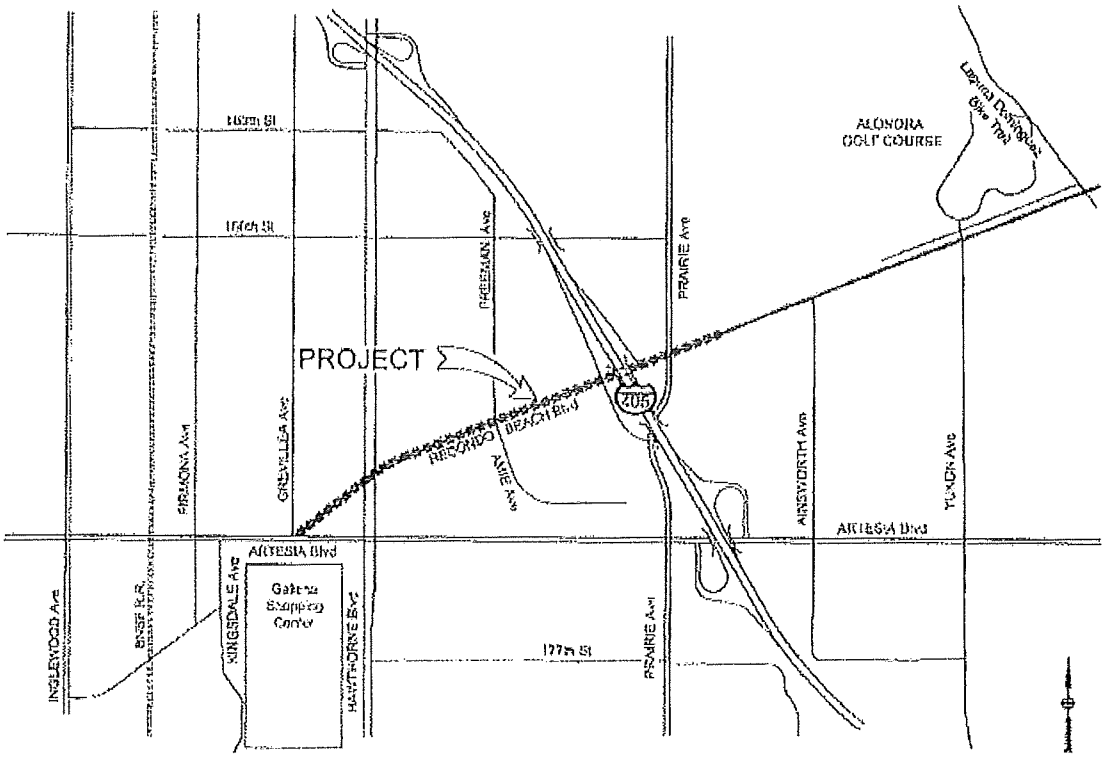
A. Conduct a "Ground Breaking" ceremony for the project.
B. Contract with a separate engineering firm to provide Construction Management for the Project. This will be accomplished through an RFP.
C. Contract with a Contractor for construction.

CONSTRUCTION MILESTONES: The implementation schedule for this project will be as follows.

	START DATE	COMPLETION DATE
Solicitation (Bid/Proposal)		
Develop Solicitation Package	October 2021	December 2021
Solicitation Response	December 2021	January 2022
Evaluations		
Selection		
Board Approval Process	January 2022	February 2022
Contract Award	February 2022	March 2022
Fully Executed Contract		
Excavation		
Clear/Grub		
Survey		
Sample Borings		
Grading		
Compaction		
Drainage		
Environmental		
Hazardous Materials Handling		
Archaeological		
Air Quality Monitoring		
Concrete		
Form Work		
Rebar Placement		
Pole Placement		
Traffic Control		
TMP		
Structural		
False Work		
Iron Placement		
Pole Placement		
Utilities		
DWP		
SCE		
LADOT		
Materials		
Long-Lead Equipment		
Staging		
Material Lay Down Area		
Signage		
Electrical		
Power U/G Communication		
A/G Testing/Acceptance		

	START DATE	COMPLETION DATE
Landscape		
Clearing		
Planting		
Plant Establishment		
Irrigation		
Testing		
General Construction/close out project	N/A	
Change Orders		
P.O. Processing Time		
Weather		
Third Party Issues		
Strike Labor Walk Outs		
Force Majeure		
Claims		

ATTACHMENT C -Location Map(s)



Vicinity Map
REDONDO BEACH Blvd
from Artesia Blvd to Prairie Ave
NTS

FA ATTACHMENT D
REPORTING & EXPENDITURE GUIDELINES

REPORTING PROCEDURES

- Quarterly Progress/Expenditure Report (Attachment D-1) is required for all projects. The GRANTEE shall be subject to and comply with all applicable requirements of the funding agency regarding project-reporting requirements. In addition, GRANTEE will submit a quarterly report to the LACMTA at **ACCOUNTSPAYABLE@METRO.NET** or by mail to **Los Angeles County Metropolitan Transportation Authority, Accounts Payable, P. O. Box 512296, Los Angeles, California 90051-0296.** Please note that letters or other forms of documentation may **not** be substituted for this form.

- The Quarterly Progress/Expenditure Report covers all activities related to the project and lists all costs incurred. It is essential that GRANTEE provide complete and adequate response to all the questions. The expenses listed must be supported by appropriate documentation with a clear explanation of the purpose and relevance of each expense to the project. Expenses must reflect the proportionate share of local match, including in-kind, charged to the grant.

- In cases where there are no activities to report, or problems causing delays, clear explanation, including actions to remedy the situation, must be provided.

- GRANTEES are required to track and report on the project schedule. LACMTA will monitor the timely use of funds and delivery of projects. Project delay, if any, must be reported each quarter. Projects not delivered in a timely manner will be reevaluated by LACMTA as part of the annual Call for Projects Recertification process and the Funds may be deobligated and reprogrammed by the LACMTA Board.

- The Quarterly Progress/Expenditure Report is due to the LACMTA as soon as possible after the close of each quarter, but no later than the following dates for each fiscal year:

Quarter	*Report Due Date*
July –September	November 30
October - December	February 28
January - March	May 31
April - June	August 31

Upon completion of the Project a final report that includes project's final evaluation must be submitted.

EXPENDITURE GUIDELINES

- Any activity or expense charged above and beyond the approved Scope-of-Work (FA Attachment C) **is considered ineligible** and will not be reimbursed by the LACMTA unless **prior written authorization** has been granted by the LACMTA Chief Executive Officer or his/her designee.

- Any expense charged to the grant or local match, including in-kind, must be clearly and directly related to the project.

- Any activity or expense charged as local match cannot be applied to any other LACMTA-funded or non-LACMTA-funded projects; activities or expenses related to a previously funded project cannot be used as local match for the current project.

- Administrative cost is the ongoing expense incurred by the GRANTEE for the duration of the project and for the direct benefit of the project as specified in the Scope-of-Work (Attachment C). Examples of administrative costs are personnel, office supplies, and equipment. As a condition for eligibility, all costs must be necessary for maintaining, monitoring, coordinating, reporting and budgeting of the project. Additionally, expenses must be reasonable and appropriate to the activities related to the project.

- LACMTA is not responsible for and will not reimburse any costs incurred by the GRANTEE prior to the Effective Date of the FA, unless **written authorization** has been granted by the LACMTA Chief Executive Officer or her/her designee.

DEFINITIONS

- Local Participation: Where local participation consists of "in-kind" contributions rather than funds, the following contributions may be included:
    - Costs incurred by a local jurisdiction to successfully complete the project. Examples include engineering, design, rights-of-way purchase, and construction management costs.
    - Donations of land, building space, supplies, equipment, loaned equipment, or loaned building space dedicated to the project.
    - Donations of volunteer services dedicated to the project.
    - A third-party contribution of services, land, building space, supplies or equipment dedicated to the project.

- Allowable Cost: To be allowable, costs must be reasonable, recognized as ordinary and necessary, consistent with established practices of the organization, and consistent with industry standard of pay for work classification.

- Excessive Cost: Any expense deemed "excessive" by LACMTA staff would be adjusted to reflect a "reasonable and customary" level. For detail definition of "reasonable cost",

please refer to the Federal Register *OMB Circulars A-87 Cost Principals for State and Local Governments; and A-122 Cost Principals for Nonprofit Organizations.*

- Ineligible Expenditures: Any activity or expense charged above and beyond the approved Scope-of-Work is considered ineligible.

LACMTA FA CFP & [EME/MR/MM-MSP]
ATTACHMENT D-1
QUARTERLY PROGRESS / EXPENSE REPORT

Grantee To Complete	
Invoice #	
Invoice Date	
FA#	92XXXXXXXXXXXX
Quarterly Report #	

*Updates required

GRANTEES ARE REQUESTED TO MAIL THIS REPORT TO P.O. Box #512296, Los Angeles, CA 90051-0296 after the close of each quarter, but no later than November 30, February 28, May 31 and August 31. Please note that letters or other forms of documentation may not be substituted for this form. Refer to the Reporting and Expenditure Guidelines (Attachment C) for further information.

SECTION 1: QUARTERLY EXPENSE REPORT

Please itemize grant-related charges for this Quarter on Page 5 of this report and include totals in this Section.

	LACMTA CFP Grant $	LACMTA EME/MR/MM-MSP Grant $	Other - City Match, etc.	Total $
Project ID #	FXXXX	MRXXXX, or MXXXX.X		
Project Quarter Expenditure				
This Quarter Expenditure	$ -	$ -	$ -	$ -
Retention Amount (5% or 10% p				$ -
Net Invoice Amount (Less Retention)	$ -	$ -	$ -	$ -
Project-to-Date Expenditure				
Funds Expended to Date (Include this Quarter)	$ -	$ -	$ -	$ -
Total Project Budget				$ -
% of Project Budget Expended to Date	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Balance Remaining	$ -	$ -	$ -	$ -

SECTION 2: GENERAL INFORMATION

PROJECT TITLE: _____

FA #: _____

QUARTERLY REPORT SUBMITTED FOR:

Fiscal Year :

☐ 2019-2020 ☐ 2020-2021 ☐ 2021-2022
☐ 2022-2023 ☐ 2023-2024

Quarter :

☐ Q1: Jul - Sep ☐ Q2: Oct - Dec
☐ Q3: Jan - Mar ☐ Q4: Apr - Jun

DATE SUBMITTED: _____

LACMTA Project Mgr.	Name:	
	Phone Number:	
	e-mail:	

Project Sponsor Contact / Project Manager	Contact Name:	
	Job Title:	
	Department:	
	City / Agency:	
	Mailing Address:	
	Phone Number:	
	e-mail:	

5. GRANTEE shall complete the Project as described in the Scope of Work. The Scope of Work for the Project is attached to this Agreement as Attachment C. The Scope of Work includes a description of the Project, a detailed description of the work to be completed by GRANTEE including, without limitation, Project milestones consistent with the lapsing policy, and a set schedule. Work shall be delivered in accordance with that schedule unless otherwise agreed to by the parties in writing. If a GRANTEE is consistently behind schedule in meeting milestones or in delivering the Project, then LACMTA will have the option to terminate this Agreement for default as described in Part II, Section 9. To the extent interim milestone dates are not met but GRANTEE believes it can make up the time so as to not impact the final milestone date, GRANTEE shall notify LACMTA of such changes in its Quarterly Progress/Expenditure Reports and such interim milestone dates will automatically be amended to the latest interim milestone dates provided in the Quarterly Progress/Expenditure Reports Attachment D-1. In no event can the final milestone date be amended by a Monthly Progress Report.

6. This grant shall be paid on a reimbursement basis. Eligible Project expenses are defined in the Reporting and Expenditure Guidelines (Attachment D). GRANTEE must provide the appropriate supporting documentation with the Quarterly Progress/Expenditure Report, the form which is attached as Attachment D-1. GRANTEE Funding Commitment, if applicable, must be spent in the appropriate proportion to the Funds with each quarter's expenditures. LACMTA will withhold five percent (5%) of eligible expenditures per invoice as retention pending an audit of expenditures and completion of the Scope of Work.

7. The "FTIP PROJECT SHEET (PDF)" is attached as Attachment E and is required to ensure that the Project is programmed correctly in the most up-to-date FTIP document. The FTIP PROJECT SHEET (PDF) can be found in ProgramMetro FTIP database under the reports section at https://program.metro.net. All projects that receive funding through the LACMTA Call for Projects must be programmed into the FTIP which includes locally funded regionally significant projects for information and air quality modeling purposes. GRANTEE shall review the Project in ProgramMetro each year and update or correct the Project as necessary during a scheduled FTIP amendment or adoption to be consistent with the terms of this Agreement, as amended from time to time. GRANTEE will be notified of amendments and adoptions to the FTIP via e-mail. Changes to the FTIP through ProgramMetro should be made as soon as possible after GRANTEE is aware of any changes to the Project, but no later than October 1 of the year the change or update is effective. Should GRANTEE fail to meet this date, it may affect GRANTEE'S ability to access funding, delay the Project and may ultimately result in the Funds being lapsed. LACMTA shall review and approve any changes GRANTEE makes to the FTIP prior to incorporating such changes in to the TIP.

8. The "Sustainable Design Elements Requirements Special Grant Conditions" is attached as Attachment H. GRANTEE shall comply with the Special Grant Conditions as set forth in Attachment H.

9. An executed "Project Readiness Certification" is attached as Attachment G, which is evidence that GRANTEE can appropriately fund and staff the Project so that the Project can be completed in a timely manner.

10. Amendments to this Agreement shall be in writing executed by the parties. No changes to the (i) grant amount, (ii) Project Funding, (iii) the Scope of Work, (iv) the Expenditure Plan, (v) the lapse date of the Funds or (vi) Special Grant Conditions, shall be allowed without a written amendment to this Agreement, approved and signed by the LACMTA Chief Executive Officer or his/her designee and GRANTEE.

11. Notice will be given to the parties at the address specified below unless otherwise notified in writing of change of address. Any notice required or permitted to be delivered hereunder shall be deemed to be delivered upon receipt by the correct address by United States mail, postage prepaid, certified or registered mail, return receipt requested, or by Federal Express or other reputable overnight delivery service addressed to the parties hereto as follows:

LACMTA's Address:
Los Angeles County Metropolitan Transportation Authority
One Gateway Plaza
Los Angeles, CA 90012
Attention: MATT ABBOTT
LACMTA PROJECT MANAGER
MAIL STOP 99-22-7
PHONE (213) 922-3071
Email: abbottm@metro.net

GRANTEE's Address:
JULIAN LEE, DIRECTOR OF PUBLIC WORKS
CITY OF LAWNDALE
14717 BURIN AVE
LAWNDALE, CA 902603
PHONE (310) 973-3260
Email: jlee@lawndalecity.org

12. On September 26, 2002, the LACMTA Board of Directors required that prior to receiving Proposition C 10% or 25% grant funds through the Call for Projects, GRANTEE must meet a Maintenance of Effort (MOE) requirement consistent with the State of California's MOE as determined by the State Controller's office. With regard to enforcing the MOE, LACMTA will follow the State of California's MOE requirement, including, without limitation, suspension and re-implementation.

13. LACMTA anticipates it may need to avail itself of lower cost bonds or other debt, the interest on which is tax exempt for federal tax purposes and/or Build America Bonds as defined in the American Reinvestment and Recovery Act of 2009 or similar types of bonds (collectively, the 'Bonds") to provide at least a portion of its funding commitments under this Agreement to GRANTEE. GRANTEE shall ensure that the expenditure of the Funds disbursed to GRANTEE does not jeopardize the tax-exemption of the interest, the Federal subsidy payment or the tax credit, as applicable, as specified in the Bond Requirements attached as Attachment F to this Agreement. GRANTEE agrees to provide LACMTA with progress reports, expenditure documentation, and any other documentation as reasonably requested by LACMTA and necessary for LACMTA to fulfill its responsibilities as the

grantee or administrator or bond issuer of the Funds. With regard to LACMTA debt financing to provide any portion of the Funds, GRANTEE shall take all reasonable actions as may be requested of it by LACMTA's Project Manager for the Project, to assist LACMTA in demonstrating and maintaining over time, compliance with the relevant sections of the Federal Tax Code to maintain such bonds tax status.

PART II
GENERAL TERMS OF THE AGREEMENT

1. TERM:

1.1 The term of this Agreement shall commence on the Effective Date of this Agreement and shall expire upon the occurrence of all of the following, unless terminated earlier as provided herein: (i) the agreed upon Scope of Work has been completed; (ii) all LACMTA audit and reporting requirements have been satisfied; and (iii) the final disbursement of the Funds has been made to GRANTEE. All eligible Project expenses as defined in the Reporting Guidelines (Attachment D) incurred after the Effective Date shall be reimbursed in accordance with the terms and conditions of this Agreement. The parties understand and agree there are certain covenants and agreements which specifically remain in effect after expiration or termination of this Agreement.

1.2 Should LACMTA determine there are insufficient Funds available for the Project; LACMTA may terminate this Agreement by giving written notice to GRANTEE at least thirty (30) days in advance of the effective date of such termination. If this Agreement is terminated pursuant to this section, LACMTA will not reimburse GRANTEE any costs incurred after the effective date of such termination, except those necessary to return any facilities modified by the Project's construction to a safe state. LACMTA's share of these costs will be in equal proportion of the grant to GRANTEE Funding Commitment ratio.

2. INVOICE BY GRANTEE:

3. Unless otherwise stated in this Agreement, the Quarterly Progress/Expenditure Report, with supporting documentation of expenses, Project progress and other documents as required, which has been pre-approved by LACMTA, all as described in Part II, Section 4.1 of this Agreement, , shall satisfy LACMTA invoicing requirements. Grantee shall only submit for payment the LACMTA pre-approved Quarterly Progress/Expenditure Report Packets to the LACMTA Project Manager at the email address shown in Part I and to LACMTA Account Payable Department as shown below.

Submit invoice with supporting documentation to:
ACCOUNTSPAYABLE@METRO.NET (preferable)
or
mail to:
Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, CA 90051-0296
All invoice material must contain the following information:
Re: LACMTA Call for Projects ID# F9101, Measure R Project ID# MR312.49, and FA # 9200000000F9101
Matt Abbott; Mail Stop 99-22-7

3. USE OF FUNDS:

3.1 GRANTEE shall utilize the Funds to complete the Project as described in the Scope of Work and in accordance with the Reporting and Expenditure Guidelines and the specifications for use for the transportation purposes described in the Measure R Ordinance and the most recently adopted LACMTA Proposition C Guidelines for the type of Proposition C funds granted by LACMTA hereunder (the "Guidelines").

3.2 GRANTEE shall not use the Funds to substitute for any other funds or projects not specified in this Agreement. Further, GRANTEE shall not use the Funds for any expenses or activities beyond the approved Scope of Work (Attachment C). To the extent LACMTA provides GRANTEE with bond or commercial paper proceeds, such Funds may not be used to reimburse for any costs that jeopardize the tax exempt nature of such financings as reasonably determined by LACMTA and its bond counsel.

3.3 GRANTEE must use the Funds in the most cost-effective manner. If GRANTEE intends to use a consultant or contractor to implement all or part of the Project, LACMTA requires that such activities be procured in accordance with GRANTEE'S contracting procedures and consistent with State law. GRANTEE will also use the Funds in the most cost-effective manner when the Funds are used to pay "in-house" staff time. This effective use of funds provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

3.4 GRANTEE'S employee, officers, councilmembers, board member, agents, or consultants (a "GRANTEE Party") are prohibited from participating in the selection, award, or administration of a third-party contract or sub-agreement supported by the Funds if a real or apparent conflict of interest would be involved. A conflict of interest would include, without limitation, an organizational conflict of interest or when any of the following parties has a financial or other interest in any entity selected for award: (a) a GRANTEE Party (b) any member of a GRANTEE Party's immediate family, (c) a partner of a GRANTEE Party; (d) any organization that employs or intends to employ any of the above. This conflict of interest provision will be verified by LACMTA through on-going Project monitoring and through any LACMTA interim and final audits.

3.5 If the Project requires the implementation of an Intelligent Transportation Systems ("ITS") project, GRANTEE shall ensure the Project is consistent with the Regional ITS Architecture. Attachment I-1, the Los Angeles County Regional ITS Architecture (CONNECT-IT) Consistency Self-Certification Form, must be completed and signed for planned ITS projects and/or ITS projects that use local, state, or federal funds programmed or administered through LACMTA. Refer to www.laconnect-it.com to find information about the CONNECT-IT Service Packages.

3.6 If any parking facilities are designed and/or constructed using the Funds, GRANTEE shall coordinate with LACMTA parking program staff (see METRO.net for staff listing) in the planning, design and management of the facility and shall ensure that its implementation is consistent with the LACMTA adopted parking policy. For the parking

policy, see http://media.metro.net/projects_studies/call_projects/images/09%20Appendix%20D%20Parking%20Policy.pdf.

3.7 GRANTEE is obligated to continue using the Project consistent with the public transportation purposes for which the Project was initially approved. The Project right-of-way and the Project facilities constructed or reconstructed on the Project site, and/or Project real property purchased to implement the Project, excluding construction easements and excess property (whose proportionate proceeds shall be distributed in an equal proportion of the grant to GRANTEE Funding Commitment ratio), shall remain dedicated to public transportation use. The obligations set forth in this section shall survive termination of this Agreement.

3.8 If GRANTEE desires to use the Funds to purchase or lease equipment including, without limitation, vehicles, office equipment, computer hardware or software, or other personal property ("Equipment") necessary to perform or provide the services set forth in the Scope of Work, GRANTEE must obtain LACMTA's written consent prior to purchasing or leasing any Equipment. Equipment purchased or leased without such prior written consent shall be deemed an unallowable expenditure of the Funds. Equipment acquired as part of the Project shall be dedicated to that Project use for their full economic life cycle, including any extensions of that life cycle achieved by reconstruction, rehabilitation, or enhancements.

3.9 If an Equipment ceases to be used for the proper use as originally stated in the Scope of Work, GRANTEE will be required to return to LACMTA the Funds used to purchase or lease such Equipment in proportion to the useful life remaining and in equal proportion of the Funds to GRANTEE Funding Commitment ratio. The obligations set forth in this section shall survive termination of this Agreement.

3.10 If any Project facilities or any real property purchased to implement the Project is no longer used for the use as originally stated in the Scope of Work or is no longer needed for the Project, including construction easements or excess property, GRANTEE will be required to return to LACMTA the Funds used to design, construct or acquire such Project facilities or real property in equal proportion of the grant to GRANTEE Funding Commitment ratio. The obligations set forth in this section shall survive termination of this Agreement.

3.11 If GRANTEE desires to use any Project facility or any real property purchased to implement the Project to generate revenue, GRANTEE shall first obtain LACMTA's written consent prior to entering into any such revenue generating arrangement. GRANTEE shall provide LACMTA with the applicable information regarding the transaction, including without limitation, the property at issue, the proposed use of the property, the amount of revenue, any impact to the Project and the proposed use of the revenue. LACMTA consent may be conditioned on whether bond funds were used, and how GRANTEE plans to use the revenue, including, without limitation, sharing any net revenues with LACMTA. If GRANTEE fails to obtain LACMTA's prior written consent, GRANTEE shall be considered in default and LACMTA shall have all rights and remedies available at law or in equity, including, without limitation the return of the Funds to cover the cost of the property in question. The obligations set forth in this section shall survive termination of this Agreement.

3.12 GRANTEE understands that this Agreement does not provide any rights for GRANTEE to use LACMTA real property needed for the Project. If the Project requires use of LACMTA Property, GRANTEE will need to enter into a separate agreement with LACMTA in accordance with LACMTA real property policies and procedures. Nothing in this Agreement obligates LACMTA to provide GRANTEE with any real estate right.

4. DISBURSEMENT OF FUNDS:

4.1 GRANTEE shall submit the Quarterly Progress/Expenditure Report (Attachment D-1) within 60 days after the close of each quarter on the last day of the months November, February, May and August. Should GRANTEE fail to submit such reports within 10 days of the due date and/or GRANTEE submits incomplete reports, LACMTA will not reimburse GRANTEE until the completed required reports are received, reviewed, and approved. The Quarterly Progress/Expenditure Report shall include all supporting documentation (such as contractor invoices, timesheets, receipts, etc.) with a clear justification and explanation of their relevance to the Project for reimbursement. If no activity has occurred during a particular quarter, GRANTEE will still be required to submit the Quarterly Progress/Expenditure Report indicating no dollars were expended that quarter. If a request for reimbursement exceeds $500,000 in a single month, then GRANTEE can submit such an invoice once per month with supporting documentation.

4.2 Disbursements shall be made on a reimbursement basis in accordance with the provisions of this Agreement.

4.3 LACMTA will make all disbursements electronically unless an exception is requested in writing. Disbursements via Automated Clearing House (ACH) will be made at no cost to GRANTEE. GRANTEE must complete the ACH form and submit such form to LACMTA before grant payments can be made. ACH Request Forms can be found at http://www.metro.net/projects/call_projects/call_projects-reference-documents/.

4.4 GRANTEE must provide detailed supporting documentation with its Quarterly Progress/Expenditure Report.

4.5 GRANTEE shall demonstrate that the GRANTEE Funding Commitment has been spent in direct proportion to the Funds invoiced with each quarter's expenditures.

4.6 Expenses that are not invoiced within 60 days after the lapsing date specified in Part II, Section 8.1 below are not eligible for reimbursement.

4.7 Any Funds expended by GRANTEE prior to the Effective Date of this Agreement shall not be reimbursed nor shall they be credited toward the GRANTEE Funding Commitment requirement, without the prior written consent of LACMTA. GRANTEE Funding Commitment dollars expended prior to the year the Funds are awarded shall be spent at GRANTEE'S own risk.

4.8 Commencing with the Effective Date, Funds will be made available to GRANTEE for all work related to the initial Project milestone identified in Attachment B - Scope of Work. Funds for subsequent Project milestones will not be available until GRANTEE provides evidence that the current Project milestone has been completed, or is clearly on track to be completed on the approved schedule stated in Attachment B, as determined by LACMTA.

5. AUDIT REQUIREMENTS/PAYMENT ADJUSTMENTS:

5.1 LACMTA, and/or its designee, shall have the right to conduct audits of the Project, as deemed appropriate, such as financial and compliance audits; interim audits; pre-award audits, performance audits and final audits. LACMTA will commence a final audit within nine months of receipt of an acceptable final invoice, provided the Project is ready for final audit (meaning all costs and charges have been paid by GRANTEE and invoiced to LACMTA, and such costs, charges and invoices are properly documented and summarized in the accounting records to enable an audit without further explanation or summarization including actual indirect rates for the period under review). GRANTEE agrees to establish and maintain proper accounting procedures and cash management records and documents in accordance with Generally Accepted Accounting Principles (GAAP). GRANTEE shall reimburse LACMTA for any expenditure not in compliance with this Agreement and the Guidelines. GRANTEE'S eligible expenditures submitted to LACMTA for this Project shall be in compliance with the Reporting and Expenditure Guidelines (Attachment D) and 2 CFR Subtitle A, Chapter II, Part 200. The allowability of costs for GRANTEE's own expenditures submitted to LACMTA for this Project shall be in compliance with Office of Management and Budget (OMB) Circular A-87. The allowability of costs for GRANTEE's contractors, consultants and suppliers expenditures submitted to LACMTA through GRANTEE's Quarterly Progress/Expenditures Report shall be in compliance with OMB Circular A-87 or Federal Acquisition Regulation (FAR) Subpart 31 and 2 CFR Subtitle A, Chapter II, Part 225 (whichever is applicable). Any use of the Funds which is expressly prohibited under this Agreement shall be an ineligible use of the Funds and may be disallowed by LACMTA audit. Findings of the LACMTA audit are final. When LACMTA audit findings require GRANTEE to return monies to LACMTA, GRANTEE shall return such monies within thirty (30) days after the final audit is sent to GRANTEE.

5.2 GRANTEE'S records shall include, without limitation, accounting records, written policies and procedures, contract files, original estimates, correspondence, change order files (including documentation covering negotiated settlements), invoices, and any other supporting evidence deemed necessary by LACMTA to substantiate charges related to the Project (all collectively referred to as "records") shall be open to inspection and subject to audit and reproduction by LACMTA auditors or authorized representatives to the extent deemed necessary by LACMTA to adequately permit evaluation of expended costs. Such records subject to audit shall also include, without limitation, those records deemed necessary by LACMTA to evaluate and verify, direct and indirect costs, (including overhead allocations) as they may apply to costs associated with the Project. These records must be retained by GRANTEE for three years following final payment under this Agreement. Payment of retention amounts shall not occur until after the LACMTA's final audit is completed.

5.3 GRANTEE shall cause all contractors to comply with the requirements of Part II, Sections 5.1 and 5.2 above. GRANTEE shall cause all contractors to cooperate fully in furnishing or in making available to LACMTA all records deemed necessary by LACMTA auditors or authorized representatives related to the Project.

5.4 LACMTA or any of its duly authorized representatives, upon reasonable written notice shall be afforded access to all of the records of GRANTEE and its contractors related to the Project, and shall be allowed to interview any employee of GRANTEE and its contractors through final payment to the extent reasonably practicable.

5.5 LACMTA or any of its duly authorized representatives, upon reasonable written notice, shall have access to the offices of GRANTEE and its contractors, shall have access to all necessary records, including reproduction at no charge to LACMTA, and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the terms and conditions of this Agreement.

5.6 In addition to LACMTA's other remedies as provided in this Agreement, LACMTA shall withhold the Funds and/or recommend not to award future Call for Projects grants to GRANTEE if the LACMTA audit has determined that GRANTEE failed to comply with the Scope of Work (such as misusing Funds or failure to return Funds owed to LACMTA in accordance with LACMTA audit findings) and/or is severely out of compliance with other terms and conditions as defined by this Agreement and the Guidelines, including the access to records provisions of Part II, Section 5.

5.7 When business travel associated with the Project requires use of a vehicle, the mileage incurred shall be reimbursed at the mileage rates set by the Internal Revenue Service, as indicated in the United States General Services Administration Federal Travel Regulation, Privately Owned Vehicle Reimbursement Rates.

5.8 GRANTEE shall be responsible for ensuring all contractors/ subcontractors for the Project comply with the terms of the Measure R Ordinance. GRANTEE shall cooperate with LACMTA Audit Department such that LACMTA can meet its obligations under the Measure R Ordinance.

5.9 GRANTEE shall certify quarterly invoices by reviewing all contractor and subcontractor costs and maintaining internal control to ensure that all expenditures are allocable, allowable and reasonable and in accordance with 2 CFR Subtitle A, Chapter II, Part 200 or 48 CFR Part 31 (whichever is applicable) and the terms and conditions of this Agreement.

5.10 GRANTEE shall also certify final costs of the Project to ensure all costs are in compliance with 2 CFR Subtitle A, Chapter II, Part 200 or 48 FAR Part 31 (whichever is applicable) and the terms and conditions of this Agreement.

5.11 Whenever possible, in exercising its audit rights under this Agreement, LACMTA shall rely on GRANTEE'S own records and audit work to minimize direct audit of contractors, consultants, and suppliers.

6. ONE TIME GRANT: This is a one time only grant of Proposition C and Measure R funds subject to the terms and conditions agreed to herein and in the Guidelines. This grant does not imply nor obligate any future funding commitment on the part of LACMTA.

7. SOURCES AND DISPOSITION OF FUNDS:

7.1 The obligation for LACMTA to grant the Funds for the Project is subject to sufficient Funds being made available for the Project by the LACMTA Board of Directors. If such Funds are not made available for the Project, LACMTA will have the right to adjust the cash flow accordingly until such funds become available. LACMTA shall have no obligation to provide the Funds for the Project, unless otherwise agreed to in writing by LACMTA.

7.2 GRANTEE shall fully fund and contribute the GRANTEE Funding Commitment, as identified in the Project Funding (Attachment A), towards the cost of the Project. If the Funds identified in Attachment A are insufficient to complete the Project, GRANTEE agrees to secure and provide such additional non-LACMTA programmed funds necessary to complete the Project.

7.3 GRANTEE shall be responsible for any and all cost overruns for the Project.

7.4 GRANTEE shall be eligible for the Funds up to the grant amount specified in Part I, Section 2 of this FA subject to the terms and conditions contained herein. Any Funds expended by GRANTEE prior to the Effective Date of this FA shall not be reimbursed nor shall they be credited toward the GRANTEE Funding Commitment requirement, without the prior written consent of LACMTA. GRANTEE Funding Commitment dollars expended prior to the year the Funds are awarded shall be spent at GRANTEE's own risk.

7.5 At any time, if GRANTEE receives outside funding for the Project in addition to the Funds identified in the Project Funding at the time this grant was awarded, this Agreement shall be amended to reflect such additional funding.

7.6 If, at the time of final voucher, available funding for the Project (including the Funds, GRANTEE Funding Commitment, and any additional funding) exceeds the actual Project costs, then the cost savings shall be applied in the same proportion as the sources of funds from each party to this Agreement as specified in the Project Funding and both the Funds and GRANTEE Funding Commitment required for the Project shall be reduced accordingly. LACMTA shall have the right to use any cost savings associated with the Funds at its sole discretion, including, without limitation, programming the unused Funds to another project or to another grantee. If, at the time of final voucher, it is determined that GRANTEE has received Funds in excess of what GRANTEE should have received for the Project, GRANTEE shall return such overage to LACMTA within 30 days from final voucher.

8. TIMELY USE OF FUNDS / REPROGRAMMING OF FUNDS:

8.1 GRANTEE must demonstrate timely use of the Funds by:

(i) executing this Agreement within ninety (90) days of receiving formal transmittal of the Agreement from LACMTA, or by December 31st of the first Fiscal Year in which the Funds are programmed, whichever date is later; and

(ii) meeting the Project milestones due dates as agreed upon by the LACMTA and GRANTEE in the Agreement; milestones include, but are not limited to the following:

a. for construction or capital purchase projects, contracts shall be awarded within nine (9) months from the date of completion of design. Project design (preliminary engineering) must begin within six (6) months from the identified milestone start date; and

(iii) submitting the Quarterly Progress/Expenditure Report; and

(iv) expending the Proposition C 25% Funds granted under this Agreement for allowable costs by June 30, 2024 (lapse date), within 36 months from July 1 of the FY 2021-22, final Fiscal Year in which funds are programmed.

(v) expending the Measure R Funds granted under this Agreement for allowable costs by June 30, 2024 (lapse date).

8.2 Quarterly Progress/Expenditure Reports will be used to evaluate compliance with the Project milestone due dates as identified in the Agreement. If the Project does not meet the milestone due dates as agreed upon in the Agreement, LACMTA will issue a notice of non-compliance to the GRANTEE, and the GRANTEE will be required to develop a written recovery plan illustrating in detail the GRANTEE's actions to resolve the delay and to meet the Project completion date agreed upon in the Agreement (the "Recovery Plan"). If the Recovery Plan is deemed viable by LACMTA staff, and meets the Project completion date agreed upon in the Agreement, LACMTA may grant an administrative schedule update as long as the Funds are expended in compliance with (iv) above. If GRANTEE fails to submit a Recovery Plan within 30 days of the notice of non-compliance from LACMTA, or the Recovery Plan illustrates that the Project will not meet the lapse date in the Agreement, LACMTA may recommend potential deobligation of the Funds as part of its annual Call for Projects Recertification/Deobligation process. GRANTEE will ONLY be allowed to request a one-time lapsing date extension of 20-months from the final lapse date, which request is subject to LACMTA's Technical Advisory Committee (TAC) consideration as part of the annual Call for Projects Recertification/Deobligation process.

8.3 Recertification of Funds will be based on Project progress and is subject to meeting the Project milestones as agreed upon in the Agreement.

8.4 If GRANTEE does not complete one element of the Project, as described in the FTIP Project Sheet, due to all or a portion of the Funds lapsing, the entire Project may be subject to deobligation at LACMTA's sole discretion. In the event that all the Funds are deobligated, this Agreement shall automatically terminate.

8.5 If GRANTEE fails to meet any of the conditions in paragraph 8.1 above, the Project shall be considered lapsed and will be submitted to the LACMTA Board for deobligation. Expenses that are not invoiced within 60 days after the lapsing date are not eligible for reimbursement.

9. **DEFAULT:** A Default under this Agreement is defined as any one or more of the following: (i) GRANTEE fails to comply with the terms and conditions contained herein or in the Guidelines; (ii) GRANTEE is consistently behind schedule in meeting milestones or in delivering the Project; or (iii) GRANTEE fails to perform satisfactorily or makes a material change, as determined by LACMTA at its sole discretion, to the Financial Plan, the Scope of Work, or the Project Funding without LACMTA's prior written consent or approval as provided herein.

10. **REMEDIES:**

10.1 In the event of a Default by GRANTEE, LACMTA shall provide written notice of such Default to GRANTEE with a 30-day period to cure the Default. In the event GRANTEE fails to cure the Default, or commit to cure the Default and commence the same within such 30-day period to the satisfaction of LACMTA, LACMTA shall have the following remedies: (i) LACMTA may terminate this Agreement; (ii) LACMTA may make no further disbursements of Funds to GRANTEE; and/or (iii) LACMTA may recover from GRANTEE any Funds disbursed to GRANTEE as allowed by law or in equity.

10.2 Effective upon receipt of written notice of termination from LACMTA pursuant to Section 10.1, GRANTEE shall not undertake any new work or obligation with respect to this Agreement unless so directed by LACMTA in writing. Any Funds expended after termination shall be the sole responsibility of GRANTEE.

10.3 The remedies described herein are non-exclusive. LACMTA shall have the right to enforce any and all rights and remedies herein or which may be now or hereafter available at law or in equity.

11. **COMMUNICATIONS:**

*11.1 GRANTEE shall ensure that all Communication Materials contain recognition of LACMTA's contribution to the Project as more particularly set forth in "Funding Recipient Communications Guidelines" available at http://metro.net/partners-civic. The Funding Recipient Communications Guidelines may be changed from time to time during the course of this Agreement. GRANTEE shall be responsible for complying with the latest Funding Recipient Communications Guidelines during the term of this Agreement, unless otherwise specifically authorized in writing by the LACMTA Chief Communications Officer.

*11.2 For purposes of this Agreement, "Communications Materials" include, but are not limited to, press events, public and external newsletters, printed materials, advertising, websites radio and public service announcements, electronic media, and construction site signage. A more detailed definition of "Communications Materials" is found in the Funding Recipient Communications Guidelines.

*11.3 The Metro logo is a trademarked item that shall be reproduced and displayed in accordance with specific graphic guidelines. The preferred logo lock-up for Funding Recipients to use is included in the Funding Recipient Communications Guidelines.

*11.4 GRANTEE shall ensure that any subcontractor, including, but not limited to, public relations, public affairs, and/or marketing firms hired to produce Project Communications Materials for public and external purposes will comply with the requirements contained in this Section.

11.5 The LACMTA Project Manager shall be responsible for monitoring GRANTEE's compliance with the terms and conditions of this Section. GRANTEE's failure to comply with the terms of this Section shall be deemed a default hereunder and LACMTA shall have all rights and remedies set forth herein.

12. OTHER TERMS AND CONDITIONS:

12.1 This Agreement, along with its Attachments and the Guidelines, constitutes the entire understanding between the parties, with respect to the subject matter herein. The Agreement shall not be amended, nor any provisions or breach hereof waived, except in writing signed by the parties who agreed to the original Agreement or the same level of authority. Adoption of revisions or supplements to the Guidelines shall cause such revisions or supplements to become incorporated automatically into this Agreement as though fully set forth herein.

12.2 In the event that there is any court (proceeding between the parties to enforce or interpret this Agreement, to protect or establish any rights or remedies hereunder, the prevailing party shall be entitled to its costs and expenses, including reasonable attorney's fees.

12.3 Neither LACMTA nor any subsidiary or their respective directors, officers, agents, or employee thereof shall be responsible for any damage or liability occurring by reason of anything done or committed to be done by GRANTEE under or in connection with any work performed by or service provided by GRANTEE, its officers, agents, employees, contractors and subcontractors under this Agreement. GRANTEE shall fully indemnify, defend (with counsel approved by LACMTA) and hold LACMTA, and its subsidiaries and their respective directors, officers, agents and employees harmless from and against any suits and causes of actions, claims, losses, liability, damages, costs and expenses, including without limitation, any costs or liability on account of bodily injury,

death or personal injury of any person or for damage to or loss of property, any environmental obligation, and any legal fees in any way arising out of acts or omissions to act related to the Project or this Agreement, without requirement that LACMTA first pay such claim. The obligations set forth in this section shall survive termination of this Agreement.

12.4 Neither party hereto shall be considered in default in the performance of its obligation hereunder to the extent that the performance of any such obligation is prevented or delayed by unforeseen causes including acts of God, acts of a public enemy, and government acts beyond the control and without fault or negligence of the affected party. Each party hereto shall give notice promptly to the other of the nature and extent of any such circumstances claimed to delay, hinder, or prevent performance of any obligations under this Agreement.

12.5 GRANTEE shall comply with and insure that work performed under this Agreement is done in compliance with Generally Accepted Accounting Principles (GAAP), all applicable provisions of federal, state, and local laws, statutes, ordinances, rules, regulations, and procedural requirements including Federal Acquisition Regulations (FAR), and the applicable requirements and regulations of LACMTA. GRANTEE acknowledges responsibility for obtaining copies of and complying with the terms of the most recent federal, state, or local laws and regulations, and LACMTA requirements including any amendments thereto.

12.6 GRANTEE agrees that those sections of this Agreement marked with an asterisk shall be included in every contract entered into by GRANTEE or its contractors relating to work performed under this Agreement and LACMTA shall have the right to review and audit such contracts.

12.7 GRANTEE shall not assign this Agreement, or any part thereof, without prior approval of the LACMTA Chief Executive Officer or his designee, and any assignment without said consent shall be void and unenforceable at the option of LACMTA.

12.8 This Agreement shall be governed by California law. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

12.9 The covenants and agreements of this Agreement shall inure to the benefit of, and shall be binding upon, each of the parties and their respective successors and assigns.

12.10 GRANTEE will advise LACMTA prior to any key Project staffing changes.

12.11 GRANTEE in the performance of the work described in this Agreement is not a contractor nor an agent or employee of LACMTA. GRANTEE attests to no organizational or personal conflicts of interest and agrees to notify LACMTA immediately in the event that a conflict, or the appearance thereof, arises. GRANTEE shall not represent itself as an agent or employee of LACMTA and shall have no powers to bind LACMTA in contract or otherwise.

FTIP # LAF9101

SUBREGION # MR312

PROJECT ID CFP# F9101/MR#312.49

Funding Agreement# 9200000000F9101

ATTACHMENT A PROJECT FUNDING

CALL FOR PROJECTS PROPOSITION C AND MEASURE R

Project Title:

PROGRAMMED FUNDS

PROGRAMMED FUNDS	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	Total Budget
Prop C 25%							
PAED	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PS&E	$ -	$ -	$ -	$ -	$ -	$ -	$ -
RW Support	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Const. Support	$ -	$ -	$ -	$ -	$ -	$ -	$ -
RW	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ -	$ -	$ -	$ -	$ -	$2,175,726.00	$ 2,175,726.00
Total Programmed Prop C 25%	$ -	$ -	$ -	$ -	$ -	$2,175,726.00	$ 2,175,726.00
Measure R							
PAED	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PS&E	$ -	$ -	$ -	$ -	$ -	$ -	$ -
RW Support	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Const. Support	$ -	$ -	$ -	$ -	$ -	$ -	$ -
RW	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$272,954.00	$766,308.00	$ -	$ -	$ -	$ -	$ 1,039,262.00
Total Programmed Measure R	$272,954.00	$766,308.00	$ -	$ -	$ -	$ -	$ 1,039,262.00
Local Match (Local Prop C)							
PAED	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PS&E	$ -	$ -	$ -	$ -	$ -	$ -	$ -
RW Support	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Const. Support	$ -	$ -	$ -	$ -	$ -	$ -	$ -
RW	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ -	$ -	$ -	$ -	$ -	$ 147,025.00	$ 147,025.00
Total Programmed Local Match	$ -	$ -	$ -	$ -	$ -	$ 147,025.00	$ 147,025.00
Total Funds Programmed	$272,954.00	$766,308.00	$ -	$ -	$ -	$2,322,751.00	$ 3,362,013.00

ATTACHMENT B
MEASURE R EXPENDITURE PLAN GUIDELINES
PROJECT DEVELOPMENT AND RIGHT OF WAY

State Law Requires All Measure R Project and Program Sponsors to Submit an Expenditure Plan

To be eligible to receive Measure R revenues, an agency sponsoring a capital project or program must by state law (AB 2321) submit an expenditure plan that is acceptable to the Los Angeles County Metropolitan Transportation Authority (LACMTA). Pursuant to this law, LACMTA cannot release Measure R funds to capital project or program sponsors until an expenditure plan containing the following elements is submitted, reviewed and deemed satisfactory by LACMTA. LACMTA staff will request that an expenditure plan be submitted before making a recommendation to the LACMTA Board to program funds to that project:

- The estimated total cost for each project and program and/or each project or program activity;
- Funds other than Measure R that the project or program sponsor anticipates will be expended on the projects and programs and/or each project or program activity;
- The schedule during which the project sponsor anticipates funds will be available for each project and program and/or each project or program activity; and,
- The expected completion dates for each project and program and/or project or program activity.

Each of the above elements must be provided in enough detail to determine consistency with Measure R, the Long Range Transportation Plan for Los Angeles County, and the Los Angeles County Transportation Improvement Program (also a statutorily mandated function), as follows:

- Project or program scope of work, including sufficient information to determine funding eligibility, including, but not limited to, the anticipated proportional use of current rail rights-of-way, state highways, and below-ground subways versus any other rights-of-way or above-ground work;
- A current-year cost estimate breakdown of the major sub-elements of the project such as overhead, environmental and permit work, design and engineering, right-of-way, construction/installation (including maintenance facilities, rail yard, equipment and other major components), construction/installation support, interest costs, rolling stock, and other supporting components;
- Any extraordinary project cost escalation issues, such as extraordinary commodity, right-of-way, surety, energy costs, etc.;
- A specific and accurate description of the source, commitment, and anticipated annual availability of any federal, state, local, or private funding identified for the project if applicable including a 3% local funding contribution to rail projects if indicated in Measure R and necessary to meet project expenses, and if the source funds are in current or year-of-expenditure dollars;

- An annual schedule, in current dollars, of anticipated costs by the cost estimate categories described above; and;
- The expected completion by month and year of project or program completion.

Below is an excerpt of AB 2321 (2008, Feuer), the state legislation that requires the expenditure plan.

What AB 2321 (2008, Feuer) Says About the Expenditure Plan:

Section b (3) B

(f) Prior to submitting the ordinance to the voters, the MTA shall adopt an expenditure plan for the net revenues derived from the tax. The expenditure plan shall include, in addition to other projects and programs identified by the MTA, the specified projects and programs listed in paragraph (3) of subdivision (b), the estimated total cost for each project and program, funds other than the tax revenues that the MTA anticipates will be expended on the projects and programs, and the schedule during which the MTA anticipates funds will be available for each project and program. The MTA shall also identify in its expenditure plan the expected completion dates for each project described in subparagraph (A) of paragraph (3) of subdivision (b). To be eligible to receive revenues derived from the tax, an agency sponsoring a capital project or capital program shall submit to te MTA an expenditure plan for its project or program containing the same elements as the expenditure plan that MTA is required by this subdivision to prepare.

(k) No later than 365 days prior to the adoption of an amendment described in paragraph (1) to an expenditure plan adopted pursuant to subdivision (f), including, but not limited to, the expenditure plan adopted by the MTA board as "Attachment A" in Ordinance #08-01 adopted by the board on July 24, 2008, and in addition to any other notice requirements in the proposing ordinance, the board shall notify the Members of the Legislature representing the County of Los Angeles of all of the following:

(1) A description of the proposed amendments to the adopted expenditure plan that would do any of the following:

(A) Affect the amount of net revenues derived from the tax imposed pursuant to this act that is proposed to be expended on a capital project or projects identified in the adopted expenditure plan.

(B) Affect the schedule for the availability of funds proposed to be expended on a capital project or projects identified in the adopted expenditure plan.

(C) Affect the schedule for the estimated or expected completion date of a capital project or projects identified in the adopted expenditure plan.

(2) The reason for the proposed amendment.

(3) The estimated impact the proposed amendment will have on the schedule, cost, scope, or timely availability of funding for the capital project or projects contained in the adopted expenditure plan.

ATTACHMENT B-1 - EXPENDITURE PLAN COST & CASH FLOW BUDGET

CALL FOR PROJECTS PROPOSITION C AND MEASURE R Program - Funding Agreement Projects - 9200000000F9101
Project Title: REDONDO BEACH BLVD. IMPROVEMENTS Project#:CFP # F9101 and MR # MR312.49

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY 2021-22 Qtr 1	FY 2021-22 Qtr 2	FY 2021-22 Qtr 3	FY 2021-22 Qtr 4	FY 2022-23 Qtr 1	FY 2022-23 Qtr 2	FY 2022-23 Qtr 3	FY 2022-23 Qtr 4	TOTAL BUDGET
METRO PROGRAMMED FUNDS:									
PROP C 25%									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction	$2,175,726								$2,175,726
Total PROP C 25%	$2,175,726	$0	$0	$0	$0	$0	$0	$0	$2,175,726
MEASURE R FUNDS:									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction	$1,039,262								$1,039,262
Total MEASURE R	$1,039,262	$0	$0	$0	$0	$0	$0	$0	$1,039,262
SUM PROG METRO FUNDS:	$3,214,988	$0	$0	$0	$0	$0	$0	$0	$3,214,988
OTHER NON METRO FUNDING:									
LOCAL: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction (Local Match Prop C)	$147,025								$147,025
Total LOCAL	$147,025	$0	$0	$0	$0	$0	$0	$0	$147,025
STATE: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total STATE	$0	$0	$0	$0	$0	$0	$0	$0	$0
FEDERAL: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total FEDERAL	$0	$0	$0	$0	$0	$0	$0	$0	$0
PRIVATE: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total PRIVATE	$0	$0	$0	$0	$0	$0	$0	$0	$0
SUM NON-METRO FUNDS :	$147,025	$0	$0	$0	$0	$0	$0	$0	$147,025
PROJECT FUNDING FY21-22 and FY22-23	$3,362,013	$0	$0	$0	$0	$0	$0	$0	$3,362,013

ATTACHMENT B-1 - EXPENDITURE PLAN COST & CASH FLOW BUDGET

CALL FOR PROJECTS PROPOSITION C AND MEASURE R Program - Funding Agreement Projects - 9200000000F9101
Project Title: REDONDO BEACH BLVD. IMPROVEMENTS Project#:CFP # F9101 and MR # MR312.49

PROGRAMMED SOURCES OF FUNDS

SOURCES OF FUNDS	FY Qtr 1	FY Qtr 2	FY Qtr 3	FY Qtr 4	FY Qtr 1	FY Qtr 2	FY Qtr 3	FY Qtr 4	TOTAL BUDGET
METRO PROGRAMMED FUNDS:									
PROP C 25%									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total MEASURE R	$0	$0	$0	$0	$0	$0	$0	$0	$0
MEASURE R FUNDS:									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total PROP C 25%	$0	$0	$0	$0	$0	$0	$0	$0	$0
SUM PROG METRO FUNDS:	$0	$0	$0	$0	$0	$0	$0	$0	$0
OTHER NON METRO FUNDING:									
LOCAL: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total LOCAL	$0	$0	$0	$0	$0	$0	$0	$0	$0
STATE: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total STATE	$0	$0	$0	$0	$0	$0	$0	$0	$0
FEDERAL: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total FEDERAL	$0	$0	$0	$0	$0	$0	$0	$0	$0
PRIVATE: ?									
PAED									$0
PS&E									$0
RW Support									$0
Const. Support									$0
RW									$0
Construction									$0
Total PRIVATE	$0	$0	$0	$0	$0	$0	$0	$0	$0
SUM NON-METRO FUNDS :	$0	$0	$0	$0	$0	$0	$0	$0	$0
PROJECT FUNDING FY	$0	$0	$0	$0	$0	$0	$0	$0	$0
SUMMARY OF ALL FUNDS									
PAED	$0	$0	$0	$0	$0	$0	$0	$0	$0
PS&E	$0	$0	$0	$0	$0	$0	$0	$0	$0
RW Support	$0	$0	$0	$0	$0	$0	$0	$0	$0
Const. Support	$0	$0	$0	$0	$0	$0	$0	$0	$0
RW	$0	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$3,362,013	$0	$0	$0	$0	$0	$0	$0	$3,362,013
TOTAL MILESTONES	$3,362,013	$0	$0	$0	$0	$0	$0	$0	$3,362,013
SUM PROG METRO FUNDS	$3,214,988	$0	$0	$0	$0	$0	$0	$0	$3,214,988
SUM NON-METRO FUNDS	$147,025	$0	$0	$0	$0	$0	$0	$0	$147,025
TOTAL PROJECT FUNDING	$3,362,013	$0	$0	$0	$0	$0	$0	$0	$3,362,013

CALL FOR PROJECTS PROPOSITION C AND MEASURE R PROGRAM - FUNDING Agreement
ATTACHMENT C
SCOPE OF WORK

PROJECT TITLE: REDONDO BEACH BOULEVARD IMPROVEMENTS

PROJECT LOCATION:
This Project is on Redondo Beach Boulevard in the City of Lawndale

PROJECT LIMITS:
Redondo Beach Boulevard from north of Artesia Boulevard to east of Prairie Avenue.

NEXUS TO HIGHWAY OPERATION, DEFINITION/PROJECT PURPOSE:
The Project includes operational, aesthetic, multi-modal, and pavement improvements to Redondo Beach Boulevard from Artesia Blvd, north-east to Prairie Avenue.

Specific project components include the following:

- Addition of Class-II bike lanes and Class III bike routes throughout the project limits;
- Pavement improvements throughout the project limits, not to exceed 19% of total project cost;
- Construction of landscaped raised median islands for future drought tolerant landscaping;
- ADA improvements including sidewalk and curb ramp construction; and
- Traffic striping and pavement markings, and new traffic signs.

PROJECT BUDGET:

COMPONENT	AMOUNT
PA/ED	000,000
PS and E	000,000
R/W Support	000,000
R/W Capital	000,000
Construction Support	400,000
Construction Capital	2,962,013
Total Budget	$ 3,362,013

CONSTRUCTION:
Grantee expects to provide construction oversight, procure a consultant for construction management, award a contract for construction and to perform the following tasks:

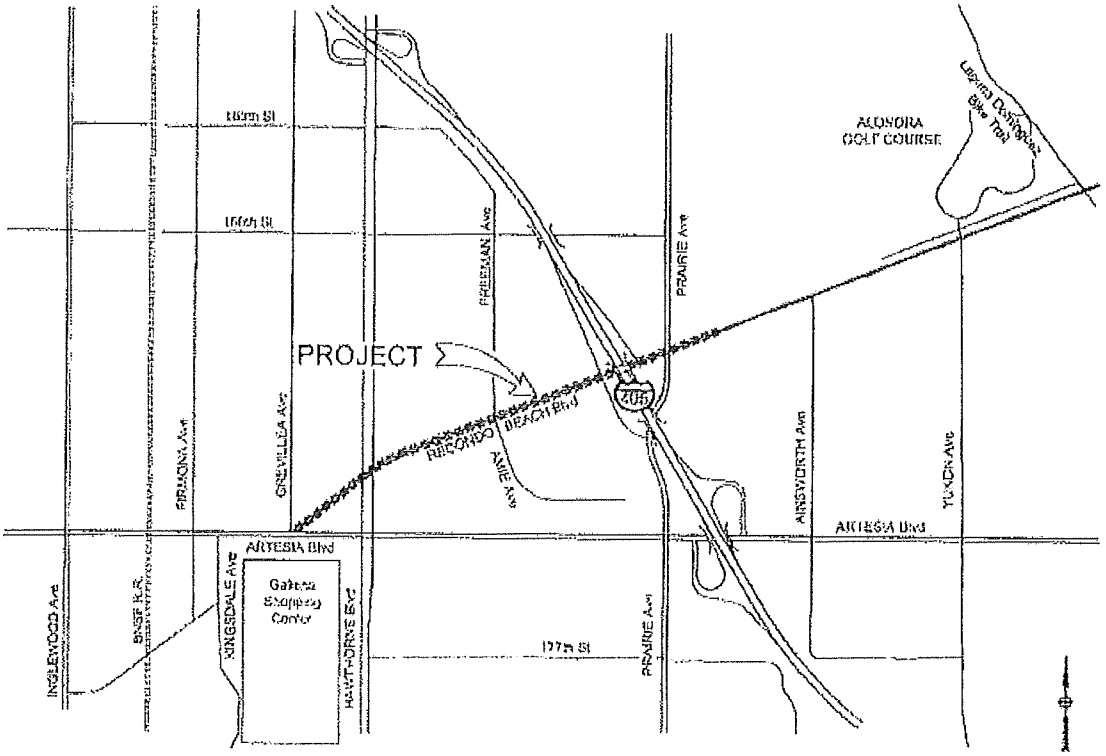
A. Conduct a "Ground Breaking" ceremony for the project.
B. Contract with a separate engineering firm to provide Construction Management for the Project. This will be accomplished through an RFP.
C. Contract with a Contractor for construction.

CONSTRUCTION MILESTONES: The implementation schedule for this project will be as follows.

	START DATE	COMPLETION DATE
Solicitation (Bid/Proposal)		
Develop Solicitation Package	October 2021	December 2021
Solicitation Response	December 2021	January 2022
Evaluations		
Selection		
Board Approval Process	January 2022	February 2022
Contract Award	February 2022	March 2022
Fully Executed Contract		
Excavation		
Clear/Grub		
Survey		
Sample Borings		
Grading		
Compaction		
Drainage		
Environmental		
Hazardous Materials Handling		
Archaeological		
Air Quality Monitoring		
Concrete		
Form Work		
Rebar Placement		
Pole Placement		
Traffic Control		
TMP		
Structural		
False Work		
Iron Placement		
Pole Placement		
Utilities		
DWP		
SCE		
LADOT		
Materials		
Long-Lead Equipment		
Staging		
Material Lay Down Area		
Signage		
Electrical		
Power U/G Communication		
A/G Testing/Acceptance		

	START DATE	COMPLETION DATE
Landscape		
Clearing		
Planting		
Plant Establishment		
Irrigation		
Testing		
General Construction/close out project	N/A	
Change Orders		
P.O. Processing Time		
Weather		
Third Party Issues		
Strike Labor Walk Outs		
Force Majeure		
Claims		

ATTACHMENT C -Location Map(s)



Vicinity Map
REDONDO BEACH Blvd
from Artesia Blvd to Prairie Ave
NTS

FA ATTACHMENT D
REPORTING & EXPENDITURE GUIDELINES

REPORTING PROCEDURES

- Quarterly Progress/Expenditure Report (Attachment D-1) is required for all projects. The GRANTEE shall be subject to and comply with all applicable requirements of the funding agency regarding project-reporting requirements. In addition, GRANTEE will submit a quarterly report to the LACMTA at **ACCOUNTSPAYABLE@METRO.NET** or by mail to **Los Angeles County Metropolitan Transportation Authority, Accounts Payable, P. O. Box 512296, Los Angeles, California 90051-0296.** Please note that letters or other forms of documentation may not be substituted for this form.

- The Quarterly Progress/Expenditure Report covers all activities related to the project and lists all costs incurred. It is essential that GRANTEE provide complete and adequate response to all the questions. The expenses listed must be supported by appropriate documentation with a clear explanation of the purpose and relevance of each expense to the project. Expenses must reflect the proportionate share of local match, including in-kind, charged to the grant.

- In cases where there are no activities to report, or problems causing delays, clear explanation, including actions to remedy the situation, must be provided.

- GRANTEES are required to track and report on the project schedule. LACMTA will monitor the timely use of funds and delivery of projects. Project delay, if any, must be reported each quarter. Projects not delivered in a timely manner will be reevaluated by LACMTA as part of the annual Call for Projects Recertification process and the Funds may be deobligated and reprogrammed by the LACMTA Board.

- The Quarterly Progress/Expenditure Report is due to the LACMTA as soon as possible after the close of each quarter, but no later than the following dates for each fiscal year:

Quarter	*Report Due Date*
July –September	November 30
October - December	February 28
January - March	May 31
April - June	August 31

Upon completion of the Project a final report that includes project's final evaluation must be submitted.

EXPENDITURE GUIDELINES

- Any activity or expense charged above and beyond the approved Scope-of-Work (FA Attachment C) **is considered ineligible** and will not be reimbursed by the LACMTA unless **prior written authorization** has been granted by the LACMTA Chief Executive Officer or his/her designee.

- Any expense charged to the grant or local match, including in-kind, must be clearly and directly related to the project.

- Any activity or expense charged as local match cannot be applied to any other LACMTA-funded or non-LACMTA-funded projects; activities or expenses related to a previously funded project cannot be used as local match for the current project.

- Administrative cost is the ongoing expense incurred by the GRANTEE for the duration of the project and for the direct benefit of the project as specified in the Scope-of-Work (Attachment C). Examples of administrative costs are personnel, office supplies, and equipment. As a condition for eligibility, all costs must be necessary for maintaining, monitoring, coordinating, reporting and budgeting of the project. Additionally, expenses must be reasonable and appropriate to the activities related to the project.

- LACMTA is not responsible for and will not reimburse any costs incurred by the GRANTEE prior to the Effective Date of the FA, unless **written authorization** has been granted by the LACMTA Chief Executive Officer or her/her designee.

DEFINITIONS

- Local Participation: Where local participation consists of "in-kind" contributions rather than funds, the following contributions may be included:
    - Costs incurred by a local jurisdiction to successfully complete the project. Examples include engineering, design, rights-of-way purchase, and construction management costs.
    - Donations of land, building space, supplies, equipment, loaned equipment, or loaned building space dedicated to the project.
    - Donations of volunteer services dedicated to the project.
    - A third-party contribution of services, land, building space, supplies or equipment dedicated to the project.

- Allowable Cost: To be allowable, costs must be reasonable, recognized as ordinary and necessary, consistent with established practices of the organization, and consistent with industry standard of pay for work classification.

- Excessive Cost: Any expense deemed "excessive" by LACMTA staff would be adjusted to reflect a "reasonable and customary" level. For detail definition of "reasonable cost",

please refer to the Federal Register *OMB Circulars A-87 Cost Principals for State and Local Governments; and A-122 Cost Principals for Nonprofit Organizations.*

- Ineligible Expenditures: Any activity or expense charged above and beyond the approved Scope-of-Work is considered ineligible.

LACMTA FA CFP & [EME/MR/MM-MSP]
ATTACHMENT D-1
QUARTERLY PROGRESS / EXPENSE REPORT

Grantee To Complete	
Invoice #	
Invoice Date	
FA#	92XXXXXXXXXXXX
Quarterly Report #	

*Updates required

GRANTEES ARE REQUESTED TO MAIL THIS REPORT TO P.O. Box #512296, Los Angeles, CA 90051-0296 after the close of each quarter, but no later than November 30, February 28, May 31 and August 31. Please note that letters or other forms of documentation may not be substituted for this form. Refer to the Reporting and Expenditure Guidelines (Attachment C) for further information.

SECTION 1: QUARTERLY EXPENSE REPORT

Please itemize grant-related charges for this Quarter on Page 5 of this report and include totals in this Section.

	LACMTA CFP Grant $	LACMTA EME/MR/MM-MSP Grant $	Other - City Match, etc.	Total $
Project ID #	FXXXX	MRXXXX, or MXXXX.X		
Project Quarter Expenditure				
This Quarter Expenditure	$ -	$ -	$ -	$ -
Retention Amount (5% or 10% p				$ -
Net Invoice Amount (Less Retention)	$ -	$ -	$ -	$ -
Project-to-Date Expenditure				
Funds Expended to Date (Include this Quarter)	$ -	$ -	$ -	$ -
Total Project Budget				$ -
% of Project Budget Expended to Date	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Balance Remaining	$ -	$ -	$ -	$ -

SECTION 2: GENERAL INFORMATION

PROJECT TITLE: _____

FA #: _____

QUARTERLY REPORT SUBMITTED FOR:

Fiscal Year :

☐ 2019-2020 ☐ 2020-2021 ☐ 2021-2022
☐ 2022-2023 ☐ 2023-2024

Quarter :

☐ Q1: Jul - Sep ☐ Q2: Oct - Dec
☐ Q3: Jan - Mar ☐ Q4: Apr - Jun

DATE SUBMITTED: _____

LACMTA Project Mgr.	Name:	
	Phone Number:	
	e-mail:	

Project Sponsor Contact / Project Manager	Contact Name:	
	Job Title:	
	Department:	
	City / Agency:	
	Mailing Address:	
	Phone Number:	
	e-mail:	

SECTION 3 : QUARTERLY PROGRESS REPORT

1. DELIVERABLES & MILESTONES

List all deliverables and milestones as stated in the FA, with start and end dates. Calculate the total project duration. ***DO NOT CHANGE THE ORIGINAL FA MILESTONE START AND END DATES SHOWN IN THE 2ND AND 3RD COLUMNS BELOW.***

Grantees must make every effort to accurately portray milestone dates in the original FA Scope of Work, since this will provide the basis for calculating any project delay. If milestone start and/or end dates change from those stated in the Original FA Scope of Work, indicate the new dates under Actual Schedule below and re-calculate the project duration. However, this does not change the original milestones in your FA. PER YOUR FA AGREEMENT, ANY CHANGES TO THE PROJECT SCHEDULE MUST BE FORMALLY SUBMITTED UNDER SEPARATE COVER TO LACMTA FOR WRITTEN CONCURRENCE.

FA Milestones	Original FA Schedule in Scope of Work		Actual Schedule	
	Start Date	End Date	Start Date	End Date
Environmental Clearance				
Design Bid & Award				
Design				
Right-of-Way Acquisition				
Construction Bid & Award				
Ground Breaking Event				
Construction				
Ribbon Cutting Event				
Total Project Duration (Months)				

2. PROJECT COMPLETION

A. Based on the comparison of the original and actual project milestone schedules above, project is (select only one) :

☐ On schedule per original FA schedule

☐ Between 12-24 months behind original schedule

☐ Less than 12 months behind original schedule

☐ More than 24 months behind original schedule

B. Was the project design started within 6 months of the date originally stated in the FA?

☐ Yes ☐ No ☐ Not Applicable

C. Was a construction contract or capital purchase executed within 9 months after completion of design / specifications?

☐ Yes ☐ No ☐ Not Applicable

3. TASKS / MILESTONES ACCOMPLISHED

List tasks or milestones accomplished and progress made this quarter.

4. PROJECT DELAY

If project is delayed, describe reasons for delay (this quarter). Pay particular attention to schedule delays. If delay is for the same reason as mentioned in previous quarters, please indicate by writing "Same as Previous Quarter".

5. ACTION ITEMS TO RESOLVE DELAY

If the project is delayed (as described in #4), include action items that have been, or will be, undertaken to resolve the delay.

SECTION 4: ITEMIZED LISTING OF EXPENSES AND CHARGES THIS QUARTER

All expenses and charges, including grant and local match, must be itemized and listed below. Each item listed must be verifiable by an invoice and/or other proper documentation. The total amounts shown here must be equal to this quarter's expenditures listed on page 1 of this report. All expenses and charges must be reflective of the approved budget and rates as shown in the FA Attachment B, Scope of Work. Use additional pages if needed.

	ITEM	INVOICE #	TOTAL EXPENSES / CHARGES	$ CHARGED TO CFP GRANT	$ CHARGED TO EMC, MR OR MM-MSP	$ CHARGED TO OTHER FUNDS
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
	TOTAL		$ -	$ -	$ -	$ -

Notes:

1. Local match spent in each quarter, must be in the appropriate proportion to LACMTA grant.
2. All receipts, invoices, and time sheets, attached and included with this Expense Report must be listed and shown under the Invoice Number column of the Itemized Listing (above).

Invoice Payment Information:

LACMTA will make all disbursements electronically unless an exception is requested in writing.
ACH Payments require that you complete an ACH Request Form and fax it to Accounts Payable at 213-922-6107.
ACH Request Forms can be found at www.metro.net/callforprojects.
Written exception requests for Check Payments should be completed and faxed to Accounts Payable at 213-922-6107.

I certify that I am the responsible Project Manager or fiscal officer and representative of _____ and that to the best of my knowledge and belief the information stated in this report is true and correct.

_____ _____

Signature *Date*

_____ _____

Name *Title*

Los Angeles Metropolitan Transportation Authority

2021 Federal Transportation Improvement Program ($000)

TIP ID LAF9101 — **Implementing Agency Lawndale, City of**

Project Description: Project includes design features to accommodate the future widening of I-405 off-ramps (pending details when Caltrans will perform this), re-striping, traffic signal upgrades at five locations, turn pockets where geometrically possible, 0.7 Miles of class II bike lanes, concrete bus pads, pavement upgrade, addition of landscaped median islands, and concrete repairs for ADA compliance. Minimal right-of-way will be required for installing additional turn pockets.

SCAG RTP Project #: 1AL04
Study:N/A Is Model: YES Model #: F9101
PM: Miguel Alvarez - (310) 973-3265
Email: MAlvarez@lawndalecity.org
LS: N LS GROUP#:
Conformity Category:
NON-REPORTABLE TCM

System :Local Hwy Route : Postmile: Distance: Phase: Bid/Advertise Phase Completion Date 02/01/2023

Lane # Extd: 4 Lane # Prop: 4 Imprv Desc: Intersections at Prairie Av, SB off-ramp, NB on-ramp, and Hawthorne Blvd lane additions/modifications and signal timing modifications. At Hawthorne Blvd, WB and second NB left turn added. Re

Air Basin: SCAB Envir Doc: CATEGORICALLY EXEMPT - 12/31/2018

Toll Rate: 0.00 Toll Calc Loc: Toll Method: Hov acs eg loc:

Uza: Los Angeles-Long Beach-Santa Ana Sub-Area: Sub-Region: South Bay Cities COG

CTIPS ID: EA #: PPNO:

Program Code: ITS02 - SIGNAL SYNCHRONIZATION Stop Loc:

	PHASE	PRIOR	20/21	21/22	22/23	23/24	24/25	25/26	BEYOND	PROG TOTAL
AGENCY - Agency	PE		$0							$0
	RW		$0							$0
	CON		$1,187							$1,187
	SUBTOTAL		$1,187							$1,187
PC25 - Los Angeles County Proposition "C25"	PE		$0							$0
	RW		$0							$0
	CON		$2,176							$2,176
	SUBTOTAL		$2,176							$2,176
	TOTAL		$3,363							$3,363

TOTAL PE: $0 TOTAL RW: $0 TOTAL CON: $3,363 TOTAL PROGRAMMED: $3,363

- General Comment: The total projects cost hes changed.
- Modeling Comment: The total projects cost has changed.
- TCM Comment: The total projects cost has changed.
- Amendment Comment:
- CMP Comment:
- Narrative:

Last Revised Amendment 21-18 - In Progress Change reason:MINOR CHANGE **Total Project Cost** $3,363

#

ATTACHMENT F
BOND REQUIREMENTS

#

The provisions of this Attachment I apply only if and to the extent some or all of the Measure R funds are derived from LACMTA issued Bonds or other debt, the interest on which is tax exempt for federal tax (collectively, the "Bonds").

GRANTEE acknowledges that some or all of the Measure R funds may be derived from Bonds, the interest on which is tax-exempt for federal tax purposes. GRANTEE further acknowledges its understanding that the proceeds of the Bonds are subject to certain ongoing limitations relating to the use of the assets financed or provided with such proceeds ("Project Costs" or "Project Components") in the trade or business of any person or entity other than a governmental organization (any such use by a person or entity other than a governmental organization is referred to as "Private Use"). Private Use will include any sale, lease or other arrangement pursuant to which a nongovernmental person or entity receives a legal entitlement of a Project Component and also includes certain agreements pursuant to which a nongovernmental person will operate or manage a Project Component. Each quarterly invoice submitted by GRANTEE to reimburse prior expenditures (or to be received as an advance) shall provide information regarding the specific Project Costs or Project Components to which the Measure R funds which pay that invoice will be allocated and whether there is or might be any Private Use associated with such Project Costs or Project Components. GRANTEE will, for the entire time over which LACMTA's Bonds or other debt remains outstanding, (1) notify and receive LACMTA' s approval prior to entering into any arrangement which will or might result in Private Use and (2) maintain records, including obtaining records from contractors and subcontractors as necessary, of all allocations of Measure R funds to Project Costs or Project Components and any Private Use of such Project Costs or Project Components in sufficient detail to comply and establish compliance with Section 141 of the Internal Revenue Code of 1986, as amended (the "Code"), or similar code provision then in effect and applicable, as determined by the LACMTA in consultation with its bond counsel.

GRANTEE will designate one or more persons that will be responsible for compliance with the obligations described in this Attachment I and notify LACMTA of such designations.

CITY
LETTERHEAD

FA Attachment G
PROJECT READINESS CERTIFICATION

As part of the 2015 Call for Projects, the LACMTA Board of Directors, authorized a grant to GRANTEE for the Redondo Beach Boulevard Improvements (the "Project").

Prior to execution of Funding Agreement for the Project, GRANTEE must assure LACMTA that GRANTEE or has taken the necessary steps to ensure that the Project will be appropriately staffed, that the Project will be appropriately funded, and that the Project will be completed in a timely manner.

The undersigned, duly qualified and serving as Public Works Director for the City of Lawndale, certifies that the below Project Readiness actions have been duly authorized and approved by its Governing Authority. The undersigned further certifies that the information submitted herein is true and accurate to the best of his/her knowledge.

_____ _____

Signature Date

1) GRANTEE has incorporated the Project into the adopted Capital Improvement Program (CIP). The date the adopted CIP included the Project is set forth below and attached to this Certification is the CIP cover page and the date showing the Project.

Date of Adoption

2) GRANTEE hereby commits to provide its Local Match amount accepted by the LACMTA Board as follows:

Metro Call Grant Amount	Measure R Amount	Local Match Amount	Total Project Cost
$ 2,175,726	$1,039,262	$ 147,025	$ 3,362,013

3) GRANTEE hereby commits to the following Staffing Plan for the Project:

Staff Name	Job Title	% Project Responsibility

4) GRANTEE hereby commits to deliver the Project by the Project Lapse Date.

Project Lapse Date: June 30, 2024

5) GRANTEE has submitted all of the foregoing to the Governing Authority of GRANTEE for approval in the date set forth below.

Date of Governing Authority Approval

(Submit Governing Authority Clerk stamped agenda/minutes)

ATTACHMENT H
SUSTAINABLE DESIGN ELEMENTS REQUIREMENTS
SPECIAL GRANT CONDITIONS

1. Grantee shall ensure its Project is in compliance with the LACMTA Sustainable Design Elements Requirements by meeting the following conditions:

    a. Grantee shall attend the LACMTA-hosted training on sustainable design prior to the initiation of the construction phase. The LACMTA training on sustainable design will be held every Fall. For training details, Grantee shall be responsible for contacting the LACMTA Sustainability Policy Manager.

    b. Grantee shall develop a Sustainable Design Plan (Plan), for LACMTA review and approval, that contains, at a minimum, the following elements:

        1. A list of the sustainable design elements which will be included in the Project.

        2. A summary description of mitigation measures committed through project environmental review.

        3. A detail description of how the Project's proposed sustainable design elements will achieve either (1) the LACMTA Sustainable Design Performance Metrics ("LACMTA Metrics"), found in Appendix J of the Call for Projects Application; or (2) Alternative Metrics, as defined below. If Grantee desires to use an Alternative Metrics, the Plan must establish the alternative set of performance metrics Grantee intends to use.

        4. A description of how Grantee will achieve each LACMTA Metrics or the Alternative Metrics, as applicable to the Scope of Work.

    The "Alternative Metrics" is defined as any alternative metrics that exceeds business-as-usual performance in the following areas: energy and water use; waste reduction; stormwater management; and reduction of urban heat island effects, as applicable to the Scope of Work. Grantee may cite performance metrics from standardized sources including but not limited to LEED, LEED-ND, Envision, and Sites Initiative.

2. Prior to initiation of the construction phase of the Project, Grantee must be found in compliance with the Plan. Grantee's compliance with the Plan can be determined in one of two ways: the LACMTA Sustainability Policy Manager shall determine and certify Grantee's compliance with the Plan or the Grantee must provide written self-certification of compliance to the LACMTA Sustainability Policy Manager with these conditions found in Section 1(b).

3. Grantee shall report on the implementation of the Plan. As part of the Project closeout, Grantee shall certify that the Plan has been completed, with approval from the LACMTA Sustainability Policy Manager.

4. LACMTA's Sustainability Policy Manager Contact Information:
   Paul Backstrom
   BackstromP@metro.net
   (213) 922-2183

ATTACHMENT I
SPECIAL GRANT CONDITIONS

The 2015 COUNTYWIDE CALL FOR PROJECTS Board Report No. 23 dated September 16, 2015 included various projects specific condition imposed by the LACMTA.

- Bicycle and Pedestrian Counts – GRANTEE must collect before- and after- bicycle and pedestrian counts (when applicable and as directed by the Metro Project Manager) on a mid-week day and weekend, excluding winter months. The "after" counts should not be taken until six (6) months after the completion of the project. GRANTEE shall submit bicycle and pedestrian count data and upload the data to the SCAG/Metro Bike County Data Clearinghouse (http://www.bikecounts.luskin.ucla.edu/). The methodology for conducting counts is described in "conducting Bicycle and Pedestrian Counts", a manual jointly produced by the Southern California Association of Governments (SCAG) and Metro. The manual is available at http://www.metro.net/projects/call_projects/.

- GRANTEE is required to coordinate and seek input with Metro Planning and Operations and other municipal operators for any potential effect to transit service as necessary.

- Class I (off-street bike path), Class IV (cycle-tracks), and Class II buffered/protected bicycle lanes and enhanced bicycle boulevards (with physical traffic calming elements on parallel low-volume streets) may be substituted for bike improvements originally included in the scope, and must be pre-approved by the Metro Project Manager. Class III (routes) bicycle facilities without physical traffic calming devices are not eligible for funding.

- If the City chooses to contract with a vendor other than Metro's Bikeshare vendor, they will not be eligible for Operations and Maintenance support unless they agree to the interoperability objectives (including fully participating in a title sponsorship program) outlined in the July 2015 Board Meeting.

9200000000F9101
CALL FOR PROJECTS PROPOSITION C AND MEASURE R FUNDING AGREEMENT

This Funding Agreement ("Agreement") is made and entered into effective as of July 1, 2021 ("Effective Date"), and is by and between the Los Angeles County Metropolitan Transportation Authority ("LACMTA") and the City of Lawndale ("GRANTEE") for the Redondo Beach Boulevard Improvements Project, LACMTA Call for Projects ID# F9101, Measure R Project ID# MR312.49, and FTIP# LAF9101 (the "Project").

WHEREAS, as part of the 2015 Call for Projects, the LACMTA Board of Directors, at its meeting on September 24, 2015, authorized a grant to GRANTEE, subject to the terms and conditions contained in this Agreement; and

WHEREAS, LACMTA adopted Ordinance #08-01, the Traffic Relief and Rail Expansion Ordinance, on July 24, 2008 (the "Ordinance"), which Ordinance was approved by the voters of Los Angeles County on November 4, 2008 as "Measure R" and became effective on January 2, 2009; and

WHEREAS, the LACMTA Board, at its January 22, 2015 meeting, programmed $1,600,000, in Measure R Funds to GRANTEE for Construction, subject to the terms and conditions contained in this Agreement; and

WHEREAS, the LACMTA Board, at its April 27, 2017 meeting, reduced the programmed Measure R Funds from $1,600,000 to $1,039,262 and reprogrammed the Measure R Funds as follows: $272,954 in Fiscal Year (FY) 2016-17 and $766,308 in FY 2017-18, to align with the Call for Projects Proposition C 25% Programmed Years; and

WHERAS, the LACMTA Board, at its July 22, 2021 meeting, approved scope changes to eliminate freeway ramp improvements, traffic signals at the Hawthorne Boulevard, I-405 Southbound Off-Ramp, and Prairie Avenue intersections, and add new signal at I-405 Northbound On-Ramp. The revised scope of work reduced the Call for Projects Proposition C 25% funds from $3,362,792 to $2,175,726; and

WHEREAS, the LACMTA Board on July 22, 2021, approved the reprogramming of the Call for Projects Proposition C 25% Funds to FY 2021-22; and

WHEREAS, the Call for Projects Funds for the Project are currently programmed as follows: $2,175,726 in Proposition C 25% funds in FY 2021-22. The Measure R Funds are currently programmed as follows: $272,954 in Fiscal Year (FY) 2016-17 and $766,308 in FY 2017-18. The total designated for Construction of the Project is $3,214,988; and

WHEREAS, the LACMTA Board on October 25, 2018, delegated administrative authority to staff to extend Measure R Funds lapsing date to meet Construction time frame.

NOW, THEREFORE, the parties hereby agree as follows:

The terms and conditions of this Agreement consist of the following and each is incorporated by reference herein as if fully set forth herein:

1. Part I - Specific Terms of the Agreement
2. Part II - General Terms of the Agreement
3. Attachment A – Project Funding
4. Attachment B – Measure R Expenditure Plan Guidelines
5. Attachment B-1 – Expenditure Plan- Cost & Cash Flow Budget
6. Attachment C – Scope of Work
7. Attachment D – Reporting and Expenditure Guidelines
8. Attachment D-1 – Quarterly Progress/Expenditure Report
9. Attachment E – Federal Transportation Improvement Program (FTIP) Sheet
10. Attachment F – Bond Requirements
11. Attachment G – Project Readiness Certification
12. Attachment H – Sustainable Design Elements Requirements Special Grant Conditions (2015 and beyond Call for Projects only)
13. Attachment I – Special Grant Conditions
14. Any other attachments or documents referenced in the above documents

In the event of a conflict, the Special Grant Conditions, if any, shall prevail over the Specific Terms of the Agreement and any attachments and the Specific Terms of the Agreement shall prevail over the General Terms of the Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the dates indicated below:

LACMTA:

LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

By: _____ Date: _____
Stephanie N. Wiggins
Chief Executive Officer

APPROVED AS TO FORM:

RODRIGO A. CASTRO-SILVA
County Counsel

By: _____ Date: 2/8/2022
Deputy

GRANTEE:

CITY OF LAWNDALE

By: _____ Date: _____
Robert Pullen-Miles
Mayor

APPROVED AS TO FORM:

By: _____ Date: _____
Gregory M. Murphy
City Attorney

ATTEST:

By: _____ Date: _____
Erica Harbison
City Clerk

PART I
SPECIFIC TERMS OF THE AGREEMENT

1. Title of the Project (the "Project"): Redondo Beach Boulevard Improvements Project. LACMTA Call for Projects ID# F9101, Measure R Project ID# MR312.49, FTIP #LAF9101.

2. Grant Funds:

2.1 Programmed Funds for this Project consist of the following: Proposition C 25% funds and Measure R funds. The Proposition C 25% and the Measure R funds together are referred to as "the Funds".

2.2 To the extent the Proposition C 25% funds are available, LACMTA shall make to GRANTEE a grant of the Proposition C 25% funds for the Project in accordance with the terms of this Agreement. LACMTA Board of Directors' action of September 24, 2015, granted the Funds to GRANTEE for the Project. LACMTA Board of Directors' action of July 22, 2021 approved reduction of scope of work which reduced the Proposition C 25% to $2,175,726 and reprogrammed the funds. The Funds are programmed over one-year, FY 2021-22.

2.3 To the extent the Measure R funds are available; LACMTA shall make to GRANTEE a grant of the Measure R funds for the Project in accordance with the terms of this Agreement. LACMTA Board of Directors' action of January 22, 2015, granted the Measure R Funds for the Project. LACMTA Board of Directors' actions of April 27, 2017 and July 22, 2021 reduced the Measure R Funds to $1,039,262. The Funds are programmed over two years, FY 2016-17 and FY 2017-18.

3. The Project Funding documents all sources of funds programmed for the Project as approved by LACMTA and is attached as Attachment A. The Project Funding includes the total programmed budget for the Project, including the Funds granted by LACMTA and GRANTEE'S local match requirement (the "GRANTEE Funding Commitment"). The Project Funding also includes the fiscal years in which all the funds for the Project are programmed.

4. Attachment B-1 is the Expenditure Plan- Cost & Cash Flow Budget (the "Expenditure Plan"). It is the entire proposed cash flow, the Budget and financial plan for the Project, which includes the total sources of all funds programmed to the Project, including GRANTEE and other entity funding commitments, if any, for this Project as well as the fiscal year and quarters the Project funds are anticipated to be expended. GRANTEE shall update the Expenditure Plan annually, no later than December 31, and such update shall be submitted to LACMTA's Senior Executive Officer of Construction & Engineering in writing. If the LACMTA's Senior Executive Officer of Construction & Engineering concurs with such updated Expenditure Plan in writing, Attachment B-1 shall be replaced with the new Attachment B-1 setting forth the latest approved Expenditure Plan. Payments under this FA shall be consistent with Attachment B-1 as revised from time to time. In no event can the final milestone date be changed or amended by written concurrence by the LACMTA Senior Executive Officer of Construction & Engineering. Any change to the final milestone date must be made by a fully executed amendment to this FA.

CITY OF LAWNDALE

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

DATE: March 21, 2022

TO: Honorable Mayor and City Council

FROM: Sean Moore, City Manager

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

SUBJECT: **Approve the Plans and Specifications for the FY2021/22 Citywide Sign Replacement Project, Project No. 2022-12**

BACKGROUND

In December 2019, the City of Lawndale (City) submitted a grant application for the Local Roadway Safety Plan (LRSP). The LRSP is a State funded program that provides opportunity for local agencies to conduct a study to improve local roadway safety as well as local safety improvements that uniquely contribute to statewide highway safety. In January 2020, the grant application was approved to fund the LRSP study.

In July 2020, the City Council adopted Resolution No. CC-2007-041 to enter into an agreement with the California Department of Transportation (Caltrans) for the study of the Local Roadway Safety Plan (LRSP).

The LRSP study focus is on evaluating the safety of the City's entire roadway system. More specifically, this project examines the condition of existing traffic signs, traffic control devices, and analyze intersections to determine if the existing conditions are in compliance with the latest edition of the California Manual on Uniform Traffic Control Devices (CAMUTCD). The study further analyzes conditions near school zones, senior center areas, crosswalks, truck routes, speed limit areas, and bicycle lanes within the City. The study also includes collecting the Average Daily Traffic (ADT) counts on major streets and updating current ADT counts. When the report is completed, the City will use the results documented from the LRSP reports to address possible safety concerns on its local roadway system with an opportunity to apply for future grants such as the Highway Safety Improvement Program (HSIP).

STAFF REVIEW

In September 2020, the City Council awarded the professional engineering services to Iteris, Inc., (Consultant) for the preparation of the LRSP study and to perform other related tasks. The Consultant identified approximately 1,000 damaged signs and 500 old sign posts that have reached its useful life. As a result, the City requested that the Consultant prepare the technical specifications to replace the citywide damaged signs and old sign posts.

In January 2022, the City Council approved the first contract amendment with Iteris, Inc., for additional services to include the preparation of the specifications and additional traffic count services.

In addition, in February 2022, Los Angeles County Metropolitan Transportation Authority (Metro) has informed the City that the amount of $1,288,676 of Proposition C funds will be lapsing in June 2022. In order to prevent the funds from lapsing, staff has prepared the replacement plan of approximately 1,500 damaged signs and old poles using the lapsing Proposition C funds.

LEGAL REVIEW

The project specifications are based on the template which has been reviewed and approved as to form by the City Attorney.

FISCAL IMPACT

The total project funding, including a 15% contingency, is $1,035,000. However, the current FY 2021-22 budget does not include funding for this project. The funding allocation from Proposition C funds in the amount of $505,543, and funding from Measure M in the amount of $529,457 will be required.

Project Cost Estimate:	
Construction Estimate:	$ 900,000.00
15% Contingency:	$ 135,000.00
Total Cost Estimate	**$1,035,000.00**
Funding Required:	
Prop C Funds	$ 505,543.00
Measure M	$ 529,457.00
Total Funding Required	**$1,035,000.00**

RECOMMENDATION

Staff recommends that the City Council:

1. Approve the project plans and specifications and authorize staff to solicit bids for the construction contract,

2. Allocate in the amount of $505,543 from Proposition C Unappropriated Fund Balance to the account number 207-310-700.281 Capital Improvement Program for FY2021/22 Citywide Sign Replacement Project and

3. 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 FY2021/22 Citywide Sign Replacement Project.

ATTACHMENT

1. Table of Replacement Signs and Poles

ATTACHMENT 1
Table of Replacement Signs and Poles

FY 21/22 Citywide Sign Replacement Project
Project No. 2022-12

Damaged Signs		Quantity
1	Arterial Street Signs	400
2	Local Street Signs	440
3	Traffic Signal Signs	160
	Total:	1,000

Old Sign Poles		Quantity
1	Arterial Street Poles	200
2	Local Street Poles	300
	Total:	500

CITY OF LAWNDALE

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

DATE: March 21, 2022

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager

PREPARED BY: Jared Chavez, Acting Director of Community Development

SUBJECT: **Case No. 22-01: General Plan Annual Progress Report for 2021**

BACKGROUND

The General Plan Annual Progress Report (APR) summarizes the City of Lawndale's progress towards implementing the goals, policies, and programs of the City's General Plan. It covers the period from January 1, 2021 through December 31, 2021. The report also reviews the activities of the Community Development Department including the Planning, Building and Safety, and Housing divisions.

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

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

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

STAFF REVIEW

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

- There were 1,510 recorded counter visits to the Community Development Department; 138 site plan reviews were performed; 140 residential property reports; and 682 building permits were issued.

- Adopting new density bonus regulations and updating existing ordinances, including the accessory dwelling unit regulations.
- Through the reporting period many new major businesses opened within City boundaries, reducing the amount of vacancies for commercial spaces, as well as meeting the General Plan and Specific Plan goals and objectives. Some of the businesses that opened in 2021 were; Farfield Brewery, a UPS store, and Pineway Cloud Kitchen. Project approvals still in process include a hotel project, a fried chicken fast food restaurant, and an ice cream shop, all project still under construction.

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

1) COMPLETE REVISION AND MODERNIZATION OF ZONING CODE. Efforts are ongoing. The most recent revision includes the Density Bonus regulations and Accessory Dwelling Unit regulations considered by the City Council. The City of Lawndale is up to date with new zoning regulations and updates the City Zoning Code regularly. The zoning code will be completely updated as part of the housing element update adopted in 2022.

2) UPDATE THE GENERAL PLAN. The General Plan is currently being updated and the completion date is expected to be in December 2022.

3) UPDATE THE HAWTHORNE BOULEVARD SPECIFIC PLAN. The Specific Plan is currently being updated along with the General Plan and the completion date is expected to be in December 2022.

4) UPDATE THE HOUSING ELEMENT. The housing element was updated in 2022 and covers the period from July 1 2021 – June 30, 2029. The Community Development Department has completed the Housing Element Updated and it was adopted by the City Council on February 7, 2022. The City is currently waiting for HCD certification.

5) INCREASE INCENTIVES FOR COMMERCIAL AND RESIDENTIAL LOT MERGERS. Applications are handled on a case by case basis.

6) PROVIDE ADEQUATE HOUSING SITES THROUGH APPROPRIATE LAND USE, ZONING, AND SPECIFIC PLAN DESIGNATIONS TO ACCOMMODATE THE CITY'S SHARE OF REGIONAL HOUSING NEEDS. The City is working on promoting housing and mixed use development within the Hawthorne Boulevard Specific Plan corridor. The new updated Housing Element includes policies that will encourage building of more housing on the Hawthorne Boulevard. Staff is working on updating the Zoning Code to increase density and adopt regulations to create overlays that will encourage housing, including affordable housing. The City has been working with developers on 3 proposed mixed use projects in different areas of the City. Two of those 3 proposed projects are to be located on Hawthorne Boulevard and one on Manhattan Beach Boulevard.

7) COMPREHENSIVE PLAN TO REDUCE URBAN RUNOFF IN LAWNDALE. The City's Public Works Department is currently working with County of Los Angeles on developing the

Alondra Park Regional storm water capture project. The project is scheduled to be completed in 2023.

8) UPDATE CEQA GUIDELINES FOR DEVELOPMENT. Recently completed. The CEQA Guidelines were prepared and adopted in 2018, no new updates have been incorporated.

ENVIRONMENTAL ASSESSMENT

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

PUBLIC REVIEW

Notices of a public hearing were posted on the bulletin board outside City Hall and published in the *Daily Breeze* on March 10, 2022.

PLANNING COMMISSION REVIEW

At a public hearing held on March 9, 2022, the Planning Commission adopted Resolution No. 22-01 recommending that the City Council review and adopt the 2021 General Plan Annual Progress Report.

LEGAL REVIEW

The City Attorney has reviewed and approved Resolution No. CC -2203-014 and as to form.

FISCAL IMPACT

Not Applicable

RECOMMENDATION

Staff recommends that the City Council 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.

ATTACHMENTS

A. PC Resolution No. 22-01
B. CC Resolution No. CC-2203-014
C. General Plan Annual Progress Report 2021
D. Annual Housing Element Implementation Progress Report

ATTACHMENT A

PC Resolution No. 22-01

RESOLUTION NO. 22-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNDALE, CALIFORNIA DIRECTING STAFF TO FORWARD THE GENERAL PLAN ANNUAL PROGRESS REPORT 2021 TO THE CITY COUNCIL FOR ITS REVIEW AND CONSIDERATION

WHEREAS, the City of Lawndale ("City") has a General Plan, which was adopted in 1999, with the Housing Element being subsequently revised in 1997, 2001, 2010, 2014, and 2022; and

WHEREAS, in February 2022, the City Council adopted a Housing Element covering the period of 2021-2029, which is currently being reviewed by the California Department of Housing and Community Development ("HCD"); and

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

WHEREAS, the General Plan Annual Progress report for calendar year 2021 considered by the Planning Commission on March 9, 2022 is intended to satisfy the requirements of Government Code section 65400; and

WHEREAS, evidence was heard and presented from all persons interested in the General Plan Annual Progress Report for 2021, and the Planning Commission has reviewed, analyzed and studied the General Plan Annual Progress Report for 2021.

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

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

Section 2. The General Plan APR for calendar year 2021 appropriately and accurately summarizes the City's progress during 2021 in implementing the action policies in its adopted General Plan.

Section 3. That City staff forward the General Plan APR 2021 to City Council for its review and consideration.

Section 4. That the City Council find that the General Plan APR for 2021 is exempt from the requirements of the California Environmental Quality Act ("CEQA") under the general rule of CEQA Guidelines, Section 15061(b)(3), in that there is no possibility that the APR may have a significant negative physical impact on the environment.

PASSED, APPROVED AND ADOPTED THIS 9th DAY OF MARCH, 2022

John Martinez, Chairperson
Lawndale Planning Commission

ATTEST

STATE OF CALIFORNIA)
COUNTY OF LOS ANGLES) SS
CITY OF LAWNDALE)

I, Jared Chavez, Acting Director of the Community Development for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 22-01** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **9th day of March, 2022** by the following roll call vote:

AYES: Martinez, Smith, Price, Escamilla
NOES:
ABSENT: Sitka
ABSTAINED:

Jared Chavez,
Acting Director of Community Development

ATTACHMENT B

CC Resolution No. CC2203-014

RESOLUTION NO. CC-2203-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA ACCEPTING THE GENERAL PLAN ANNUAL PROGRESS REPORT 2021 AND APPROVING THE TRANSMITTAL OF THE REPORT TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND FINDING OF EXEMPTION FROM CEQA REQUIREMENTS

WHEREAS, the City of Lawndale ("City") has a General Plan, which was adopted in 1999, with the Housing Element being subsequently revised in 1997, 2001, 2010, 2014 and 2021; and

WHEREAS, in January 2022, the City adopted a Housing Element covering the period of 2021-2029, which is currently under review by the California Department of Housing and Community Development ("HCD"); and

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

WHEREAS, the General Plan Annual Progress Report for calendar year 2021 was considered by the Planning Commission on March 9, 2022 and on this date, the Planning Commission approved Resolution 22-01 recommending that the City Council accept the General Plan Annual Progress Report 2021; and

WHEREAS, evidence was heard and presented from all persons interested in the General Plan Annual Progress Report for 2021, and the City Council has reviewed, analyzed and studied the General Plan Annual Progress Report for 2021.

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

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

Section 2. The City Council hereby accepts the General Plan Annual Progress Report for the 2021 calendar year. The General Plan Annual Progress Report for calendar year 2021 appropriately and accurately summarizing the City's progress during 2021 in implementing the action policies in its adopted general plan.

Section 3. The City Council hereby directs City staff to forward the General Plan Annual Progress Report 2021 to the Governor's Office of Planning and Research and the California Department of Housing and Community Development Department in accordance with Government Code § 65400.

Section 4. The City Council finds that the General Plan Annual Progress Report for 2021 is exempt from the requirements of the California Environmental Quality Act ("CEQA") under the general

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

PASSED, APPROVED AND ADOPTED this 21st day of March, 2022.

_____
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-2203-014 at a regular meeting of said Council held on the 21st day of March 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 Kearney					
Bernadette Suarez					
Sirley Cuevas					

_____
Erika Harbison, City Clerk

APPROVED AS TO FORM:

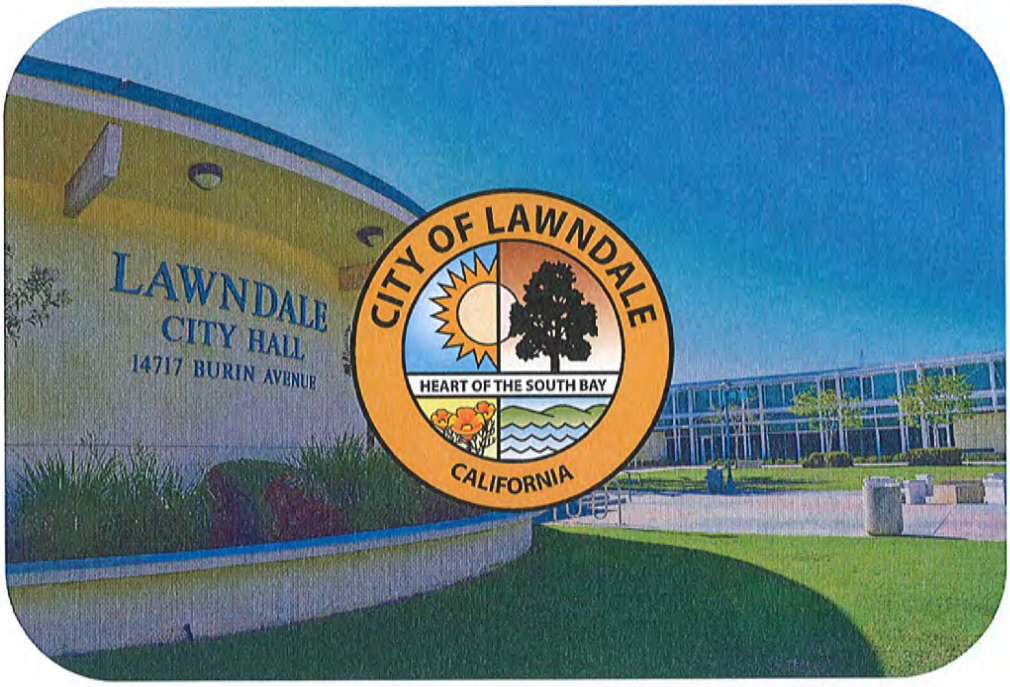
_____
George Murphy, City Attorney

ATTACHMENT C

2021 General Plan Annual Progress Report

City of Lawndale
General Plan Annual Progress Report
Calendar Year 2021

February 2022



City of Lawndale
Community Development Department
Jared Chavez, Acting, Director of Community Development
14717 Burin Avenue
Lawndale, California 90260

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

1. Introduction

The General Plan Annual Progress Report summarizes the City of Lawndale's progress towards implementing the goals, policies, and programs of the City's General Plan. The report covers the period from January 1, 2021 through December 31, 2021. The report also reviews the activities of the Community Development Department including the Planning, Building and Safety, and Housing divisions.

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

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



This Annual Report also describes the City's progress in meeting its regional housing needs over the current reporting period and describes local efforts to remove government constraints on the maintenance, improvement, and development of housing to satisfy Government Code § 65400 (a)(2). The report includes, (1) the status of the General Plan and progress in its implementation; (2) the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement of housing; (3) the number of housing development applications received; (34) the number of units included in all development applications; (5) the number of units approved and disapproved; (6) the degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan; (7) a listing of sites rezoned to accommodate that portion of the City's share of the regional housing need for each income level that could not be accommodated on sites identified in the City's inventory; (8) the number of applications submitted pursuant to Government Code Section 65913.4(a) (i.e. streamline approval for affordable housing),

and the location and the total number of developments approved, the total number of building permits issued, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided in Government Code Section 65913.4(b) (i.e. ministerial streamline approval process for affordable housing); (9) if the City has received funding pursuant to the Local Government Planning Support Grants Program, the information required pursuant to Health and Safety Code Section 50515.04(a); (10) the number of units in a student housing development for lower income students for which the developer of the student housing development was granted a density bonus; and (11) information related to density bonuses granted pursuant to Density Bonus Law (Gov. Code Section 65915), including the number of density bonus applications received, number of density bonus applications approved, and data from a sample of projects, approved to receive a density bonus from the city or county, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project. In addition, the Housing Successor Annual Report regarding the Low and Moderate Income Housing Asset Fund has been prepared pursuant to California Health and Safety Code Section 34176.1(f), which reports the activities of the Lawndale Housing Authority during the fiscal year.

Lawndale Background



Figure 1. Location Map

Incorporated in 1959, the City of Lawndale is a small but highly urbanized community located in the South Bay portion of Los Angeles County, approximately 3 miles east of the Pacific Ocean. Although Lawndale only encompasses approximately two square miles, the community is home to nearly 33,500 residents with very few parcels of

remaining vacant land. Surrounding communities include the cities of Hawthorne to the north, Redondo Beach to the west, and Torrance to the south. The City is well served by several regional transportation systems, including the San Diego (405) Freeway and Hawthorne Boulevard (107 Highway), which both pass through the community and provide access to major employment centers in Los Angeles County.

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

2. Community Development Department

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

Counter activity is the number of counter visits recorded in the Department, which are kept and tracked on a monthly basis. Total *recorded* counter visits for 2021 were 1,510 **visits,** which was much lower in comparison to the previous year which had **3,024 visits.** The counter visits had a significant decrease due to the global pandemic and the closures demanded by the state.

Planning Division

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

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

In 2021, the Planning Division processed **138** site plan review applications and **140** residential property reports, and brought **17** cases (e.g., SUPs, zoning code amendments) before the Planning Commission.

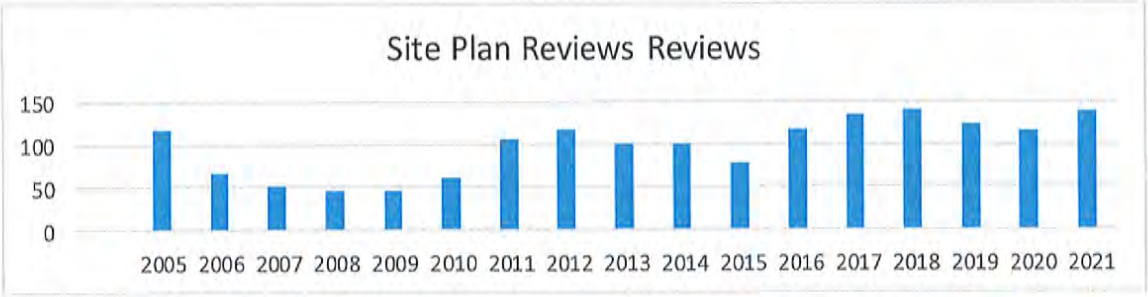


Figure 1. Site Plan Reviews

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

Building and Safety Division

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

In addition to reviewing plans, the Building and Safety Division also issues permits. These types of permits include all construction related projects (residential, commercial, and industrial), grading, roofing, installation of mechanical and utility equipment, etc. **The total number of permits issued in 2021 was 682**, which is down (1.7%) from the 694 permits issued in 2020. This is off from the high of 920 permits issued in 2006, but construction has stabilized and appears to be making a steady recovery.

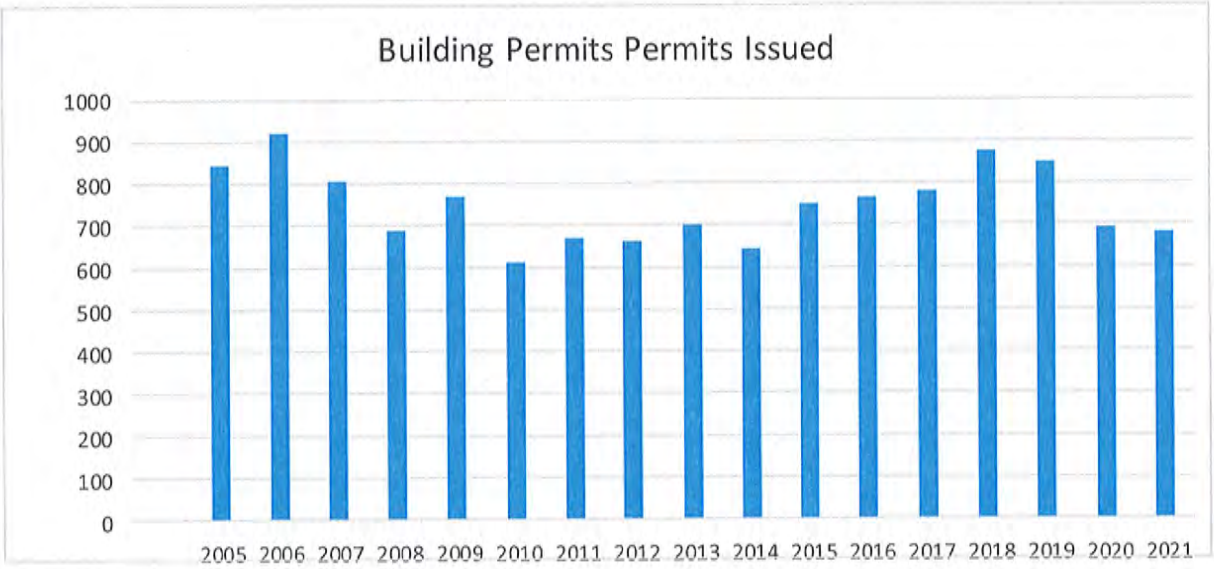


Figure 2. Building Permit Activity

Housing Division

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

3. General Plan Implementation Status

In preparation for a comprehensive update of its 1999 General Plan, the City of Lawndale appropriated funds in the fiscal year 2007-2008 budget for an evaluation of the General Plan. However, just as the housing crisis and economic downturn necessitated many cities to implement austerity measures, the City of Lawndale was also affected and forced to cut the appropriation from its general fund for the General Plan update.

The City of Lawndale is currently working on updating its General Plan. The City is working with a consultant to update all the General Plan Elements. The Housing Element was updated in 2021 and was adopted by the City Council in February of 2022. I It i currently being reviewed by the Department of Housing and Community Development of the State of California.

Structure of the General Plan

Element	Type	Year Adopted
Community Development		
Land Use	Mandated	1992
Circulation	Mandated	1992
Housing	Mandated	2021*
Environmental Justice	Mandated	N/A
Economic Development	Optional	1992
* HE updated in 2021; adopted 2/7/2022		
Resource Management		
Open Space	Mandated	1992
Conservation	Mandated	1992
Air Quality Management	Optional	1992
Hazard Management		
Safety	Mandated	2016
Noise	Mandated	1992

Table 1: City of Lawndale General Plan Elements

General Plan Amendments and Implementation Activities

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

Land Use Element

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

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

In 2021 the City continued to implement the accessory dwelling unit ordinance that allows accessory dwelling units on properties that are already developed with a single family residence. The City updated the accessory dwelling unit ordinance to reflect the State's 2021 accessory dwelling unit updates. The intent of the accessory dwelling unit ordinance is to allow additional housing alternatives in which property owners could rent out accessory dwelling units, and provide opportunity to increase homeowner income, while helping to ease the high cost of living within the City. The City also updated and adopted the Housing Element which encourages low and moderate income level development.

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

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

- *Accessory Dwelling Unit regulations were updated, the amendments are summarized as follows:*
  - *Unit size*
  - *Lot Coverage and open space*
  - *Height*
  - *Building separation*

Development Activity

Building activity has remained relatively steady throughout the reporting period. Within the reporting period, permits were issued for 13 new dwelling units, a decrease in units compared to 23 built in 2020. Nonetheless, most of the development activity within the reporting period came from property owners that were active with additions and remodeling projects. No new affordable units or student housing were built in the reporting period.

Furthermore, tenant improvements to commercial properties had a slight decrease from nine (9) permits issued for commercial tenant improvements in 2020 to two (2) permits issued in 2021. The table below identifies major development applications processed during the reporting period.

Residential				
Project	Type of Development	Permit #	# of Units or SF	Permit Issuance Date
14515 Burin	ADU	PR 20-980	+1	5/5/21
4162 W 156th	ADU	PR 20-1042	+1	5/6/21
4449 W 166	ADU	PR 20-1016	+1	10/26/21
4024 W 165TH	ADU	PR 20-602	+1	11/4/21
17228 Condon Ave	Junior ADU	PR 20-662	+1	6/17/21
4730 W 171st	ADU	PR 20-540	+1	2/4/21
15007 Freeman	ADU	PR 20-302	+1	3/15/21
4721 W 161st	ADU	PR 20-840	+1	10/18/21
4567 W 154th	ADU	PR 20-876	+1	9/8/21
4139 W 160Th	ADU	PR 2021-238	+1	9/13/21
15020 Kingsdale Ave	Two Story SFU	PR 20-1068	+1	7/29/21
4516 W 160Th	ADU	PR 19-996	+1	9/1/2021
4613 W 172nd	ADU	PR 20-405	+1	10/21/21
Commercial				
Project	Type of Development	Permit #	# of Units or SF	Permit Issuance Date
16725 Hawthorne Blvd.	T.I For Commercial Business	PR 20-617	-	3/8/21
16129 Hawthorne Blvd.	T.I. for Commercial Business	PR 20-543	-	10/28/21

Table 2: Development Activity

Circulation Element

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

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

1. 147th Street from Hawthorne Blvd. to Prairie Ave.
2. 153rd St. from Freeman Ave. to East End.
3. 159th St. from Firmona Ave. to Grevillea Ave.
4. Freeman Ave. from Marine Ave. to 154th St.
5. Grevillea Ave. from 159tj. St. to 170th. St.
6. Grevillea Ave. from 170th. St. to Artesia Blvd.
7. 161St. St. from Grevillea Ave. to East End
8. 156th St. from Hawthorne Blvd to East End
9. 147th. St. from Inglewood Ave. to Condon Ave.

One major street improvement project that kicked-off in 2011 and continued in the planning and design phase throughout 2021 was the Inglewood Avenue corridor widening. This project has regional significance and involves multi-jurisdictional coordination between the cities of Lawndale, Redondo Beach, and Hawthorne. The road widening will significantly improve traffic circulation along Inglewood Avenue north of Manhattan Beach Boulevard and the associated intersection improvement at Inglewood Avenue and Marine Avenue will greatly improve the Level of Service (LOS) at that intersection.

Housing Element

The Housing Element establishes the City's housing policies and programs. It serves as a guide for City officials in decision-making and sets forth an action plan to implement the City's housing goals. The Housing Element is intended to direct residential development and preservation in a manner consistent with the General Plan and the requirements of State Housing Element law. The current Housing Element covers the period from July 1, 2021 – June 30, 2029.

The Housing Element has been updated and it was adopted by the City Council on February 7, 2022. The Housing Element has been submitted to the California Department of Community and Housing Development (HCD) for certification.

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

Economic Development Element



Throughout the reporting period the City made efforts to decrease the vacancy rate within the City's commercial zones. New businesses such as Fairfield Brewery, Pineway Cloud Kitchen and a UPS store opened for business during the reporting period. The department is making ongoing efforts to facilitate the approval process for new businesses while complying with all local, state and federal regulations.

Open Space Element

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

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

Conservation Element

Goal 1. Water Conservation. In December 2013, the City Council adopted a resolution affirming its commitment to the implementation of low impact development controls for new development projects and towards establishing a "Green Streets" policy to reduce storm water runoff discharges from municipal streets to receiving waters. During the reporting period the City continued to implement low impact development controls for all new construction and remodel projects.

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

During the 2021 reporting period the City with coordination with the South Bay Cities of Governments continued to follow the adopted Climate Action Plan ("CAP"). The CAP serves as a roadmap and guidance document for reducing GHG emissions within City operations and the community at large. The CAP includes a list of non-binding goals,

measures, and sub-strategies for the possible emission reductions by sector to reach the City's GHG target for 2021. The forecast continues to describe the impacts of these strategies on the City's target for the year 2035.

Air Quality Management Plan

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

Safety Element

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

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

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

Noise Element

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

4. Housing Element Activity

The 2021-2029 Housing Element is designed to address the existing and projected housing needs across all economic segments of the community. The City Council adopted the 2021-2029 Housing Element in February 2022. The Housing Element is under review by the HCD for certification..

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

Regional Housing Needs Assessment ("RHNA")

The current RHNA Plan was adopted by the Southern California Association of Governments (SCAG) Regional Council in July 2020. Under the RHNA Plan, each of the SCAG jurisdictions received an allocation of new housing units, which they are expected to facilitate the construction of during the 2021-2029 assessment period. There are many ways to "facilitate" construction of these units. At a minimum, each jurisdiction is expected to provide land zoned to accommodate housing at the densities required to provide the total number of units and meet the affordability requirements mandated by State law. Table B (attached) shows the progress made towards fulfilling the RHNA allocation including the number of residential development projects completed in the City from January 1, 2021 – December 31, 2021, categorized by income level.

Affordable Housing Categories and Income Limits

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

- Acutely Low: Households earning a low income limit to equal 15% of the medium income.
- Very Low: Households earning less than 50% of median family income
- Low: Households earning 51% to 80% of median family income
- Moderate: Households earning 81% to 120% of median family income
- Above Moderate: Households earning over 120% of median family income

Qualifying income limits for each group are based on household size. HCD determined annual gross income limits for Los Angeles County households in 2021 are shown below.

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Acutely low	8,400	9,600	10,800	12,000	12,950	13,900	14,900	15,850
Extremely Low	24,850	28,400	31,950	35,450	38,300	41,150	44,000	46,800

Very Low	41,400	47,300	53,200	59,100	63,850	68,600	73,300	78,050
Low	66,250	75,700	85,150	94,600	102,200	109,750	117,350	124,900
Median	56,600	64,000	72,000	80,000	86,400	92,800	99,200	105,600
Moderate	67,200	76,800	86,400	96,000	103,700	111,350	119,050	126,700

Table 3: Household Income Limits

Housing Production in Context with City Housing Policy

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

20142021 RHNA Production Summary

For the current RHNA cycle, 86 total units have been constructed (i.e., Certificate of Occupancy issued). Of those units, zero (0) fall within the affordable categories. During the reporting period, twenty-three (13) new units were constructed.

Housing Production Expectations

Near term efforts in the present RHNA cycle will continue to focus on identifying underutilized sites for higher density mixed-use and affordable housing development. Information collected on economic development strategies and during the 2021-2029 Housing Element update provided a starting point for identifying the vacant and underutilized sites, which are anticipated to provide the land necessary to sufficiently meet the current RHNA allocation. Combined with other affordable housing development efforts, such as density bonus incentives, residential second unit construction, development of accessory dwelling units and non-profit projects, the City is capable of meeting the established RHNA target for the current housing cycle.

ATTACHMENT D

Annual Housing Element Implementation Progress Report

Jurisdiction	Lawndale	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes
1					2	3	4	5							6	7	8	9	10		11	12
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	92	92	36	0					
	4075-014-002	4343 W. 171st St.	n/a	SPR 21-01	2 to 4	O	01-04-2021							2	2	2		No	No	N/A	Approved	
	4074-009-029	4139 W. 160th St.	n/a	SPR 21-11	ADU	R	02-08-2021							1	1	1		No	No	N/A	Approved	
	4077-016-002	14723 Prairie Ave.	n/a	SPR 21-17	5+	R	02-16-2021							12	12			No	No	N/A	Pending	Pending
	4076-014-016	4327 W. 156th St.	n/a	SPR 21-22	ADU	R	02-25-2021							1	1	1		No	No	N/A	Approved	
	4080-012-013	4746 W. 163rd St.	n/a	SPR 21-27	ADU	R	03-03-2021							1	1	1		No	No	N/A	Approved	
	4078-032-016	14316 Mansel Ave.	n/a	SPR 21-29	ADU	R	03-08-2021							1	1	1		No	No	N/A	Approved	
	4077-017-021	14811 Avis Ave.	n/a	SPR 21-30	ADU	R	03-17-2021							1	1	1		No	No	N/A	Approved	
	4080-008-006	4740 W. 161st St.	n/a	SPR 21-31	ADU	R	03-22-2021							1	1	1		No	No	N/A	Approved	
	4077-019-006	14716 Freeman Ave.	n/a	SPR 21-33	ADU	R	03-29-2021							1	1	1		No	No	N/A	Approved	
	4074-007-021	4231 W. 162nd St.	n/a	SPR 21-34	ADU	R	04-06-2021							1	1	1		No	No	N/A	Approved	
	4076-005-014	15230 Eastwood Ave.	n/a	SPR 21-37	ADU	R	04-21-2021							1	1	1		No	No	N/A	Approved	
	4080-002-032	4551 W. 163rd St.	n/a	SPR 21-40	ADU	R	04-26-2021							1	1	1		No	No	N/A	Approved	
	4074-024-006	4040 W. 160th St.	n/a	SPR 21-43	ADU	R	05-11-2021							1	1	1		No	No	N/A	Approved	
	4078-014-007	15014 Condon Ave.	n/a	SPR 21-49	ADU	R	05-19-2021							1	1	1		No	No	N/A	Approved	
	4080-009-009	4732 W. 162nd St.	n/a	SPR 21-53	ADU	R	05-26-2021							1	1	1		No	No	N/A	Approved	
	4079-019-001	4522 W. 154th St.	n/a	SPR 21-54	ADU	R	06-01-2021							1	1	1		No	No	N/A	Approved	
	4081-005-015	4705 W. 171st St.	n/a	SPR 21-55	ADU	R	06-02-2021							1	1			No	No	N/A	Pending	Correction letter issued 6/21/20
	4077-019-010	14806 Freeman Ave.	n/a	SPR 21-57	ADU	R	06-10-2021							1	1	1		No	No	N/A	Approved	
	4080-031-024	4419 W. 165th St.	n/a	SPR 21-60	ADU	R	06-14-2021							1	1			No	No	N/A	Pending	Correction letter issued 7/7/202
	4074-022-001	16210 Osage Ave	n/a	SPR 21-66	ADU	R	06-22-2021							1	1	1		No	No	N/A	Approved	
	4081-015-001	4624 W. 168th St.	n/a	SPR 21-67	ADU	R	06-22-2021							1	1			No	No	N/A	Pending	Correction letter issued 7/20/20
	4081-011-014	4627 W. 173rd St.	n/a	SPR 21-79	ADU	R	07-12-2021							1	1	1		No	No	N/A	Approved	
	4074-014-020	4127 W. 165th St.	n/a	SPR 21-84	ADU	R	08-04-2021							1	1	1		No	No	N/A	Approved	
	4080-005-038	4732 W. 160th St.	n/a	SPR 21-89	SFD	O	08-18-2021							1	1			No	No	N/A	Pending	Correction letter issued 9/9/202
	4076-009-008	15227-15229 Freeman	n/a	SPR 21-91	SFD	O	08-25-2021							1	1			No	No	N/A	Pending	Reponse letter sent 10/14/2021
	4074-025-013	4012-4014 W. 159th St	n/a	SPR 21-94	ADU	R	09-01-2021							1	1			No	No	N/A	Pending	Correction letter issued 9/16/20
	4077-014-007	14616 Osage Ave.	n/a	SPR 21-97	ADU	R	09-15-2021							1	1			No	No	N/A	Pending	Correction letter issued 10/5/20
	4075-002-059	4143 W. 168th St.	n/a	SPR 21-102	ADU	R	09-22-2021							1	1	1		No	No	N/A	Approved	
	4079-021-003	15412 Firmona Ave.	n/a	SPR 21-104	ADU	R	09-22-2021							1	1	1		No	No	N/A	Approved	
	4076-010-027	15306 Larch Ave	n/a	SPR 21-106	ADU	R	09-27-2021							1	1	1		No	No	N/A	Approved	
	4077-009-007	14429 Larch Ave.	n/a	SPR 21-109	ADU	R	09-30-2021							1	1	1		No	No	N/A	Approved	
	4074-008-028	4133 W. 159th St.	n/a	SPR 21-110	2 to 4	O	10-12-2021							1	1			No	No	N/A	Pending	Correction letter issued on 12/2
	4043-032-021	4455 Rosecrans Ave.	n/a	SPR 21-111	ADU	R	10-12-2021							1	1	1		No	No	N/A	Approved	
	4074-015-020	4134 W. 165th St.	n/a	SPR 21-115	ADU	R	10-21-2021							1	1			No	No	N/A	Pending	Correction letter issued on 11/6
	4080-023-014	4551-4553 W. 160th St.	n/a	SPR 21-118	ADU	R	10-28-2021							1	1	1		No	No	N/A	Approved	
	4080-023-014	4551 W. 160th St.	n/a	SPR 21-119	ADU	R	10-28-2021							1	1			No	No	N/A	Approved	
	4076-016-038	4309 Manhattan Beach	n/a	SPR 21-123	ADU	R	11-09-2021							1	1			No	No	N/A	Pending	Correction letter issued on 12/6
	4080-005-031	4737 W. 161st St.	n/a	SPR 21-127	ADU	R	11-18-2021							1	1			No	No	N/A	Pending	Correction letter issued on 12/1
	4077-026-005	14920 Osage Ave.	n/a	SPR 21-128	ADU	R	11-22-2021							1	1			No	No	N/A	Pending	Correction letter issued on 2/28
	4081-019-014	4522 W. 167th St.	n/a	SPR 21-132	ADU	R	11-30-2021							2	2			No	No	N/A	Pending	ADU and Jr. ADU proposed. Cc
	4079-005-011	14504 Condon Ave.	n/a	SPR 21-135	ADU	R	12-01-2021							1	1	1		No	No	N/A	Pending	
	4076-016-013	15628 Sombra Ave.	n/a	SPR 21-136	ADU	R	12-16-2021							1	1			No	No	N/A	Pending	Correction letter issued on 1/13
	4081-005-003	4750 - 4752 W. 170th S	n/a	SPR 21-137	ADU	R	12-16-2021							1	1			No	No	N/A	Pending	Correction letter issued on 1/13
	4076-016-017	15638 Sombra Ave.	n/a	SPR 21-138	ADU	R	12-20-2021							1	1			No	No	N/A	Pending	Correction letter issued on 1/13
	4074-012-027	4131 W. 163rd St.	n/a	Case No. 21-05	2 to 4	R	1/21/2021							3	3	3		No	No	N/A	Approved	
	4081-002-009	4726-4728 W. 167th St.	n/a	Case No. 21-07	2 to 4	R	2/11/2021							2	2	2		No	No	N/A	Approved	
	4077-019-006	14716 Freeman Ave.	n/a	Case No. 21-10	SFD	O	3/29/2021							1	1	1		No	No	N/A	Approved	
	4081-014-001	4624 W. 169th St.	n/a	Case No. 21-23	2 to 4	R	7/12/2021							3	3	3		No	No	N/A	Approved	
	4079-002-009	15200-15206 Grevillea	n/a	Case No. 21-24	5+	R	8/9/2021							26	26			No	No	N/A	Pending	Applicant is still revising project

Jurisdiction	Lawndale
Reporting Year	2021 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill
1					2	3	4							5	6	7								8	9	10								11	12	13	14	15
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*
Summary Row: Start Data Entry Below							0	0	0	0	0	0	#N/A		6	0	0	0	0	0	0	1		1	0	0	0	0	0	0	2		2	0		
	4077-003-018	15007 Freeman Ave.	N/A	SPR 20-12	SFD	O									0							1	2/12/2020	1							0		0		N	Y
	4081-006-006	4730 W 171st St.	N/A	SPR 20-46	2 to 4	O									0							1	6/1/2020	1							1	7/8/2021	1		N	Y
	4080-005-020	4721 W 161st. St.	N/A	SPR 19-66	ADU	O									0							1	7/1/2019	1							0		0		N	Y
	4081-034-063	17228 Condon Ave.	N/A	SPR 19-100	2 to 4	O									0							1	10/17/2019	1							0		0		N	Y
	4078-028-012	14515 Burin Ave.	N/A	SPR 20-76	SFD	O									0							1	8/26/2020	1							0		0		N	Y
	4078-021-001	4162 W. 156th Ave	N/A	SPR 20-93	SFD	O									0							1	10/21/2020	1							0		0		N	Y
	4080-032-016	4449 W 166th Ave	N/A	SPR 20-74	ADU	O									0							1	8/17/2020	1							0		0		N	Y
	4079-014-008	4567 W. 154th. St	N/A	SPR 20-48	2 to 4	O									0							1	6/6/2020	1							1	9/8/2021	1		N	Y
	4074-009-023	4138 W. 160Th	N/A	SPR 21-11	2 to 4	O									0							1	2/8/2021	1							0		0		N	Y
	4078-016-005	15020 Kingsdale Ave.	N/A	SPR 20-89	ADU	O									0							1	10/5/2020	1							0		0		N	Y
	4080-022-034	4516 W 160th St	N/A	SPR 18-55	ADU	O									0							1	4/26/2019	1							0		0		N	Y
	4081-012-012	4613 W 172nd St.	N/A	SPR 20-13	2 to 4	R									0							1	2/11/2020	1							0		0		N	Y
	4080-011-016	4626 W 163rd	N/A	CASE 19-42	2 to 4	O									0							1	7/8/2020	1							0	1/20/2021	0		N	Y
	4074-019-025	4031 W 156th	N/A	SPR 20-30	ADU	R									0								8/26/2020	0							0	5/5/2021	0		N	Y
	4074-012-027	4131 W. 163rd St	N/A	Case No. 21-05	2 to 4	R								3 10/27/2021	3									0									0		N	Y
	4081-002-009	4726-4728 W. 167th St	N/A	Case No. 21-07	2 to 4	O								2 6/9/2021	2									0									0		N	Y
	4077-019-006	14716 Freeman Ave.	N/A	Case No. 21-10	SFD	O								1 6/15/2021	1									0									0		N	Y
	4081-014-001	4674 W. 169th St	N/A	Case No. 21-23	2 to 4	O								3 1/26/2022	3									0									0		N	Y
															0									0									0		N	Y

Jurisdiction	Lawndale	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

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

		1	2									3	4
Income Level		**RHNA Allocation by Income Level**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	96	-	-	-	-	-	-	-	-	-	-	96
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	57	-	-	-	-	-	-	-	-	-	-	57
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	62	-	-	-	-	-	-	-	-	-	-	62
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Above Moderate		166	-	5	-	3	13	20	51	26	13	131	35
Total RHNA		381											
Total Units			-	5	-	3	13	20	51	26	13	131	250

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Lawndale	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Lawndale	
Reporting Year	2021	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

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

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

Density Bonus Ordinance/Affordable Housing Development Incentives	Lower the average cost of land per d.u. making affordable housing more feasible	Ongoing	A Density Bonus Ordinance was updated in 2021.
Lot Consolidation	Encourage owner-initiated merger or consolidation of contiguous properties	Ongoin	City staff have discussed lot consolidation provisions with individual developers; however, brochures still need to be developed and a working session needs to be held.
Transitional and Supportive Housing	Facilitate the movement of homeless individuals and families to permanent housing	Ongoin	An ordinance permitting transitional and supportive housing was adopted in Sept. 2013.
Emergency Shelters	Provide shelter to homeless families and/or individuals on a limited short-term basis	Ongoing	An ordinance permitting emergency shelters was adopted in Sept. 2013.
Single Room Occupancy Units	Allow for alternative housing types	Ongoing	An ordinance permitting SROs was adopted in Sept. 2013
Housing for Persons with Disabilities	Make reasonable accommodations to allow disabled persons an equal opportunity to use a dwelling	Ongoing	The Zoning Code grants staff the authority to permit minor variances to reasonably accommodate people with disabilities.
Special Use Permit Requirement	Evaluate development review processes to identify and implement ways to streamline	Ongoing	City staff continue to look for efficiencies in the way that development proposals are reviewed and processed, e.g. standard conditions of approval for projects.
Fair Housing Program	Ensure individuals of similar income levels have a like range of housing choices available to them	Ongoing	The City continues to offer fair housing services as a participating jurisdiction under LA County's arrangement with the Housing Rights Center.

Jurisdiction	Lawndale	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Lawndale	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

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

Jurisdiction	Lawndale	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Lawndale	
Reporting Period	2021 (Jan. 1 - Dec. 31)	

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

For Los Angeles County jurisdictions, please format the APN's as follows:9999-999-999

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Lawndale	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		13
Total Units		**13**

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	3	1	0
2 to 4	5	1	2
5+	2	0	0
ADU	39	12	3
MH	0	0	0
Total	**49**	**14**	**5**

Housing Applications Summary	
Total Housing Applications Submitted:	49
Number of Proposed Units in All Applications Received:	92
Total Housing Units Approved:	36
Total Housing Units Disapproved:	0

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

Units Constructed - SB 35 Streamlining Permits

Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Lawndale	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ -

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		#N/A
Total Units		**#N/A**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0

Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1
Total Units		**1**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		2
Total Units		**2**

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CITY OF LAWNDALE

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

DATE: March 21, 2022

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager

PREPARED BY: John Downs, CPA, Interim Director of Finance

SUBJECT: Proposition A Funding - Eligible Projects

BACKGROUND

At the March 7, 2022 Lawndale City Council meeting, Director of Community Services, Mike Estes presented a staff report and recommendations regarding council's desire as it relates to the potential return of the Lawndale Beat Fixed Route Transportation system. On March 7, 2022, the City Council was presented four options and subsequently moved to authorize the return of the system beginning July 1, 2022 at the 50% level by terminating the Express route and identifying the Residential route as the only remaining route for FY 2022-23.

During the discussion, Councilmember Cuevas requested that staff compile a list of qualifying projects that can be paid for with California State Proposition A monies.

STAFF REVIEW

Proposition A Programs are funded by a ½ cent sales tax measure approved by Los Angeles, County voters to finance a Transit Development Program. The tax measure was approved in 1980 . Collection of the taxes began on July 1, 1982.

Twenty-five percent of the Proposition A tax is designated for the Local Return (LR) Program funds to be used by cities and County (Jurisdictions) in developing and/or improving public transit, paratransit, and the related transportation infrastructure.

LR funds are allocated and distributed monthly to Jurisdictions on a "per capita" basis by the Los Angeles County Metropolitan Transportation Authority (Metro).

The Proposition A Ordinance requires that LR Funds be used exclusively to benefit public transit. Expenditures related to fixed route and paratransit services, Transportation Demand Management, Transportation Systems Management and fare subsidy programs that exclusively benefit transit are all eligible uses of Proposition A LR Funds. Proposition A LR funds may also be traded to other Jurisdictions in exchange for general or other funds.

Jurisdictions are required to use LR funds for developing and/or improving public transit service. As a general rule, an expenditure that is eligible for funding under one or more existing state or

federal transit funding programs would also be an eligible LR fund expenditure provided that the project does not duplicate an existing regional or municipal transit service, project or program. Metro will enforce regulations to insure the timely use of LR funds.

If LR funds have been expended prior to Metro approval and/or used for ineligible purposes, Jurisdictions will be required to reimburse their Proposition A LR account, including interest and/or earned income.

Eligible Uses of Proposition A and C Funds:

1. Public Transit Services
   1.1. Fixed Route Services
   1.2. Paratransit Services
   1.3. Recreational Transit Services

2. Bus Stop Improvements and Maintenance
3. Public Transit
4. Transit Systems Management
5. Transit Security
6. Fare Subsidy
7. Transportation Planning
8. Transit Marketing
9. Park-and-Ride Lots
10. Transit Facilities and Transportation Enhancements
11. Metro Rail Capital
12. Right-of-Way Improvements
13. Commuter Rail
14. Capital Reserve
15. Direct Administration
16. Other

Exclusive uses of Proposition A Funds

1. Signal Synchronization
2. Fund Exchange
3. Transportation Demand Management

Under the Proposition A Ordinance, Jurisdictions have three years to expend LR funds. Funds must be expended within three years of the last day of the fiscal year in which funds were originally allocated. Therefore, by method of calculation, each Jurisdiction has the Fiscal Year of allocation plus three years to expend Proposition A funds. For example, a Jurisdiction receiving funds during FY 2020-21 must expend those funds, and any interest or other income earned from Proposition A projects, by June 30, 2024.

COMMISSION REVIEW

Not applicable.

LEGAL REVIEW

Not applicable.

FUNDING

Not applicable.

RECOMMENDATION

Staff recommends City Council receive and file this report.

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

DATE: March 21, 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.

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

DATE: March 21, 2022

TO: Honorable Mayor and City Council

FROM: Cynthia Rodriguez, Administrative Assistant II

SUBJECT: 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.

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